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**From:** Paul Nicholas  
**Sent:** 30 September 2022 16:58  
**To:** Megan O'Mara <m.omara@northyorkmoors.org.uk>  
**Subject:** NYM/2022/0529 - Priory Farm, Grosmont

Good afternoon Megan

Further to our conversation earlier in the week, please can the description of application NYM/2022/0529 - Priory Farm, Grosmont, be changed to 'Conversion of barn to holiday let' plus anything else you feel needs to be included for in the description. (The drainage was not included for previously, I just realised, so presumably that needs including for?)

Also, attached are revised drawings to support the change in the description.

I hope that you have a nice weekend.

Regards

**Paul Nicholas**  
Architectural Technician



**The Planning & Design Associates**  
The Chicory Barn Studio  
The Old Brickyards



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Location Plan 1:2500

**PLEASE NOTE:**  
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**THE PARTY WALL ACT 1996**  
The Party Wall Act does not affect any requirement for Planning Permission or Building Regulation Approval for any work undertaken. Likewise, having Planning Permission and/or Building Regulation Approval does not negate the requirements under the Party Wall Act. The Party Wall Act 1996 gives you rights and responsibilities whichever side of the 'wall' you are on i.e. whether you are planning/doing work on a relevant structure or if your neighbour is.

The Party Wall Act comes into effect if someone is planning to do work on a relevant structure, for the purposes of the Act 'party wall' does not just mean the wall between two semi-detached properties, it covers:

- \* A wall forming part of only one building but which is on the boundary line between two (or more) properties.
- \* A wall which is common to two (or more) properties, this includes where someone built a wall and a neighbour subsequently built something butting up to it.
- \* A garden wall, where the wall is outside the boundary line (or butts up against it) and is used to separate the properties but is not part of any building.
- \* Floors and ceilings of flats etc.
- \* Excavation near to a neighbouring property.

As with all work affecting neighbours, it is always better to reach a friendly agreement rather than resort to any law. Even where the work requires a notice to be served, it is better to informally discuss the intended work, consider the neighbours comments, and amend your plans (if appropriate) before serving the notice. If there is any doubt please consult The Planning & Design Associates or a party wall surveyor.

Note – Blue line of ownership is approximate

**NYMNP**  
**30/09/2022**

**AMENDED**

REVISION A - 30/09/2022  
Red line boundary revised and new red line boundary shown around Priory Farm.

**The Planning & Design Associates**  
*PLANNING..ARCHITECTURE..INTERIORS..LANDSCAPE*  
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website: [www.the-pdassociates.co.uk](http://www.the-pdassociates.co.uk)

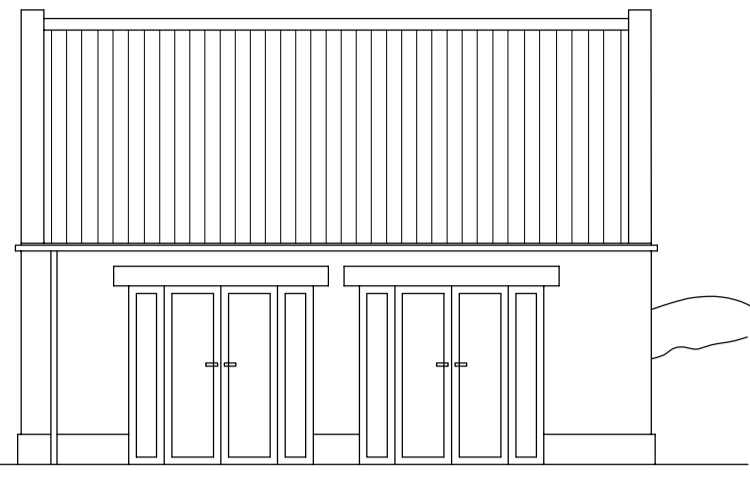
Client  
Mr Robert Adair  
Grosmont Farm, Grosmont, Whitby

Project  
Conversion of Existing Outbarn to Holiday Let

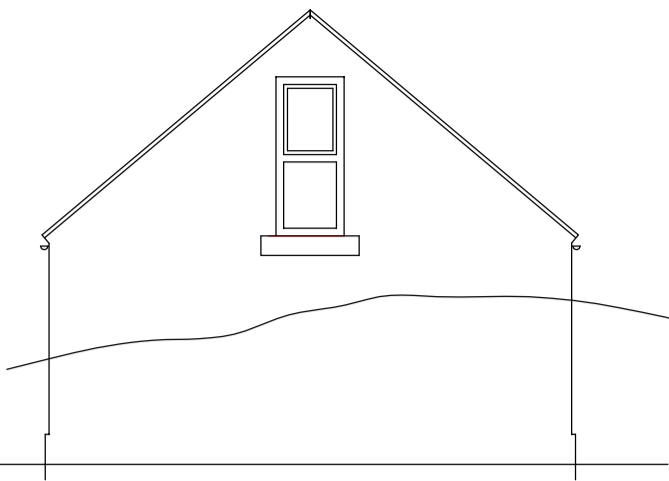
Drawing  
Location Plan

Date	June 2022	Drawn	PAN
Scale	1:2500 @ A1	Rev.	A
Status	PRELIMINARY		
Drwg. No.	GMV-455-05-01		

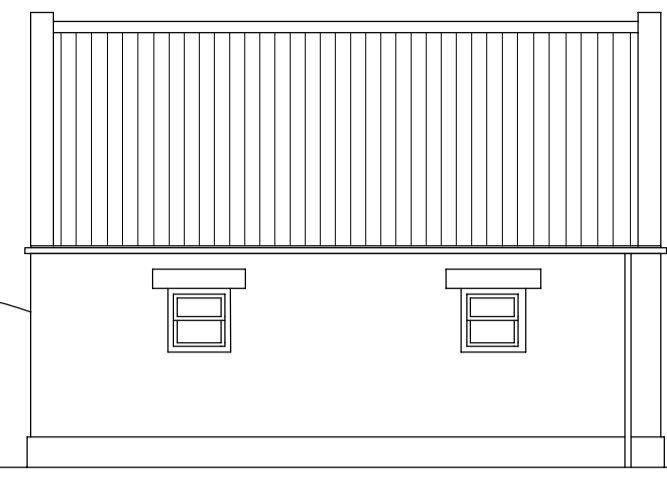




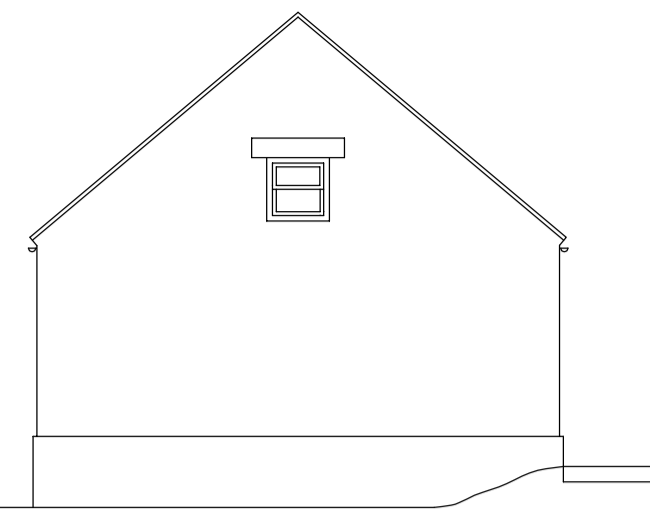
South East Elevation  
Elevations 1:100



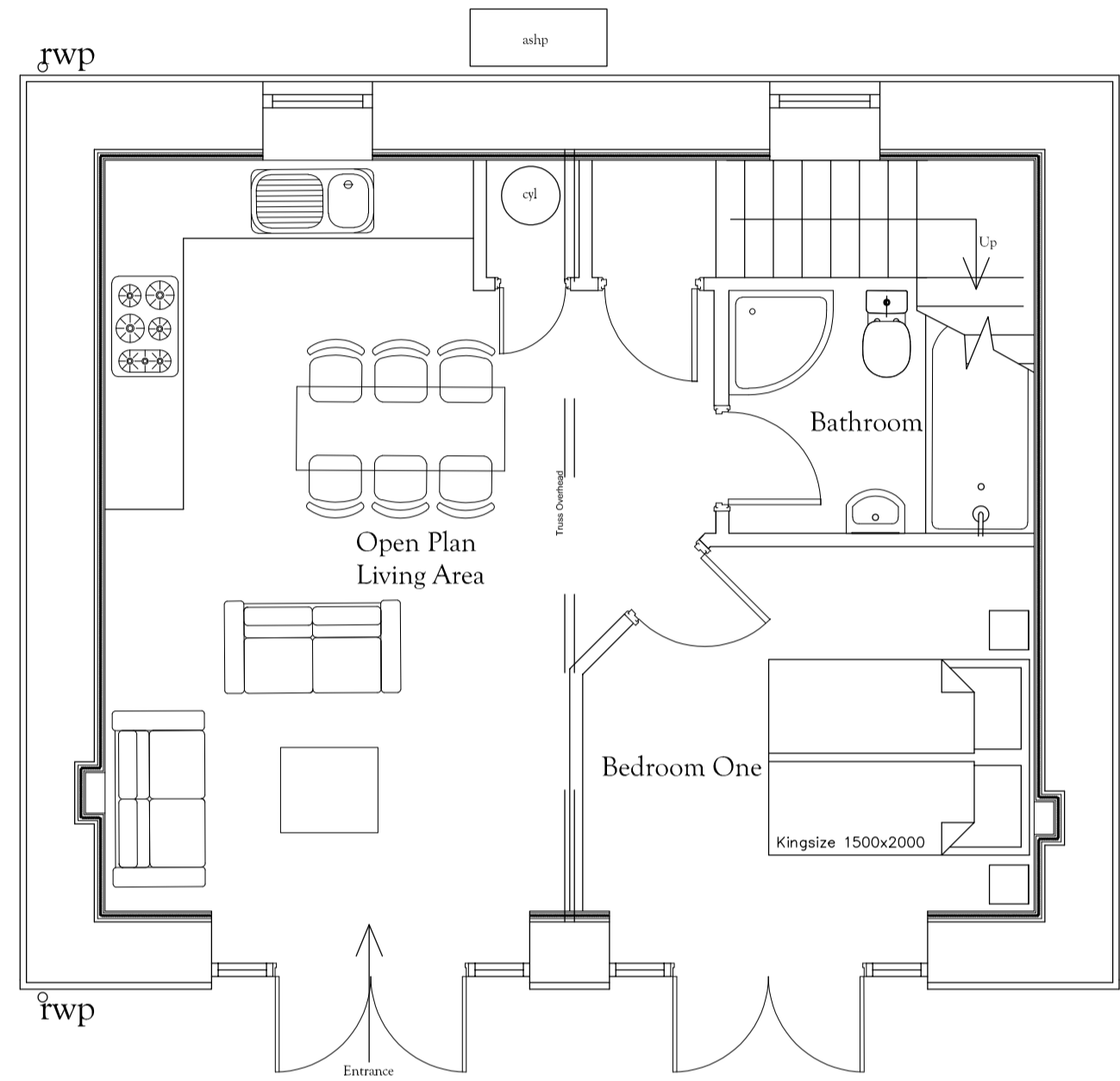
North East Elevation



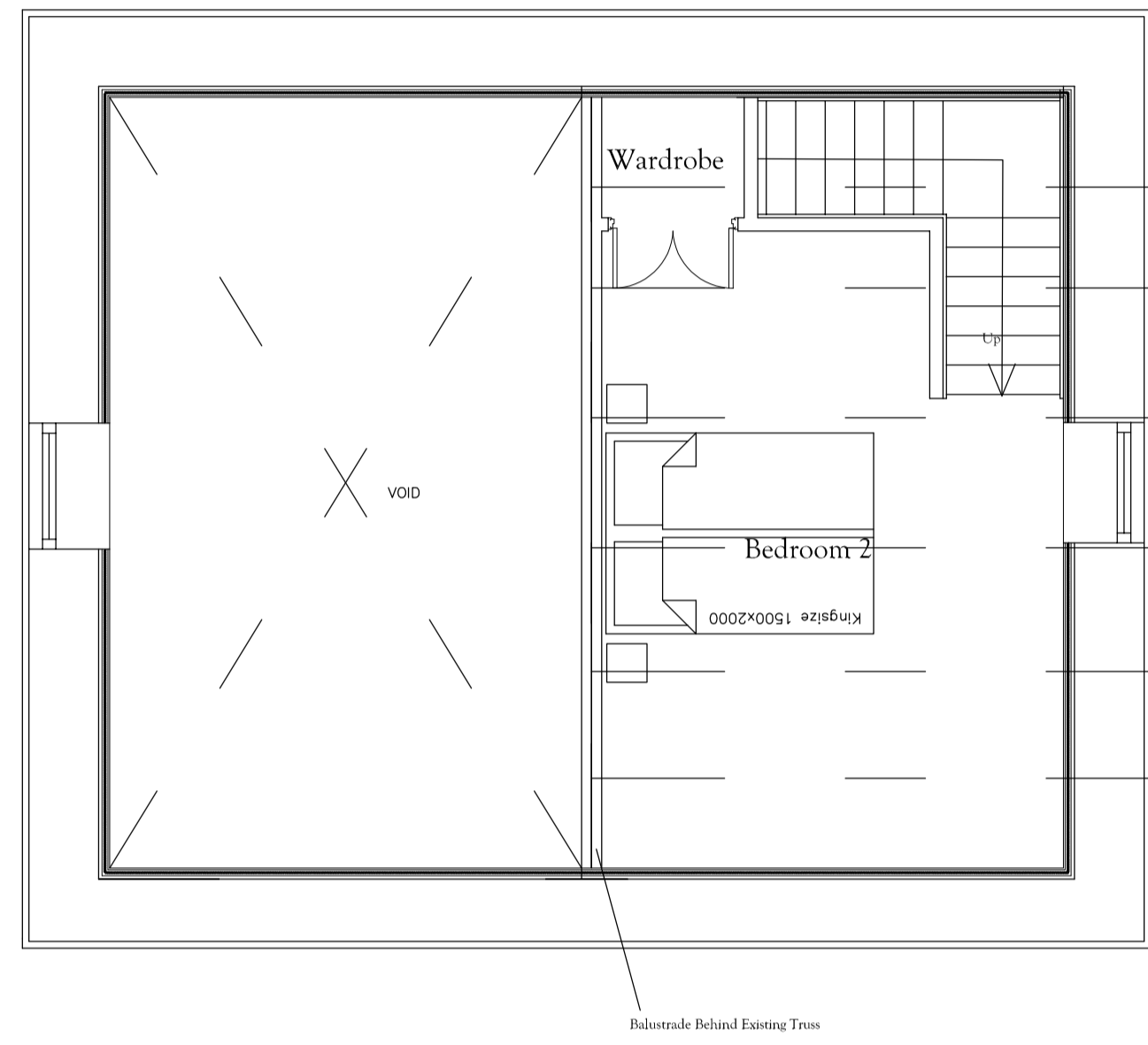
North West Elevation



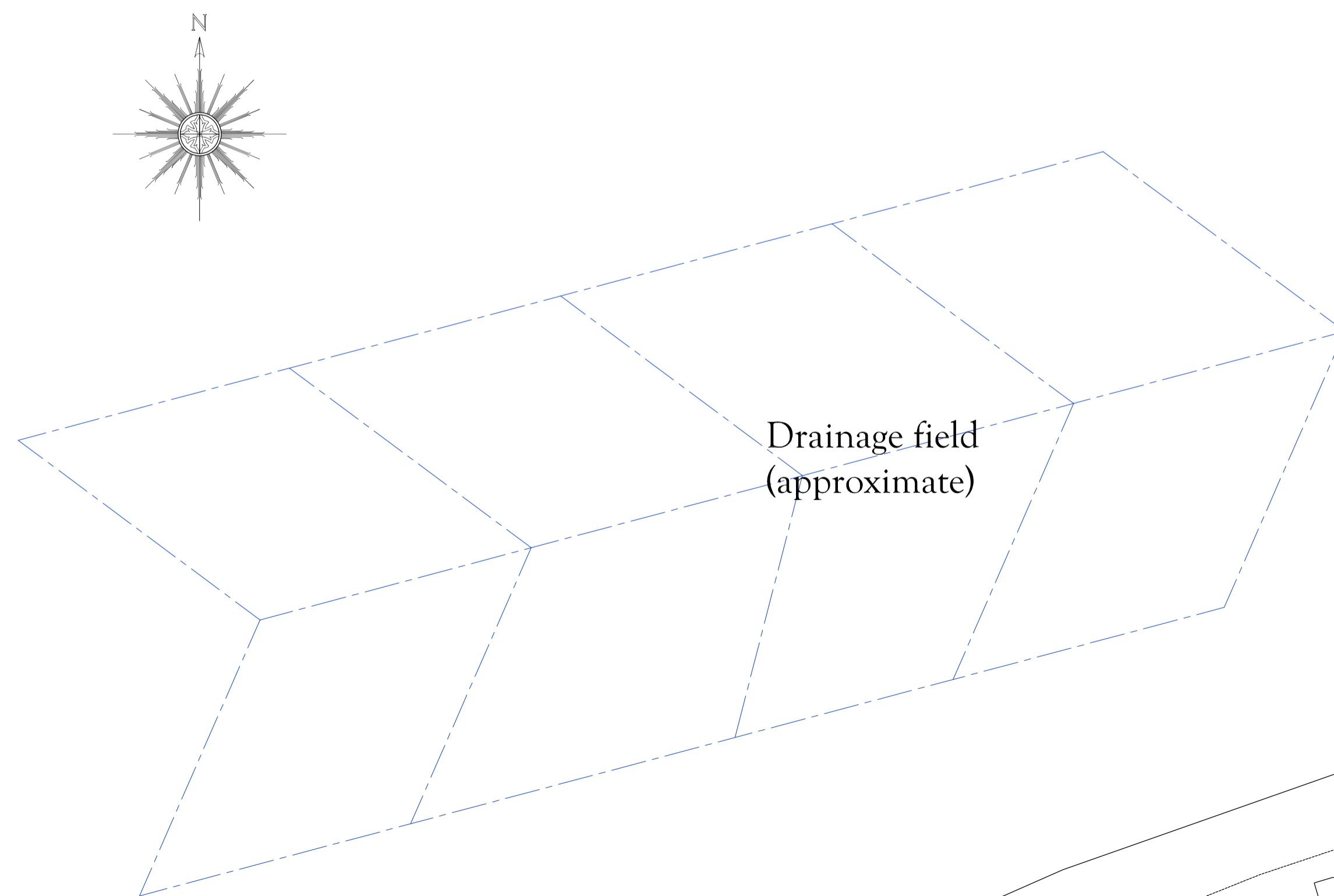
South West Elevation



Ground Floor Plan  
1:50



Mezzanine Floor Plan  
1:50



Site Plan 1:200

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**NYMNPA**  
**30/09/2022**

**AMENDED**

REVISION A - 30/09/2022  
Curtilage, foul and surface water drainage revised and adjacent car parking omitted. (Parking to be at Farmhouse as per the site plan)

**The Planning & Design Associates**  
PLANNING..ARCHITECTURE..INTERIORS..LANDSCAPE

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Client  
Mr Robert Adair  
Grosmont Farm, Grosmont, Whitby

Project  
Conversion of Existing Outbarn to Holiday Let

Drawing  
Proposed Plans and Elevations

Date	June 2022	Drawn	PAN
Scale	As Stated @ A1	Rev.	A
Status	PRELIMINARY		
Drwg. No.	GMV-455-05-03		