

**Request for a variation of conditions to decision no NYM/2013/0872/FL
(Castleton Tea Rooms)**

We request that condition 4 in above decision (the local occupancy clause) be removed.

This variation request needs to be considered with our other variation request submitted for decision no NYM/2013/0868/FL (Castleton Methodist Chapel).

The permissions already granted allow us to re-locate our Tearoom into the Methodist Chapel and build a 5 bedroomed apartment above. We also have permission to build a 4 bedroomed open market cottage to the rear of the Chapel. To enable us to find a use for the old Tearoom property we also have permission to convert it into 3 x 2 bedroomed cottages, all with a local occupancy restriction.

The project to create the 3 cottages is not for financial gain, it is necessary as we need to utilise an existing 6 bedroomed house which currently does not have any local occupancy restrictions. Similarly, the Chapel project has not been embarked upon for financial gain as we love the building which will be our family home for many years to come. If we proceed in accordance with current permissions and without unforeseen problems the project is projected to make a modest profit based on estimated renovation costs and property valuations.

The significant change included in variation request 0868 is the proposal not to build the open market 4 bedroomed cottage to the rear of the Chapel. In hindsight, we feel that building this cottage would amount to an overdevelopment of a very special site. The Chapel will now gain a garden and we will be able to enjoy a much more expansive view from the rear of the Chapel. The rear elevation of the Chapel looks quite stunning now that the old Sunday school has been demolished. We also feel that the local population and possibly the Park Authority will be please if the cottage is not built.

If we are able to proceed with our revised plans, the whole project will lose a significant amount of equity and the project could make a financial loss. We feel that this effect could be greatly offset by the removal of our local occupancy restrictions.

Below is a summary of the costs and valuations for our project as it stands and also for our revised proposal. The estimated costs are from our Architect based on industry standards for renovation per square foot. The property valuations have been provided by a local Estate Agent and I have attached the relevant valuation report.

NYMNEA
- 8 JAN 2015