

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 Ms Penny Richardson
C/o Mr Mike Swinglehurst
The Stables
Wigman Hall
Crockey Hill
York YO19 4SQ

COPY

The above named Authority being the Planning Authority for the purposes of your application registered 8 January 2010, in respect of proposed development for the purposes of **retrospective application for conversion of barn to form additional ancillary living and holiday accommodation (part revised scheme to NYM/2008/0426/FL) at High Farm, Newholm** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the e-mail received at the National Park Authority on the 23 February 2010, or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as High Farm, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family of the occupier of the main dwelling. Alternatively, the accommodation hereby approved can be used for 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.
4. The holiday unit hereby permitted shall form and remain part of the curtilage of the existing dwelling know as High Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5. The internal door openings at ground and first floor levels hereby permitted, as shown on drawing no. 9073.02A, shall be formed before the conversion is first brought into use and shall at all times remain fully functional as a means of access from the main dwelling into the conversion. At no time shall the openings be blocked up or closed off and it shall remain in situ unless otherwise agreed in writing with the Local Planning Authority.

COPY

Continued/Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date: . . . 04 MAR 2010

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0026/FI

COPY

Conditions (Continued)

6. All window frames, glazing bars, external door frames and infill panelling shall be of timber construction, stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. The stable doors on the east (roadside) elevation shall be reinstated and retained in situ, stained dark brown and maintained in that condition in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
8. The ground floor en-suite extractor fan vent in the north elevation shall be covered with a cast iron grille, for which the design and means of fixing shall be submitted to, and for approval by the Local Planning Authority prior to installation.
9. The rooflight in the east elevation shall be removed within 3 months of the date of this permission
10. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

Reasons for Conditions

1. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
2. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.
- 3 & 4. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.
5. In order to prevent the extension hereby approved being occupied as a separate independent dwelling unit which in this location would be contrary to NYM Core Policy J.
- 6 to 9. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
10. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.

Development Plan policies relevant to the decision

Local Development Framework –

DP8 – Conversion of Traditional Rural Buildings

Continued/Reason for Approval

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

COPY

Date: . 04 MAR. 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/20010/0026/FL

COPY

Reason for Approval

The building to be converted is a traditional stone and pantile building which is structurally sound and contributes to the character of the area, and comprises part of the existing dwelling. The alterations and extension to the outbuilding retains and respect its character, and the activity levels resulting from the development would be appropriate for the area. The proposal is therefore considered to be in accordance with Development Policy 8 of the NYM Local Development Framework.

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date: . 04 MAR 2010

COPY