

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	14NP0068
<b>Description / Site Address</b>	Advertisement Consent in respect of one sign at the Twice Brewed Inn, Military Road, Bardon Mill, Hexham, Northumberland, NE47 7AN
<b>Applicant</b>	Hadrian's Wall Trust
<b>Agent</b>	Redman Partnership LLP
<b>Expiry date of publicity / consultations</b>	16 <sup>th</sup> September 2014
<b>Last date for decision</b>	22 <sup>nd</sup> September 2014

### **Planning Policy**

#### **National Planning Policy Framework**

*Chapter 7: Requiring Good Design*

#### **Northumberland National Park Core Strategy and Development Policies Document**

*Policy 1: Delivering Sustainable Development*

*Policy 3: General Development Principles*

### **Relevant Planning History**

N/A

### **Consultations/Representation**

Parish Council: No comments received

Highways Authority: No objection

## **Assessment**

This application seeks Advertisement Consent for the erection of one information sign at the Twice Brewed Inn, adjacent to the Military road at Bardon Mill. .

The application property is a public house with origins dating back to the 18<sup>th</sup> century and has been comprehensively altered and extended since that time.

The building is now rendered and painted white with stone quoins under a slate roof.

The proposed information sign gives information on Hadrian's wall on behalf of the Hadrian's Wall Trust. The sign measures 0.59 m high x 0.84 m and 20 mms deep. The sign would be of a polyester hard-wearing surface with a acrylic composite boarding.



*Proposed location of the new sign*



*Northern elevation of the Public House, with the location of the new sign proposed located to the left of the public bar window on the left hand side of the porch.*

In assessing the application, the issues for consideration are:

- *Principle of Development*
- *General Development Principles*
- *Impact on Landscape*
- *Energy and Energy Efficiency*

#### *Principle of Development*

The development plan is the statutory starting point for decision making. However the NPPF is a material planning consideration and the proposed development must also be assessed against policies within it.

Chapter 14 of the NPPF states that a presumption in favour of sustainable development is at the heart of decision taking. Therefore, development proposals that accord with the development plan should be approved without delay.

In addition Chapter 67 of the NPPF sets out national policy in relation to advertisements. It states that poorly placed advertisements can have a negative

impact on the appearance of the built and natural environment, but adds that only advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Chapter 11 of the NPPF sets out the Government's approach to conservation and enhancement of the natural environment and states that great weight should be given to conserving the landscape and scenic beauty in National Parks. The Authority's core strategy policies are considered to be in line with this chapter.

The Local Development framework sets out specific criteria in establishing the appropriateness of development, including establishing the development principle.

Policy 16 of the Local development framework states that the national park will support applications for advertisements where their scale size, proportions, design, position, number and materials do not detract from the character and appearance of the host building or site. In the instance of the proposed, the sign is to be located on the north elevation of the public house adjacent to an existing extraction duct and a window. The sign would be one of three signs on this elevation, which cumulatively do not present an instance of visual clutter to this area of the building and would not appear as an incongruous feature on the northern elevation. Subject to the proposal concurring with other relative policies in the Local Development Framework the proposal is considered to accord with Policy 16.

### *Highway Safety*

Policy 3 of the Local Development seeks to ensure that proposals should not have detrimental effects on highway safety. There is no clear evidence to suggest that the sign would create any issues of detriment to highway safety and no objections have been raised by the Highway Authority. Consequently it is considered that the proposed sign accords with this part of Policy 3 of the Local Development Framework.

### **Conclusion**

The National Park has a policy to supporting appropriate signage where they do not affect amenity or the park's special qualities. The proposed information sign would not represent a visually detrimental addition to the front elevation of the public house and would not compromise highway safety. The proposed sign is therefore considered to accord with the relevant chapters in the National Planning Policy Framework and with Policies 1 and 3 of the Northumberland National Park Core Strategy and Development Policies Document.

## **Recommendation**

It is recommended that Advertisement consent is granted subject to the following conditions and reasons listed below:

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 14th of July 2014:

- Drawing no: 12.363.19
- Drawing no: 12.363.20

Reason: for the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1 and 3 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 7 of the Bat Risk Assessment received on the 18<sup>th</sup> of July 2014

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

4. Any advertisement displayed, and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
6. Where an advertisement is required under these regulations is to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
7. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
8. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation or, any road sign, railway signal or aid to navigation by water or air, or as to otherwise to render hazardous the use of any highway, railway, water way or aerodrome (civil or military).

Reason: As required to be imposed by Regulation 14 of the Town and Country planning (Control of Advertisements) regulations 2007.

9. The signage hereby approved shall not be illuminated between the hours of 00.00 and 06.00.

Reason: To preserve the tranquility of the National Park and for the proposal to accord with Policies 1 and 3 of the Northumberland National Park Core Strategy and development Policies Document and the National Planning Policy Framework.

### **Informatives**

1. This application of Advertisement Consent 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 development, irrespective of the degree of variation, will constitute unauthorized 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 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 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 approved prior to the commencement 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 unauthorized and you may be liable to enforcement action.

(b) In addition if a condition precedent is breached, the development is unauthorized 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.

	Signature	Date
<b>Planning Officer</b>		

I hereby certify that 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 **Approved**,

	Signature	Date
<b>Interim Manager: Development Management</b>		
<b>Chief Executive</b>		