



Reference No. 14NP0025LBC

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Agent :

Spence & Dower
Column Yard
Cambo
Morpeth
Northumberland
NE61 4AY

Applicant :

Spence & Dower LLP
Column Yard
Cambo
Morpeth
Northumberland
NE61 4AY

Under the above Act, Northumberland National Park Authority hereby grants Listed Building Consent for:

Listed Building Consent in respect of removal of mid & late C20th internal and external additions, restoration of C18th & C19th features and replacement of existing rooflights with larger size. at The Bacchus, Elsdon, Newcastle upon Tyne, NE19 1AA.

as described in application reference **14NP0025LBC** 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.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans.

- Drawing No: M500/104 (Rev B) received on the 8th of April 2014;
- Drawing No: M500/102 (Rev B) received on the 8th of April 2014;

Reason: To relate the permission to the correct plans.

3. Prior to the commencement of the development hereby approved, a methodology statement outlining the method of how the internal partitions will be achieved and subsequently made good, shall be submitted to and approved in writing by the Local planning Authority. The works proposed shall be carried out in strict accordance with the methodology approved and the approved plans.

Reason: To ensure the protection of the Listed Building in accordance with Policy 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies.

4. Prior to its installation, further details of the glass door and method of fixing, shall be submitted to and approved in writing by the Local Planning Authority. The approved door shall be installed and maintained in strict accordance with the approved details.

Reason: To ensure the protection of the Listed Building in accordance with Policy 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies document.

5. Prior to the installation of the railings to the rear of the building, further details of the railings shall be submitted to and approved in writing by the Local Planning Authority. Further details shall include a cross sectional drawing of the balustrades, handrail and method of fixing. The proposed railings shall be of cast iron and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the Listed Building in accordance with Policy 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies document.

6. The chimney pots to be installed shall match as closely as possible the existing chimney pots to the building, and shall be maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the Listed Building in accordance with Policy 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies document.



Dated this: **25 April 2014**

National Park Officer

NOTE: Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted and/or failure to comply with any conditions attached to this permission may constitute a contravention of the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990 in respect of which enforcement action might be taken. Your attention is drawn to the notes attached. Failure to discharge any outstanding conditions means that this Listed Building Consent has not been implemented and any works are unauthorised.

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.