

DELEGATED DECISION REPORT

Application Reference Number	14NP0067
Description / Site Address	Variation of Condition No 2 of Planning Permission 14NP0007 in respect of new single storey building located to the north west of the existing house to accommodate a new biomass heating plant to provide heat and hot water for the existing and new buildings, with associated ancillary accommodation, office space and storage at Whitefield Hall, Hepple, Morpeth, Northumberland, NE65 7LN.
Applicant	Lady Lucy Riddell
Agent	Spence and Dower LLP Architects
Expiry date of publicity / consultations	20 th August 2014
Last date for decision	12 September 2014

Planning Policy

National Planning Policy Framework

Northumberland National Park Core Strategy and Development Policies Document

Policy 1: Delivering Sustainable Development

Policy 3: General Development Principles

Assessment

This application seeks the variation of condition no 2 of planning permission 14NP007 which gave approval for the construction of a new single storey building accommodating a new biomass and heating plant with ancillary storage and office accommodation at Hepple Whitefield hall.

This proposal seeks a variation of condition 2, which details the plans approved under planning reference 14NP0007.

This application seeks the installation of a flue to the western elevation of the boiler house building, a structure that was missing from the previous application. Also included is the inclusion of 2no air vents to this elevation in the form of high level grill intended to vent the hopper and plant rooms for the building.

All other issues excluding the design of the building, were considered and deemed to be acceptable under planning application approved reference 14NP0007.

Relevant Planning History

14NP0007: New single Storey building located to the northwest of the existing house to accommodate a new biomass heating plant to provide heat and hot water for the existing and new buildings, with associated ancillary accommodation, office space and storage at Whitfield Hall, Hepple, Morpeth, Northumberland, NE65 7LN.

Approved 24th March 2014.

Consultations/Representation

Parish Council: No Comment

NCC Building Control: No Comment

Assessment

This application seeks a variation of condition 2 of planning reference 14NP0007.

The changes to the scheme involve the installation of a boiler flue and two high level vents to the western elevation of the building. Such changes to the approved drawing raise no new issues of detriment to the design of the building due to the small nature of change. The styling and design of the building is not affected by the installation of vents and the flue and good quality design is maintained with this submission.

The proposals do not present any new issues of detriment to the amenity of neighbouring properties, due to the remote location of the proposal building

The proposed revised plan is considered to accord with Policies 1 and 3 of the Northumberland National Park Local Development Framework.

RECOMMENDATION

To Grant the variation to condition 2 of Planning Permission ref 14NOP0007 subject to the following conditions:-

1. Duration of Consent: 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. Approved plans and drawings: The development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans:-

'Proposed plans , sections and elevations' dated Nov 2013 received on the 18th of July 2014 Drawing reference M442/04 Rev AA.

'Proposed site plan' Drawing number M442/03 received on the 22nd January 2014. submitted under planning reference 14NP007

'Arboricultural method Statement' AMS TPP-A' Received on the 22nd January 2014. Submitted under planning reference 14NP0007

3. The building(s) shall be constructed with the external walls of natural stone, the roofs of natural slate, and windows of timber

Reason: In the interests of the appearance of the area.

4. The external lighting scheme to the development, shall be carried out and maintained in accordance with the plans approved under discharge of condition reference 14NP0054.

Reason: In the interests of landscape amenity of the site and to ensure accordance with Policy 20 of the Northumberland National Park Core Strategy and Development Policies Document.

5. The protective fencing to be erected to protect the existing trees surrounding the development during the construction phase, shall be carried out in accordance with the details approved under discharge of condition reference 14NP0054 and shall remain in place until the completion of construction.

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. Northumberland National Park Authority has demonstrated a commitment to communicate, negotiate and resolve problems throughout the application process.

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 a public footpath (Hepple 13) adjacent in the immediate vicinity of the site. The planned works must have no effect 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 these paths without the necessary legal diversion or closure order having been made.

	Signature	Date
Planning Officer		

I hereby certify that the proposal concerning the details of Condition 3 of the application may be determined by the Chief Executive or the Head of Planning or relevant Director under the current Delegation Scheme, and is hereby **Fully discharged**,

	Signature	Date
Interim Manager: Development Management		
Chief Executive		