

Reference No. 14NP0052

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

Agent :

Persepolis Architecture Ltd
33 Haversham Close
Longbenton
Newcastle Upon Tyne
Northumberland
NE7 7LR

Applicant :

Mr A Bailey
Sook Hill
Haltwhistle
Northumberland
NE49 9PS

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

Variation of condition no 2 of planning permission 13NP0052 in respect of change of use and refurbishment of existing dwelling comprising 1 No. cottage to 2 No. single-room holiday units, and change of use and extension of existing workshop to 2 No. two storey three-bedroom holiday units including replacement of flat roof with pitched roof at The Forge, Sook Hill, Haltwhistle, Northumberland, NE49 9PS.

as described in application reference **14NP0052** 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 the development is commenced within a reasonable period of time from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
- Application form received on the 20th May 2014
 - Location Plan received on the 20th May 2014
 - "Ground Floor Layout Proposed Balcony Added" Drawing no: **BR-09-1013-05-1** received 29th May 2014
 - "First Floor Layout Proposed Balcony Added" Drawing no: **BR-09-1013-06-1** received 29th May 2014
 - "North Elevation Proposed Balcony" Drawing no: **BR-09-1013-07-1** received 20th May 2013
 - "East Elevation Proposed Balcony" Drawing no: **BR-09-1013-08** received 20th May 2014
 - "West Elevation Proposed Balcony" Drawing no: **BR-09-1013-08-1** received 11th June 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The roof of the development hereby permitted shall be constructed entirely of natural slate, details of which shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure accordance with Policies 1 and 3 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the Design Guide Supplementary Planning Document.

4. The development hereby permitted shall be constructed strictly in accordance with the method and mitigation statement set out in the Bat and Bird Risk Assessment, dated July 2013 submitted with the application received by the National Park Authority on the 12th of July 2013. The bat boxes to be installed, shall be located within the red line boundary of the property prior to the commencement of development and shall be maintained in these locations in perpetuity.

Reason: To ensure accordance with Policy 17 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the Design Guide Supplementary Planning Document and to ensure the protection of bats, which is a species protected by the Wildlife and Countryside Act 1981.



5. Prior to the commencement of development, details of the solar panels to be installed at the property for electricity and heating generation, shall be submitted to and approved in writing by the Local Planning Authority. The approval panels shall be installed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides 10% provision for renewable energy efficiency within the development and to ensure the development accords with Policy 25 of the Northumberland National Park Local Development Framework.

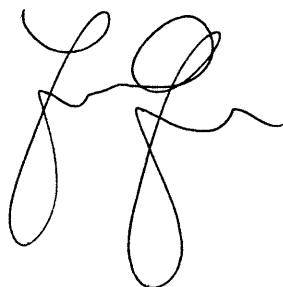
6. This permission relates to the provision of holiday accommodation. For the purposes of this condition, holiday accommodation is accommodation which shall not be occupied by the same person or group of persons for a period in excess of 6 weeks during any one calendar year. The accommodation hereby permitted shall not authorise the use of the proposed development for human habitation during the period of 2 consecutive weeks from 6th of January each year, or such other consistent time period of 2 weeks as may be otherwise agreed in writing by the Local Planning Authority. In order to facilitate the policing/ enforcement of the foregoing, a register of occupiers of the premises to which this planning permission relates shall be made available to the officers of the National Park Authority upon request, following 24 hours notice.

Reason: To ensure that the property is used for holiday accommodation only to prevent permanent residential use in a location where such development would be inappropriate and contrary to Policies 5 and 6 of the Northumberland National Park Local Development Framework.

Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by active pre-application discussion. It has also acted positively and proactively 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.

Dated this: **13 August 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 six months 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/pcs 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.**