

DELEGATED DECISION REPORT

Application Reference Number	14NP0076
Description / Site Address	Installation of flue to serve biomass pellet boiler within agricultural storage shed at High Shield, Bardon Mill, Hexham, Northumberland, NE47 7AJ.
Applicant	Mr. M West
Agent	Mr. M West
Expiry date of publicity / consultations	23 rd September 2014
Last date for decision	24 th October 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

Policy 17: Biodiversity and Geodiversity

Policy 18: Cultural Heritage

Policy 20: Landscape

Policy 25: Renewable Energy and Energy Efficiency

Relevant Planning History

N/A

Consultations/Representation

Parish Council: No comments received

NNPA Landscape and Forestry Officer: No objection

NNPA Ecologist: No comments

NNPA Access and Recreation Officer: no objection provided the Public Right of Way is protected.

NNPA Historic Environment Officer: No comment received

NCC Public Protection: No objection

English Heritage: No objection

Carlisle Airport: No objection

Assessment

This application seeks the construction of a flue to serve a biomass boiler at High Shield, Bardon Mill. The proposed flue measures 2 metres in height and protrudes one metre above the ridge height of the existing building. The proposed flue would be painted black.

The property consists of a detached stone house under a slate roof built in the early 1990s of traditional architectural style. The house is located to the south of the Military road within its own substantial grounds with a substantial storage shed to the western end of the site. It is within this storage shed that the proposed flue is to be located (towards the eastern gable fronting the house).

The existing shed is a steel portal framed building with a concrete block dwarf wall and timber cladding to the upper parts of the elevations. The roofing materials consists of ridge profiled tin sheeting. The proposal would not alter the materials on the existing building.

This proposal requires planning permission as the flue serves the domestic dwelling and is proposed to be located on the agricultural shed to the west, connected by a subterranean pipe.



Existing agricultural shed. The flue the subject of this application is proposed to be installed on the right hand end of the shed roof close to the corner of the building near eaves height.

In assessing the application, the issues for consideration are:

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

Principle of Development

The National Planning Policy Framework is clear that a presumption in favour of sustainable development is at the heart of decision making. Policy 1 of the NNPA Core Strategy Local Development Framework seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park and demonstrate high quality design and sustainable construction. The proposal will not have an adverse impact on the National Park's special qualities due to the small scale nature of the development within the context of the grouping of the buildings at the site and no wider landscape aspects are envisaged. The proposed extension makes efficient use of land at the site and therefore it is considered that the

proposed development meets the criteria set out in Policy 1 and therefore the principle of development is established.

General Development Principles

Policy 3 requires demonstration of sustainable design and construction. The proposed development makes efficient use of the land associated with the property and the design of the proposal does not detract from the character and styling of the existing building.

The proposed flue would not appear as an obtrusive addition to the storage shed roof with a black painted finish ensuring the flue would be as simply styled as possible.

The location of the proposed flue is to the eastern end of the storage shed facing the western gable of the house. This location means it is situated away from the neighbouring property to the west (approximately 50 metres) and therefore would not present any issues of detriment to neighbour amenity.

In consideration of the points outlined above, it is considered that the proposed extension accords with Policy 3 of the Local Development Framework.

Impact on Cultural Environment

Policy 18 of the LDF seeks to ensure the protection of the cultural environment is maintained through the management of development. In the instance of this application, the property is located adjacent to the Hadrian's Wall World Heritage site. The application has been assessed by English Heritage who have raised no objection to the proposal. It is considered that the proposal does not compromise or harm the setting of the World Heritage Site. Consequently the proposal is considered to accord with Policy 18 of the Local Development Framework.

Impact on Landscape

The application property is located within its own substantial grounds just south of the Military road, with nearest public receptor sites being located 140 metres to the north (Military Road) and Henshaw public footpath no 46 lying 65 metres to the east.

Policy 20 of the Local Development Framework seeks to ensure that the character of the landscape of the national park is preserved through the implementation of development. Due to the size of the proposed flue, its location within the existing group of buildings and the existing mature tree screening to the site, it is not considered that the proposal would have an adverse effect on the character of the landscape. It is considered that the proposal accords with Policy 20 of the Local Development Framework.

The proposal is therefore considered to accord with Policy 20 of the Local Development Framework.

Energy Efficiency and Renewables

Policy 25 of the Local Development Framework seeks to ensure that proposals provide at least 10% of embedded renewable energy in operation. The proposed flue would replace an existing oil-burning system in operation at the site and would represent an improvement in providing a renewable energy-derived heating system for the house. It is therefore considered that, as the flue would enable renewable to be used at the site, the proposal would accord with Policy 25 of the Local Development Framework.

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.

Recommendation and Conditions

Grant planning permission 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 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 29th August of 2014:
 - Block plan 1:200, High Shield, NE47 7AJ
 - Existing elevation of High Shield Barn with proposed flue 1:100

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 flue hereby approved shall be coloured black and shall be maintained as such in perpetuity.

Reason: in the interests of the appearance of the development and to ensure the development accords with Policy 3 of the Northumberland National Park Core Strategy and Development Policies Document.

Informatives

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 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 Planning Application 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
Planning Officer		

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
Interim Manager: Development Management		
Chief Executive		