

**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 Evans
c/o BHD Partnership
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire YO21 1QB

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The above named Authority being the Planning Authority for the purposes of your application validated 18 April 2013, in respect of proposed development for the purposes of **subdivision of part of dwelling to form 1 no. holiday let at Hornblower Lodge, Hawsker** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

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

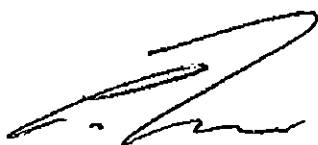
Document Description	Document No.	Date Received
Site Plan Proposed Block Plan	D10345-01	17 April 2013
Existing and Proposed Floor Plan	D10345-02	17 April 2013

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The dwelling unit 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.
4. The holiday unit hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Hornblower Lodge 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.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

13 JUN 2013
Date:

DecisionApproveAgent

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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 Policies B and J.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

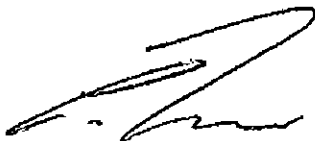
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Development Plan Policies Relevant to the Decision

Local Development Framework DP14 – Tourism and Recreation

Reason for Approval

The Local Planning Authority considers the proposal to subdivide part of the dwelling known as Hornblower Lodge to create 1 no. unit of self-catering holiday accommodation within the coastal fringe of the NYM National Park will help 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.



Mr C M France
Director of Planning

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13 JUN 2013

Date