

Reference No. 13NP0101

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

Agent :

George F White
6 Market Street
Alnwick
Northumberland
NE66 1TL

Applicant :

Mr & Mrs B Oliver
c/o agent

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

Change of use of redundant United Reformed Church to a residential dwelling for holiday accommodation purposes & listed building consent for internal works including the insertion of one door, removal of memorial plaques, removal of internal panelling at Birdhopecraig United Reformed Church, Rochester, Newcastle upon Tyne, NE19 1TD.

as described in application reference **13NP0101** 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 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 28th October 2013
 - Location Plan 1:1250 Drawing number 14 (5478/06) received on 28th October 2013
 - Block Plan 1:500 Drawing number B. Plan (5478/06) received on 28th October 2013
 - Section Plan Drawing number 11 (A3) (5478/06) received on 28th October 2013
 - Historic Building Study February 2007 received on 28th October 2013
 - The Pulpit December 2012 by Peter F Ryder received on 28th October 2013
 - Letter from Edward Bird Associates dated 9th July 2013 received on 28th October 2013
 - Planning Statement (BOL 01v11) received on 28th October 2013
 - Existing Plans, Elevations and Perspectives Drawing number 01 (A1) (5478/06) received on 28th October 2013
 - Proposed Plans, Elevations and Perspectives Drawing number 06 (A1) (5478/06) received on 28th October 2013
 - Sustainability Statement (BOL 02v2) received on 28th October 2013
 - Bat and Barn Owl Survey received on 28th October 2013
 - Non Mains Drainage Information received on 28th October 2013
 - Flood Risk Assessment April 2007 received on 28th October 2013

Reason: For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1, 3 and 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the National Planning Policy Framework.

3. Prior to the commencement of development, details of a mortar mix and method of application for repointing shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure works are carried out in a manner consistent with the character of the building and to ensure the proposals accord with Policies 3 and 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the National Planning Policy Framework.



4. Prior to the commencement of development, samples of stone shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure works are carried out in a manner consistent with the character of the building and to ensure the proposals accord with Policies 3 and 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the National Planning Policy Framework.

5. Prior to the commencement of development, details of slate vents shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure works are carried out in a manner consistent with the character of the building and to ensure the proposals accord with Policies 3 and 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the National Planning Policy Framework.

6. Prior to the commencement of development, details of extract fans and flues shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure works are carried out in a manner consistent with the character of the building and to ensure the proposals accord with Policies 3 and 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the National Planning Policy Framework.

7. Prior to the commencement of development, details of the new external door to the rear (North) of the building, to match the front door shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure works are carried out in a manner consistent with the character of the building and to ensure the proposals accord with Policies 3 and 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the National Planning Policy Framework.

8. The dwelling hereby permitted shall only be used for short term holiday letting purposes and not as a person's sole or main place of residence, or second or private holiday home. The dwelling shall not be occupied by an individual, family or group for a period exceeding 8 weeks in any 3 month period unless otherwise agreed in writing by the Local Planning Authority. The dwelling is at no time be used for the purposes of private residential accommodation. A register shall be maintained and kept up-to-date listing the names of all occupants and their main home address, which shall be made available to the Local Planning Authority at all times.

Reason: For the avoidance of doubt, to ensure that the property is used for holiday accommodation only and to prevent permanent residential use in a location where this would not otherwise be in accordance with adopted planning policies, including Policies 7 and 10 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.

9. Prior to the commencement of the development hereby approved, precise details of the renewable energy measures for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in Annex 2 of the National Planning Policy Framework) shall be submitted to, and formally approved in writing by, the Local Planning Authority. The information submitted must establish accurate details of the predicted energy requirements for each unit and demonstrate how the proposed renewable energy measures will achieve an offset of at least 10% of the development's energy needs.

Reason: To ensure that appropriate renewable energy and/or low carbon energy measures are included to achieve an offset at least 10% of the development's energy needs and to ensure an appropriate form of sustainable development according with Policy 1 and Policy 25 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.

10. Prior to commencement of the development hereby approved, provision shall be made for a temporary storage area off the highway to accommodate the storage of materials during the development of the site in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To avoid obstruction of the adjacent highways by construction materials, in the interests of amenity and highway safety in accordance with Policy 3 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.



11. The area allocated for parking on the submitted plan shall be properly consolidated, surfaced and drained before the approved use commences and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway in accordance with Policy 3 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.

12. The dwelling hereby approved shall not be occupied until the new vehicular access to the site has been constructed in accordance with Northumberland County Council standard specifications, in accordance with details which shall first have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To achieve access to and from the site in a manner so as not cause significant danger and inconvenience to other road users in accordance with Policy 3 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.

13. The dwelling hereby approved shall not be occupied until provision is made within the site for the disposal of surface water so as to prevent its discharge onto the highway in accordance with a scheme of details of which shall first have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To reduce the risk of flooding and to prevent damage to the highway in accordance with Policy 3 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.

14. The development shall be carried out in strict accordance with the mitigation measures and method statement set out in the E3 Ecology Ltd Bat and Barn Owl Survey received on 28th October 2013.

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

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 consent 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 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. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com



4. The Highway Authority advises that the applicant that they will be required to enter into a Section 184 Agreement of the Highways Act 1980 with Northumberland County Council Highways Department prior to commencing work on the vehicular access.

Positive and Proactive Planning Statement

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

Dated this: **23 December 2013**

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.