

Amendments

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

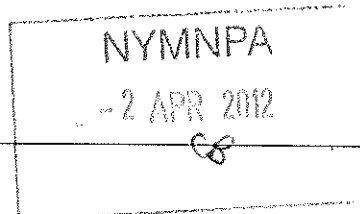
MALCOLM WATSON : architect

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

Delves Farm
Egton Grange
Whitby
North Yorks
YO22 5BB

my ref:
your ref: S/EB/11
date:

28 March 2012



Dear Sir,

Dalton Cottage - Egton Bridge: Application for Reinstatement of Residential Use without Local Occupancy together with Construction of replacement Rear Extension and Glazed Link, External Alterations and Landscape Work.

Planning Ref: NYM/2011/0850/New

I refer to your letter dated 1 March 2012 and reply to the items raised in a chronological order of your letter.

You have requested additional information with regard to the estimated rebuilding costs provided in Bell Snoxell's letter dated 6 December 2011. Please find enclosed copy of my initial costings breakdown dated November 2011 and Stockill's detailed budget estimate dated 13 March 2012. Please note that neither include VAT and Stockill's excludes any land stabilization to the hillside and professional fees.

Bearing in mind that no detailed design has been made and assumptions have had to be made, these two budget estimates are compatible and give a realistic building cost at today's pricing.

With regard to our figure of 33% reduction in value when local occupancy restrictions are applied, please find enclosed letter from Bell Snoxell Associates dated 27 March 2012. The letter refers specifically to rebuilding costs and also considers two local properties where the restrictions apply. The conclusion is that 33% reduction in value is not unrealistic.

May I reiterate that it has always been the intention that the demolished stone from the rear extension will be reused in the rebuilding works. New sandstone lintels and cills will be required as the originals are broken. It is noted that you require the demolition to be undertaken by hand. To enable this, advice will be taken from a structural engineer before work commences.

Malcolm N Watson RIBA

As you state, drainage works are the responsibility of the Building Control. I can however state that the surface water system will be directed into the water course on the west side of the property. Although I have no evidence, I would suggest that the existing system is directed here. The outflow from the new sewerage treatment plant, situated on the east side of the property, will be directed into the woodland watercourse. This is under the ownership of Egton Estates.

I understand that my client has discussed moving the parking area to the east of the track and doing away with the drive to the north of the property. I enclose three copies of revised layout drawing; S/EB/11/07 rev. C. Remodelling of the land north of the property will now not be taking place.

I note your suggestion regarding the location of a timber storage structure. I have indicated a 3x1.8m structure on the revised plan; S/EB/11/07 rev. C. I would accept that the type and appearance would be a Condition of Approval and details submitted at a later date.

Boundary treatment between the property and existing public track, if considered necessary, would consist of a simple post and rail fence.

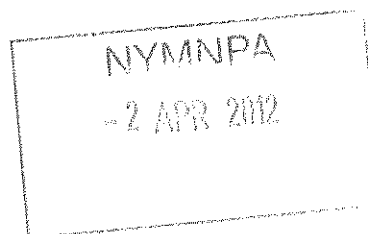
My client has indicated that he will be installing an air source heat pump.

It is noted that the public right of way follows the existing track and that if it is considered for safety reasons during the demolition works to close the track, application for a Temporary Closure Order will be submitted.

I can confirm that a further bat survey will be undertaken on the evening of 2 April 2012 and the report will be forwarded to you as soon as possible.

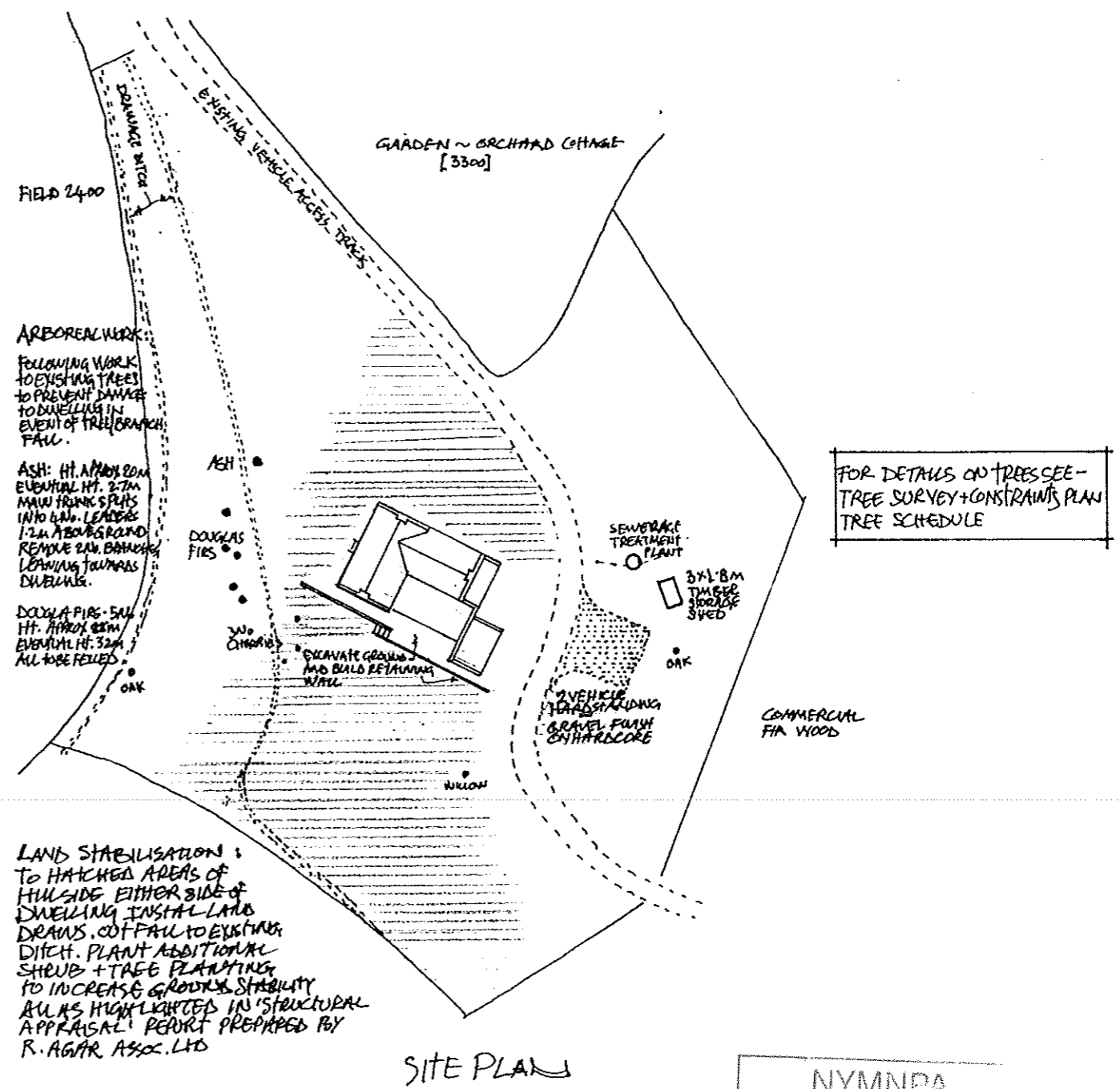
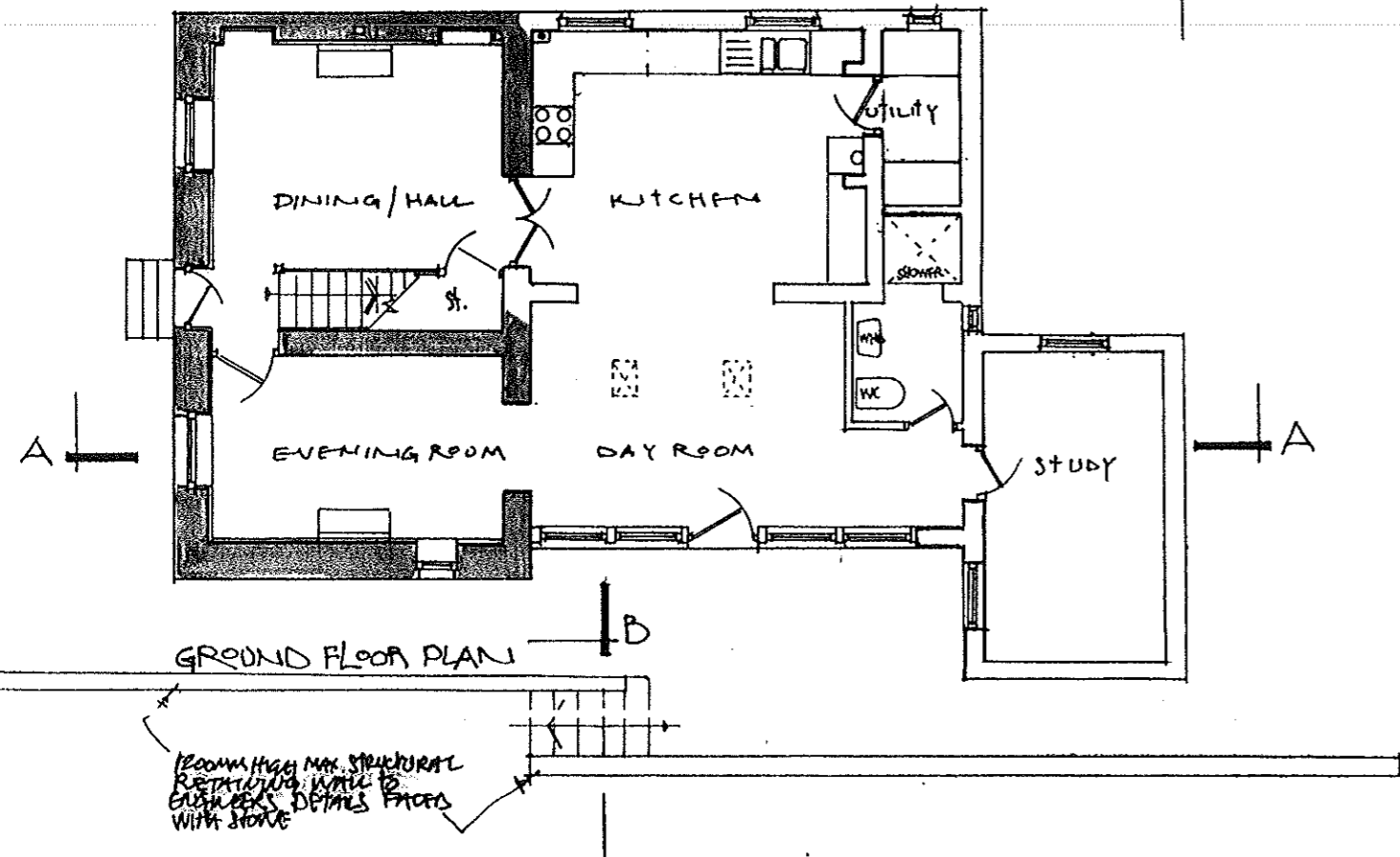
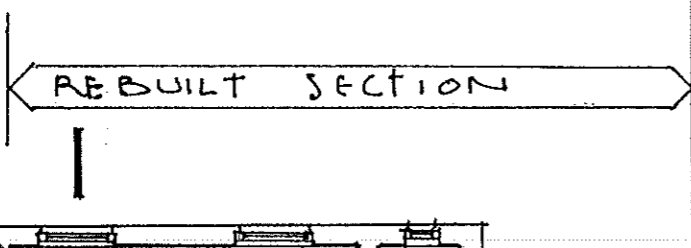
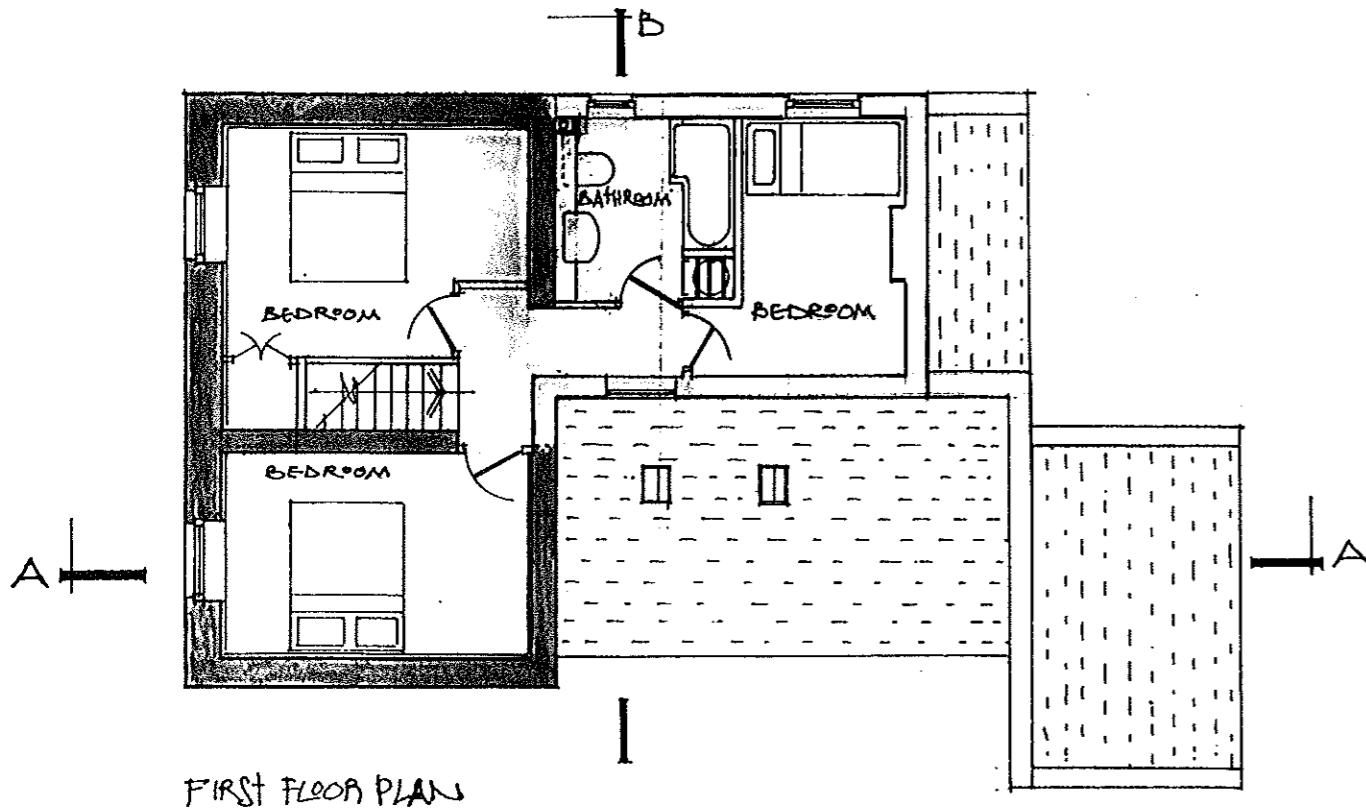
I trust that this additional information, especially in regards to construction and local occupancy values, is sufficient to enable you to determine this application in our favour. If you have any queries regarding the information please do not hesitate to contact me.

Yours faithfully



Enclosures: Bell Snoxell Associates Ltd letter - dated 27 March 2011
Stockill's budget estimate - dated 13 March 2012
Malcolm Watson budget estimate - dated November 2011
Three copies; dwg. no. S/EB/11/07 rev. C

DALTON COTTAGE



FOR DETAILS ON TREES SEE TREE SURVEY + CONSTRAINTS PLAN TREE SCHEDULE

NYMNP
 - 2 APR 2012

APPENDED

Notes

- PROJECT □ REFORMATION OF DALTON COTTAGE ~ EIGHTON BRIDGE
- CLIENT □ MS. LAURA HEATH
- DRAWING □ PROPOSED PLAN LAYOUTS + SITE
- DWG. No. □ S/EB/11/07 REV A [NOV 2011]
- SCALE □ 1:100 ~ 1:500 [MARCH 2012]
- DATE □ OCT 2011
- DRAWN □ MALCOLM WATSON
- TEL. No. □ 01947 ~ 895457

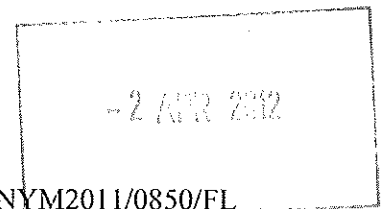
ROOMS HIGH MAX. STRUCTURAL RETAINING WALL TO EXISTING DETAILS FROM WITH STONE

B E L L S N O X E L L A S S O C I A T E S L T D

Chartered Surveyor, Architectural & Planning Consultants
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW

27th March 2012

Mrs A Teasdale
Senior Area Planning Officer
North York Moors National Park Planning Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Your Ref NYM2011/0850/FL
Our Ref BGS/JS/S.6447

Dear Mrs Teasdale,

Re Daltons Cottage, Egton Bridge, Whitby, YO21 1XE
Our Client - Ms L Heath

I refer to the above and to your letter of 1st March last addressed to our Client and in particular to various matters to which you have drawn attention and which relate to our letter to our Client of 6th December 2011.

I note that in the Housing Supplementary Document - April 2010 various requirements are set out by the Authority where an independent financial viability assessment is required to be attached to a Planning Application. It is acknowledged that not all of the information set out in Appendix D of the document has been included and we have therefore obtained additional information which addresses the various points that you have made.

The question of repair/re-build costings has been addressed in my original submission by analysing the building works and using a floorspace multiplier to give an approximation of the levels of expenditure that can be expected. The details of the calculations are set out on Page 4 of our original letter. To provide you with further confirmation of the likely levels of costings an estimate has been obtained from a reputable firm of contractors who have been commended for their work on Listed buildings, Messrs F A Stockill & Son Builders Ltd of Snainton. They have provided the attached budget estimate which as you can see, has a total figure of £232,370.00

Barrie G Snoxell BA, FRICS, IHBC (Director)
Jane M Snoxell (Director)
Stuart J Emerson BSc., MRICS (Consultant)
Michael Forster PhD, MRICS (Consultant)



This total figure does not include any VAT as this will need to be assessed at a later date. Importantly the figure also excludes works to trees, drainage work, land stabilisation works, utility costs and other external works eg. fencing.

In our own submission, which provided an approximate total of £245,000, we included fees and other charges and service installations. It is apparent that if all of the additional items were included in Messrs Stockills pricing, the total estimate would exceed our cost calculation. The difference between the figures would be less than 10% which is, as you are aware, an allowable statistical difference when dealing with budget estimates.

The second matter which you refer to and is included in our own submissions of 6th December relates to the percentage reduction to be applied to the open market value to reflect local occupancy restrictions. I note that the Authority has relied on anecdotal evidence only which is something referred to in the Supplementary Planning Document and there is an indication that you believe that the effect of local occupancy restrictions is to reduce the market value by somewhere between 15 & 20%.

I am regularly involved with the valuation of properties that have local occupancy restrictions. The reduction of up to 33% is something which had been accepted for many years by the District Valuers (now HM Revenue and Customs Valuers). This is a figure that had been used by NYCC and had been applied to a variety of restricted occupancy dwellings eg. farm workers, forestry workers and local occupancy specific conditions. The reason that the District Valuers/HMRC have been involved is primarily because the Local Authority sought specialist valuation advice from that body in the past. This was certainly the case with the National Park Authority for many years in respect of evidence at Planning Inquiries. On the basis of the Authority's own reduction level of 20%, the revised value based on our own projections is £297,600 which is significantly below the site/building value plus building cost figures.

Our investigations have also shown that the South Lakeland Authority impose and require a 25% reduction in values on local occupancy conditions and a similar figure is used by Dartmoor National Park. I have taken the opportunity to carry out some calculations in the Whitby area based on two properties that I am familiar with, both of which have local occupancy conditions and both of which have been marketed in the past few years.

RECEIVED
- 2 APR 2012

These are firstly a new-build dwelling in Egton which was sold on 20th July 2010 for the sum of £250,000. This dwelling has a floorspace of 145.84sq.m which is equivalent to a sale price of £1,717 per square metre. This is significantly below the levels of unrestricted occupancy dwellings as set out on Page 5 of our original letter. Even allowing for locational factors, ie. the dwelling is perhaps not in the most attractive situation being in the centre of Egton, a valuation based on current low averages of £2,250 per sq.m would give a value of approximately £330,000 on an unrestricted basis. This is 32% above the restricted value which was proved by the sale in July 2010.

Secondly, a projected sale has been investigated in Ugthorpe, this being a new dwelling known as Sycamore Cottage, built in 2010, which has a conventional occupancy restriction. The dwelling has a floorspace of 101sq.m and it would be reasonable to expect a sale price over the past year of around £225,000 - £230,000. The developers initially found that they could not afford to sell the property for anything less than £222,000 but pressure was brought to bear and the price was reduced by approximately 30% to around £170,000 but unfortunately a further problem arose which related to mortgageability.

The Authority will appreciate that the imposition of local occupancy restrictions can create problems for mortgage applicants as many lending bodies are unwilling to lend on such properties. The property remains unsold.

I trust that the above information is all that you require at the present time but if I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Barrie G Snoxell

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-2 APR 2012