

5 October 2017

ENCLOSURE LETTER FOR PLANNING APPLICATION

Planning Department  
North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

Dear Sir / Madam,

**RE: PROPOSED LANDSCAPE AND ASSOCIATED WORK, THIRLEY COTES FARM,  
HARWOOD DALE, SCARBOROUGH FOR P&G DURBIN PROPERTIES**

Following our meeting with Hillary Saunders at your offices in June 2017 I now attach planning application for the first phase of the work and I would advise as follows.

I think that the work contained within this application has all generally been discussed and hopefully is non-contentious.

You will see that there are two applications here. One a Planning Application for the whole of the proposal and the second as a Listed Building Application for Thirley Cotes Farmhouse for the revised landscape work.

We did discuss with Hillary that conversion of the farmhouse into a holiday cottage did not require planning / listed building approval and P&G Durbin Properties have proceeded with this and I am pleased to say that it is letting well. Obviously in sorting out the building to let the external works have been carried out so this is rather, I'm afraid, a retrospective application; although I feel certain that this work is all appropriate and the highest quality York stone paviors have been used.

Similarly something needed to be done with the refuse store so a refuse store has been formed as indicated, which again has made a positive contribution to the appearance.

With the applications I am enclosing a development plan and elevation, a topographical survey of Thirley Cotes Farm and a Design Statement.

As discussed with Hillary we are hoping to progress the conversion of the remaining redundant barns into holiday accommodation and hopefully we will be looking to an application early in the New Year.

Needless to say if there are any concerns with this application please contact me.

Yours sincerely

**David R Bamford**  
**Chartered Architect**