

MIKE PUNCHARD

Plan Drawing Service

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NYMNP

14/12/2020

10 December 2020

Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear Sir/Madam

Re; - Proposed Change of Use of a Traditional Farm Outbuilding to form a One Bedroomed Residential Annex for Short-Term Self-Catering Holiday Accommodation or, Longer Term/Permanent Residential Letting for Local Occupancy at Low Bell End Farm, Rosedale East.

Please find attached a Full Planning Application in respect of the above proposal.

This traditional built outbuilding is set 4.0 – 6.0 metres to the west of the Main Farmhouse & in the past has clearly been an integral & functional part of the original Farmstead.

At the beginning of the year the Lockdown issues restricted the use of the Campsite facilities & the applicants therefore took the opportunity to push forward with repairs & renovation work on the outbuildings & namely re-roofing & re-pointing work. Now that the integrity of the building has been secured, they see the potential to easily convert it into a Residential Annexe & without the need to make any external alterations apart from the installation of two small rooflights.

Th conversion will give the building a sustainable use, form a source of income & enhance the visual amenities of the site. The building is/will be adequately served by the existing vehicular access and parking areas & the public right of way will not be affected.

The attached photographs illustrate the soundness of the Building & its suitability for Conversion.

In addition to this scheme the applicants also wish to lay down 5No. Rolled Stone Hardstanding's within the existing Camping field & in order to safely accommodate the larger & heavier Motor Homes Units which are now more frequently visiting the Site.

Yours faithfully

M Punchard

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