

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 Ian Drinkwater  
c/o Mr Stephen McGivern  
Poets Cottage  
Lealholm  
Whitby  
North Yorkshire  
YO21 2AQ

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The above named Authority being the Planning Authority for the purposes of your application validated 19 January 2015, in respect of proposed development for the purposes of **change of use to holiday cottage together with alterations, construction of single storey rear extension with decking area and boiler/fuel storage building at Cottage One, Dunsley Hall, Dunsley** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

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
Red line plan	Ordnance survey	8 January 2015
Location plan	Scale 1:1250	8 January 2015
Floor plans & elevations for Boiler house	Scale 1:75	8 January 2015
Elevations	Scale 1: 75	8 January 2015
Floor plans	Scale 1:50	8 January 2015
E-mail confirming fuel/fuel storage details		23 February 2015

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. 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 Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 40 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. 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.

Continued/Conditions

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Mr C M France  
Director of Planning

Date 27 FEB 2015

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0014/FL

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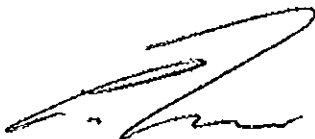
**Conditions (Continued)**

5. The consent hereby granted relates to the use of land for a holiday letting cottage from 12 February in one year to 12 January in the following year only. There shall be no use of any the holiday cottage during the closed one month season. The site owner/operator shall maintain a register of the home addresses of the owners/occupiers and make the register available at all reasonable times for inspection by Officers of the Local Planning Authority.
6. All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
7. No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
8. All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. To prevent any excessive interference with neighbouring properties construction shall be limited to 0700 - 1800 Monday to Friday, 0800 - 1300 Saturday with no work allowed on Sundays and Bank Holidays.
10. If the use of the pellet boiler hereby approved permanently ceases or has ceased for a period of 60 days, it shall be removed from the site together with all associated paraphernalia/flue pipe within one month of that cessation and the site shall, as far as practical, be restored to its condition before development took place.

**Reasons for Conditions**

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.
3. 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 Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date .. 27 FEB 2015 ..

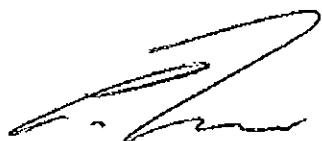
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**Reasons for Conditions (Continued)**

4. 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.
5. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
- 6 & 7. 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.
8. 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.
9. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
10. In order to return the land to its former condition and comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the landscape of the National Park.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal so as to deliver sustainable development.



Mr C M France  
Director of Planning

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Date 27 FEB 2015