

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

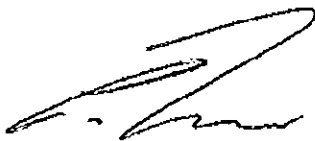
To Mr Andrew Butterfield  
C/o Edwardson Associates  
fao: Mr Mark Southerton  
10 Paddock House  
Middle Street South  
Driffield  
East Yorkshire  
YO25 6PT

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The above named Authority being the Planning Authority for the purposes of your application registered 16 September 2010, in respect of proposed development for the purposes of **conversion of a redundant building to form holiday letting accommodation (revised scheme to NYM/2006/0153/FL) (retrospective) at Flask Bungalow Farm, Fylingdales** have considered your said application and have granted permission for the proposed development subject to the following condition(s):

1. The holiday cottage unit(s) 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 be and shall remain in the same ownership as Grouse Hill Caravan Park and shall not be sold off separately from the Caravan Park or let off except as holiday accommodation in accordance with the terms of condition 1 above without a further grant of planning permission from the Local Planning Authority.
3. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
4. All new window frames, glazing bars and external door frames shall be of timber construction, stained dark brown and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
5. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained.
6. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Continued/Reasons for Conditions



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Mr C M France  
Director of Planning

11 NOV 2010  
Date: .....

DecisionApproveAgent

For the Rights of Appeal and Notes See Overleaf

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0752/FL

**Reasons for Conditions**

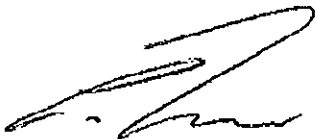
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1. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
  2. 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.
  3. 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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
  - 4 to 6. 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.

**Development Plan policies relevant to the decision**

Local Development Framework – DP3 – Design  
DP8 – Conversion of Traditional Rural Buildings

**Reason for Approval**

The revised (retrospective) scheme for the conversion of the redundant farm building to holiday accommodation is not considered to adversely impact upon the character of either the host building or wider area. Due to its position close to an existing commercial premises and the nearby caravan park its use as a modest holiday let would not result in increased activity levels and benefits from good vehicular access and sufficient car parking. The proposal is therefore considered to be in accordance with Development Policies 3 and 8 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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11 NOV 2010  
Date: .....