

DELEGATED DECISION REPORT

Application Reference Number	14NP0065
Description / Site Address	Change of use of stone shed from agricultural use to ancillary domestic use including addition of double doors to West elevation at South Teppermoor Farm, Humshaugh, Hexham
Applicant	Mr A Peel
Agent	-
Expiry date of publicity / consultations	26 August 2014
Last date for decision	12 September 2014

Proposal and Site

This application seeks permission for the insertion of a wooden double door into the western elevation of a small redundant agricultural building at South Teppermoor, which lies just to the east of the main property, at the other side of an access road and public right of way just to the North of Hadrian's Wall, within the World Heritage Site. The application also seeks to change the use of the building to a domestic use, also incorporating a very small area to the north of the building, to allow for access to an existing side doorway.

Planning Policy

Northumberland National Park Local Development Framework Core Strategy and Development Policies (CSDP)

- Policy 1 Delivering Sustainable Development
- Policy 3 General Development Principles
- Policy 17 Biodiversity and Geodiversity
- Policy 18 Cultural Heritage

Supplementary Planning Guidance

Building Design Guide Supplementary Planning Document

Relevant Planning History

Nil

Consultations/Representations

NNPA Access & Recreation Officer: No objection

There is one public bridleway (Simonburn 8) in the immediate vicinity of the site. This route co-exists with the main vehicular access route to the property and as such, I would envisage that the proposed plans will not impact on the public's means of accessing this route.

The Public Right of Way in the vicinity must be protected throughout. The planned works must have no effect on accessing this route. 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.

English Heritage: No objection

The proposal would not impact directly on archaeological remains.

While, potentially visible within the World Heritage Site (WHS), it would not harm the ability to appreciate Roman military planning and land use and would not harm the setting of the WHS.

NNPA Ecologist: No objection.

NNPA Landscape Officer: No objection.

NCC Building Control: Building regulations approval not required for this use.

No comments were received from NCC Development Management, NNPA Historic Environment Officer and Simonburn PC.

Neighbour notifications were sent out and a notice was placed at the site. No comments were received from the general public.

Assessment

The key material planning considerations are:

- Principle of the development;
- Impact on the Hadrian's Wall World Heritage Site;
- General design principles;
- Ecological impacts;

Principle of Development

The National Planning Policy Framework is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve the special qualities of the National Park, make efficient use of land, materials and infrastructure and demonstrate high quality design and sustainable construction. The efficient re-use of a redundant existing building with sympathetic alterations. The proposed development meets the criteria set out in Policy 1 and NPPF.

General Development Principles

Policy 3 sets out general development principles and seeks to ensure that materials are appropriate to the site and setting and that development is sympathetic to existing buildings. The character of the existing building will remain unaffected by the development, with the

use of wooden doors below a stone lintel providing a sensitive and attractive design, with an appropriate finish (to be confirmed) having a positive impact on the character of the building. The new use will also reduce the potential of the building falling into disrepair.

The development is therefore considered to accord with the criteria set out in Policy 3 of the Local Development Framework and guidance set out in the Building Design Guide SPD.

The proposal would not impact on the public right of way and an informative note is included to advise of the importance of keeping this clear during the development phase.

Biodiversity

Given the scale of the development and considering Natural England's standing advice and discussions with NNPA's Ecologist, it was considered that ecological surveys would not have been proportionate on this scheme, due to the minor nature of the development and the likelihood that protect species would not be affected.

The provisions of The Conservation of Habitats and Species Regulations 2010 have been considered and it is considered that a Habitats Directive Assessment is not necessary in this instance, as there would be no significant impact on any ecological site of European importance.

Impact on Cultural Heritage

English Heritage have confirmed that the development will not impact upon the setting or historical understanding of the World Heritage Site and that no archaeological remains will be affected.

Landscape/Tranquility

The development would not impact upon the landscape character of the park. No new external lighting is proposed, although this could be included on the existing building outside of planning control in any event. The proposal would not impact upon tranquility.

Climate Change, Renewable Energy and Energy Efficiency

Policy 25 requires proposals to demonstrate high energy efficiency and energy generation utilising at least 10% of energy from renewable energy in conversions. As the energy requirements are likely to be nil, no renewable energy requirement is necessary in this case.

Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Conclusion, Recommendation & Conditions

Taking all of the above into account, including development plan policies and other material planning considerations including the NPPF, it is recommended that the local planning authority grant permission for application reference 14NP0065 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 91 (as amended) of the Town and Country Planning Act 1990 and 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 on 23rd June 2014

Block Plan 1:750 received on 18th July 2014

Location Plan 1:2500 received on 18th July 2014

Western Elevation Plan Drawing No 001 Rev P1 received on 23rd June 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, 17 and 18, of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

3. The doors hereby approved shall be finished in accordance with the external timber treatments detailed in the email of 8th August 2014.

Reason: To ensure the use of appropriate finishes in the interests of good design and visual amenity and to ensure that the development accords with Policy 3 of the Northumberland National Park Core Strategy & Development Policies Document and the National Planning Policy Framework.

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 Northumberland National Park's 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 planning application.

2. This consent 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.

3. There is one public bridleway (Simonburn 8) in the immediate vicinity of the site. This route co-exists with the main vehicular access route to the property. This Public Right of Way must be protected throughout. The planned works must have no effect on accessing this route. 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.

	Signature	Date
Planning Officer		
Head of Development Management		

I hereby certify that the proposal may be determined by the Chief Executive or the Head of Planning or relevant Director under the current Delegation Scheme. I can confirm that planning permission should be granted under delegated powers, as outlined in the recommendation above.

	Signature	Date
National Park Officer		