



Reference No. 14NP0085

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Mr M Rathbone
Architectural & Surveying
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 conversion of redundant kennels to form bed sit holiday accomodation at Holystone Grange Cottages, Holystone, Morpeth, Northumberland, NE65 7AN.

as described in application reference **14NP0085** 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 15th August 2014
Design and Access Statement received on 15th August 2014
Sustainability, Design and Access Statement received on 15th August 2014
Location Plan 1:1250 received on 15th August 2014
Kennel Building Structural Survey received on 23rd September 2014
Renewable energy and insulation information contained within 'Holystone Cottages – Proposed Kennel conversion to form Holiday Accommodation (Policy 25 of the Northumberland National Park Core Strategy & Development Policies Document)' received on 23rd September 2014
Site Plan 1:250 @A1 Dwg. No 47/14 Sheet 5 received on 15th August 2014
Proposed Plans & Elevations & Site Dwg. No 47/14 Sheet 4 received on 23rd September 2014
Existing Plans & Elevations Dwg. No 47/14 Sheet 3 received on 15th August 2014

Reason: For the avoidance of doubt and to ensure that the development conforms with Policies 1, 3, 7, 14, 15, 17, 18, 19, 20 and 25 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 building, as specified on the approved plans
 - Lime based mortar pointing as specified on the approved plans
 - Roof tiles to match those used on the existing building in colour and texture to, as specified on the approved plans
 - Timber cladding to south elevation as specified on the approved plans
 - White UPVC window frames to match the colour, design and thickness of those specified on the approved plans
 - Clay ridge caps to match the colour of those used on the existing main building
 - Black flue and vent pipe, as specified on the approved plans



4. Prior to the fixing of any external lighting within the site, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the holiday let, unless removed entirely.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of the National Park through excessive light pollution, in accordance with Policies 1 and 19 of the Core Strategy and the NPPF.

5. The area allocated for parking and manoeuvring on the submitted plan shall not be used other than for the parking and manoeuvring of vehicles in connection with the development hereby permitted.

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

6. The holiday let hereby approved shall be occupied for holiday purposes only, shall not be occupied as a person's sole or main place of residence and the operators shall maintain an up-to-date register of the names of all occupiers of the holiday let hereby approved and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

Reason: To prevent a permanent and unrestricted residential use in a location where this would not otherwise be in accordance with adopted planning policies, namely Policies 7 and 10 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document

7. The renewable energy measures and insulation measures specified in the 'Holystone Cottages – Proposed Kennel conversion to form Holiday Accommodation (Policy 25 of the Northumberland National Park Core Strategy & Development Policies Document)' statement shall be implemented prior to the first use of the building and retained thereafter for the lifetime of the development.

Reason: In order for the development to provide a development incorporating adequate renewable energy technologies and energy efficiency measures, in accordance with Policy 25 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 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.

3. Surface Water Disposal

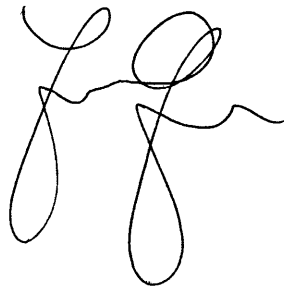
The Environment Agency recommend visiting the following website for standing advice regarding general surface water drainage issues.

<http://www.environment-agency.gov.uk/research/planning/82584.aspx>

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: **14 November 2014**

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

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.