

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 & Mrs David & Sandra Wreglesworth  
High Dalby House  
Dalby  
Pickering  
North Yorkshire YO18 7LP

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The above named Authority being the Planning Authority for the purposes of your application registered 17 April 2012, in respect of proposed development for the purposes of **change of use of dwelling to form Guest House together with subdivision of annexe to form 2 no. holiday letting units (part retrospective) at High Dalby House, Dalby** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall not be carried out other than in strict accordance with the following documents:
 

| Document Description                                   | Document No. | Date Received |
|--|--------------|---------------|
| Location Plan  | N/A          | 17 April 2012 |
| Site Plan  | N/A          | 17 April 2012 |
| Ground Floor Plan                                      | N/A          | 24 May 2012   |
| First Floor Plan                                       | N/A          | 17 April 2012 |
| (New) Elevations                                       | N/A          | 17 April 2012 |
| Location Plan (Existing hard standing for car parking) |              | 20 June 2012  |

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- The holiday units 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.
- The holiday units hereby permitted shall form and remain part of the curtilage of the Guest House know as High Dalby House and shall not be sold or leased off from the Guest House 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.

Reason(s) for Condition(s)

- To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 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.

COPY Continued/Reasons for Conditions

Mr C M France  
Director of Planning

Date: 27 JUN 2012

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0248/CU

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Reasons for Conditions (Continued)

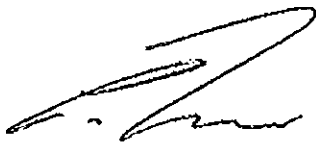
3. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
4. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.

**Development Plan Policies Relevant to the Decision**

Local Development Framework      DP14 – Tourism and Recreation

**Reason for Approval**

The Local Planning Authority considers that this proposal for serviced and self-catering accommodation within the Dalby Forest would provide opportunities for visitors to increase their awareness and enjoyment of the special qualities of this area of the National Park without generating an increased level of activity that would detract from the enjoyment of visitors or the quality of life of local residents. As such it is considered that the proposal complies with Development Policy 14 of the NYM Local Development Framework.



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Mr C M France  
Director of Planning

**27 JUN 2012**  
Date .....