



Reference No. 14NP0050

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING ( DEVELOPMENT MANAGEMENT PROCEDURE )  
( ENGLAND ) ORDER 2010**

**Agent :**

Simon J Wilson Architect  
9 Church Close  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8SL

**Applicant :**

Mr & Mrs Wilson  
2 Kern Green  
Stonehaugh  
Wark  
Hexham  
Northumberland  
NE48 3DZ

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

**Construction of rear single-storey extension to dwelling house at 2 Kern Green, Stonehaugh, Wark, Hexham, Northumberland, NE48 3DZ.**

as described in application reference **14NP0050** 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 and to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 documents received on the 19th May 2014;
- Drawing Entitled: "Proposal Drawing, 2 Kern Green, Stonehaugh".
  - "Design and Access Statement for Proposed rear extension to 2 Kern Green, Stonehaugh for, Mr and Mrs Wilson".
- and the following approved document received on the 3rd of July 2014:
- "Bat Risk Assessment, 2 Kern Green, Stonehaugh Final No1 Report" Compiled by E3 Ecology Ltd

**Reason:** For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1, 3, and 17 of the Northumberland National Park Authority Core Strategy and Development Policies Document and the National Planning Policy Framework.

3. The development hereby approved shall be carried out in strict accordance with the mitigation requirements set out in section F of the Bat Risk Assessment received on the 3rd of July 2014. Mitigation must include the provision of a 15 mm crevice between the fascia board and the wallplate of the rear elevation of the building to create a crevice roost.

**Reason:** To ensure the development poses no risk to roosting bats (protected species) and to ensure the development is in accordance with Policy 17 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.



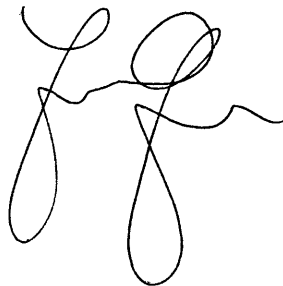
### Informative Notes :

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, will constitute unauthorised development and may be liable to enforcement action.
  - (b) You or your agent or any other person responsible for implementing this permission should inform Development Management 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 Planning Application 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. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
  - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - (b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

### **Positive and Proactive Planning Statement**

The Local Planning Authority has acted positively and proactively in determining this application by discussing concerns presented with the Planning Application raised during consultation with the applicant. As a result, the Local Planning Authority has been able to grant planning 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: **17 July 2014**

A handwritten signature in black ink, consisting of stylized, overlapping loops and a horizontal line extending to the right.

**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 the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he or she may by notice served within twelve weeks of the date of this notice, appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990. Notice of Appeal may be submitted electronically via [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes) or on the Planning Appeal Form which may be obtained from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. 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.
- (2) 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.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- (4) Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.