



Reference No. 14NP0084

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Mr M Rathbone
Architectural Services
5 Church Hill
Chatton
Alnwick
Northumberland
NE66 5PY

Applicant :

Mr A Batchelor
Holystone Grange Cottages,
Holystone
Morpeth
Northumberland
NE65 7AN

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

Proposed new single-storey rear extension to replace the existing and to provide accommodation for a kitchen and open plan dining area along with a separate utility at Holystone Grange Cottages, Holystone, Morpeth, Northumberland, NE65 7AN.

as described in application reference **14NP0084** and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby permitted shall be begun either 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 24th July 2014
Design and Access Statement received on 24th July 2014
Sustainability, Design and Access Statement received on 24th July 2014
Location Plan 1:1250 received on 18th August 2014
Bat and Barn Owl Report – Summer 2014 received on 23rd September 2014
Existing Plans and Elevations Dwg. No 47/14 Sheet 1 received on 24th July 2014
Initial Proposals Dwg. No 47/14 Sheet 2 received on 24th July 2014
Bat Mitigation No 47/14 Sheet 6 received on 23rd September 2014

Reason: For the avoidance of doubt and to ensure that the development conforms with Policies 1, 3, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework

3. The development shall be constructed in full accordance with the following materials:
- Natural stone to match the stone used on the existing, as specified on the approved plans
 - Roof tiles to match those used on the existing property in colour and texture to, as specified on the approved plans
 - Grey pigmented fibreglass as specified in the Design and Access Statement
 - White UPVC window frames to match the colour, design and thickness of those used on the main property and as specified on the approved plans
 - Clay ridge caps to match the colour of those on the main dwelling
 - Black cast iron rainwater goods to match those on the existing property, as specified on the approved plans



4. The development hereby approved shall be carried out in strict accordance with the mitigation requirements set out in section 2 of the Bat and Barn Owl Report – Summer 2014 received on 23rd September 2014 and the Bat Mitigation No 47/14 Sheet 6 plan received on 23rd September 2014

In particular, attention is drawn to the need to undertake development in accordance with the requirements in respect of:

- Timing restrictions to avoid the bat hibernation period;
- Ensuring contractors have access to the method statement methodology for pointing;
- Repairs to the roof;
- Retention of access crevices and access points as shown in the report and on the Bat Mitigation No 47/14 Sheet 6 plan

Reason: To ensure the development poses no risk to roosting bats (or other 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.

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 NNPA Development Management 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.

**Positive and Proactive Planning Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies in the National Planning Policy Framework and the Northumberland National Park Core Strategy and Development Policies Document. As a result, the Local Planning Authority has been able to grant permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **13 November 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.