

**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

To: Mr Malcolm Laverack
The Grange
Thorpe Lane
Fylingthorpe
Whitby
North Yorkshire
YO22 4TH

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The above named Authority being the Planning Authority for the purposes of your application validated 22 March 2017, in respect of proposed development for the purposes of **variation of condition 2 (material amendment) of planning approval NYM/2012/0754/FL to regularise changes to front and rear elevations of the holiday letting accommodation including construction of 1 no. dormer window at The Grange, Thorpe Lane, Fylingthorpe** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

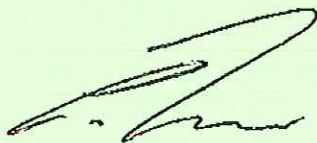
1. The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
2. The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as The Grange as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.

Reasons for Conditions

- 1 & 2. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France
Director of Planning

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17 MAY 2017
Date