

Reference No. 14NP0064

TOWN AND COUNTRY PLANNING ACT 1990

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

Applicant :

Dr A Charlton
Hesleyside Hall
Bellingham
Hexham
Northumberland
NE48 2LA

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

Erection of one `Shepherd's Hut` (`Roulotte`) to provide tourist accommodation at Hesleyside Hall, Bellingham, Hexham, Northumberland, NE48 2LA.

as described in application reference **14NP0064** 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

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

Application Form received on the 16th July 2014

Proposed Elevations received on the 2nd July 2014

Design and Access Statement and received on the 2nd July 2014

Location Plan received on the 2nd July 2014

Site Plan received on the 2nd July 2014

Wood sample received on the 5th August 2014

Email from Anna and William Charlton received on the 7th August, regarding material samples and lighting information received on the 7th August 2014

Reason: For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1, 3, 5, 12, 14, 15, 17, 18, 19, 20 and 25 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

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3. The development shall be carried out in full accordance with the wood sample submitted and the wood and roof material samples submitted with 13NP0058, as confirmed in the email of 7th August 2014

Reason: To ensure the use of appropriate materials and to ensure that the development accords with Policies 1, 3, 5, 14, 15, 18 and 20 and of the Northumberland National Park Core Strategy & Development Policies Document and the National Planning Policy Framework.

4. This permission relates to the provision of holiday accommodation. Occupiers of the approved shepherd's hut must occupy it for holiday purposes only. For the avoidance of doubt, this type of Occupier must not be occupying the building as their sole or main place of residence. In order to facilitate the 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 local planning authority upon request, following 24 hours notice.

Reason: To ensure that the development hereby permitted is used for holiday accommodation only and to control the occupancy in accordance with Policies 5 and 10 of the Northumberland National Park Authority Core Strategy and Development Policies Document.

5. No external lighting shall be provided within the application site, without first submitting a lighting scheme to the LPA (to include lighting locations, specifications, beam orientation, hours of operation/motion sensors and luminance levels) and receiving written approval from the local planning authority in respect of the lighting scheme.

Reason: To ensure that any lighting included as part of this development does not negatively impact upon the special qualities of the National Park, particularly the tranquillity of the National Park and for the development to accord with Policies 1, 3 and 19 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

6. Should the roulotte become permanently disused for a period exceeding twelve months, it shall be removed from the site.

Reason: To prevent an adverse impact upon the landscape and visual amenity in accordance with Policies 1, 3 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document.



Dated this: **5 September 2014**

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.