

Reference No. 23NP0010

TOWN AND COUNTRY PLANNING ACT 1990  
**TOWN AND COUNTRY PLANNING ( DEVELOPMENT MANAGEMENT PROCEDURE )  
( ENGLAND ) ORDER 2015**

**Agent :**

Mr Julian Thompson  
Insight Architectural Design Ltd  
Station House  
Station Yard  
Bellingham  
Hexham  
NE48 2DG

**Applicant :**

Mr & Mrs Butler  
West High Ridge  
Wark  
Hexham  
Northumberland  
NE48 3BW

Under the above Act, Northumberland National Park Authority hereby grants planning permission for:

**Proposed extension and renovation of the existing outbuilding to form self-contained living accommodation at West Highridge, Wark, Northumberland, NE48 3BW**

as described in application reference **23NP0010** and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application Form received 3rd February 2023
- Existing Site Plan (Dwg No. 22WHRA (EW) 01 received 3rd February 2023
- Proposed Site Plan (Dwg No.22WHRA (EW) 02 received 3rd February 2023
- Existing Floor and Roof Plan (Dwg No. 22WHRA (EX) 01-04
- Existing Elevations received 3rd February 2023 22WHRA (EX) 21-24

**APPLICATION REFERENCE NUMBER: 23NP0010**

- Proposed Floor and Roof Plan received 3rd February 2023 Dwg No. 22WHRA (GA) 01-04
- Proposed Elevations received 3rd February 2023 Dwg No. 22WHRA (GA) 21-24
- Location Plan received 3rd February 2023 Dwg No. 22WHRA (LO) 01
- Design and Access Statement received 3rd February 2023
- Ecological Impact Assessment and Bat Risk Assessment, Ruth Haddon received 3rd February 2023
- BioDisc Domestic Sewage Brochure received 3rd February 2023

**Reason:** For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Northumberland National Park Local Plan policies ST1, ST2, ST4, ST5, DM6, DM9, DM10, DM11, DM14, DM15 and the National Planning Policy Framework (NPPF).

3. The development hereby approved shall be used as principal residence housing only and not be used as a second home.

**Reason:** For the avoidance of doubt, to ensure the development accords with Local Plan policies ST5 and DM6.

4. The development hereby approved shall be carried out in strict accordance with the working practices and mitigation requirements set out in the Ecological Impact Assessment and Bat Risk Assessment January 2023. In particular, attention is drawn to the need to undertake the development in accordance with the mitigation set out on pages 16 and 17 (including timing and an inbuilt bat box), of the report.

**Reason:** To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM10, Chapter 15 the NPPF and the Conservation of Habitats and Species Regulations (as amended).

5. The development hereby permitted shall not be brought into first use until the approved foul drainage system associated with the development has been implemented in accordance with the submitted details.

**Reason:** To ensure that adequate measures to deal with foul drainage are in place before the development is brought into first use without the development creating a negative impact in terms of amenity or localised

pollution, in accordance with Northumberland National Park Local Plan policies ST1 and ST2.

6. If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

**Reason:** To ensure that risks from land contamination are minimised in accordance with Local plan policy ST2.

7. The external lighting shall be installed in association with the scheme submitted. Should any further external lighting be installed, details shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

**Reason:** In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Northumberland National Park Local Plan Policies ST2 and DM11 and paragraph 185 of the NPPF.

8. The materials to be used in the construction of the extension hereby permitted shall suitably match those of the existing building.

**Reason:** To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Northumberland National Park Local Plan policies ST2 and the NPPF.

## Informative Notes:

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - a. Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
  - b. You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
  
2. This permission is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

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Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. The proposed works must have no effect on accessing Wark public footpath 18, a designated public right of way. No action should be undertaken to disturb the surface of the path, obstruct the path or in any way prevent or deter public use of the path without the necessary legal diversion or closure order having been made.
  
4. The Private Water Supplies (England) Regulations 2016 require all new and existing private water supplies to be risk assessed and monitored (with the exception of supplies serving a single domestic owner-occupied dwelling). New supplies should not be brought into use until the local authority has completed a Regulation 6 risk assessment (inspection) and determined monitoring requirements (sampling) in accordance with Regulation 8, 9 or 10 as appropriate.





The sampling frequency is determined by the classification of the supply. Supplies with a commercial activity require sampling at a minimum frequency of once per year. Domestic supplies are subject to a risk assessment and water sampling once every five years.

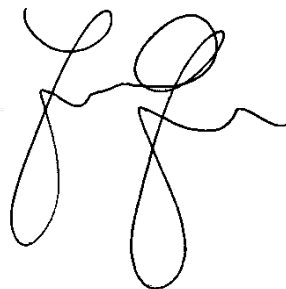
The applicant must ensure that appropriate legally binding agreements have been signed by all relevant persons (as defined in section 80 of the Water Industry Act 1991). These documents should lay out the responsibilities of each relevant person in respect of maintenance and management of the supply, access rights, apportionment of costs and charges (including those for sampling and risk assessment), emergency plans including alternative supplies etc

The applicant is advised to contact the Environmental Protection Team to discuss the requirements of the Regulations. Further information can be found at: <https://www.dwi.gov.uk/private-water-supplies/>

## **Positive and Proactive Planning Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies in the National Planning Policy Framework and the Northumberland National Park Local Plan. As a result, the Local Planning Authority has been able to grant permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **27 April 2023**



**National Park Officer**

**Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge planning conditions may result in the development not being authorised and subject to legal challenge.**

## **NOTES**

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice (subject to the additional provisions below).
2. If this is a decision to refuse planning permission for a householder application or for a minor commercial application or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice. This process does not apply to any decision in circumstances where an appeal against the refusal to grant listed building consent is submitted at the same time as an appeal against the refusal to grant planning permission.
3. If this is a decision to refuse advertisement consent or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 8 weeks of the date of this notice.
4. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice whichever period expires sooner.
5. Notice of Appeal may be submitted to the Planning Inspectorate electronically via <https://www.gov.uk/appeal-householder-planning-decision> for Householder applications and for Full Planning applications <https://www.gov.uk/appeal-planning-decision>.
6. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
7. Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.



8. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he or she may serve on the Council within the boundaries of which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 and Sections 32-37 of the Planning (Listed Buildings and Conservation Areas) Act 1990).