



Reference No. 14NP0039LBC

**PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

**Agent :**

Kevin Doonan Architect Ltd  
16 Hallstile Bank  
Hexham  
Northumberland  
NE46 3PQ

**Applicant :**

Mr & Mrs Monroe  
Greystead Rectory  
Greystead  
Bellingham  
Northumberland  
NE48 1LE

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

**Listed Building Consent in respect of the replacement of an existing casement window with a new sliding sash window, and internal alterations to form one kitchen space at Greystead Rectory, Tarsset, Hexham, Northumberland, NE48 1LE.**

as described in application reference **14NP0039LBC** 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 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 plans and documents:
  - Plan entitled 'Proposed Ground Plan and Southern Elevation', Drawing number **P1 Rev C**, dated March 2014, received on the 28th of April 2014.
  - The methodology elements of the document entitled 'Heritage Statement, Greystead Rectory, Northumberland', dated March 2014, received on the 28th of April 2014.

**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 Core Strategy and Development Policies Document and the National Planning Policy Framework.

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3. Prior to the commencement of development, samples of dressed stone for the kitchen window cill in the southern elevation and a sample of mortar for use on the building shall be submitted to and approved in writing by the local planning authority. The stone sample submitted shall be accompanied by details of the provenance of the stone to be used and details of confirmation of the availability of the stone to be used.

**Reason:** To ensure the character of the Listed building is retained, to prevent damage to the ashlar stonework on this elevation through water damage and freeze-thaw action, to ensure the correct amount of the stone approved by submitted sample can be obtained to carry out the development hereby approved and to ensure that the works conform with Policies 1, 3 and 18 of the Northumberland National Park Authority Core Strategy and Development Policies Document and the National Planning Policy Framework.

4. Prior to the installation of the window to the southern elevation hereby approved, details of the window shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include an elevation and plan at a scale of 1:50, a cross section of the glazing bars to the window frame and details of the depth of the reveal of the window frame from the front face of the wall. The window shall be installed in accordance with the details approved and shall be maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the character of the Listed Building and to ensure the proposal accords with Policy 18 of the Northumberland National Park Core Strategy and Development Policies Document and the National Planning Policy Framework.

5. The sash window to the front elevation hereby approved, shall be of timber construction and will be retained as such in perpetuity.

**Reason:** In the interests of the character of the Listed Building and to ensure the proposal accords with Policy 18 of the Northumberland National Park Core Strategy and Development Policies Document and the National Planning Policy Framework.



6. Prior to the removal of the wall between the kitchen and scullery the subject of this consent, a photographic record of the wall and a corresponding plan, shall be submitted to the Local Planning Authority for archive purposes.

**Reason:** To record the previous arrangement of the room layout at the property for archive purposes, in accordance with Policy 18 of the Northumberland National Park Core Strategy and Development Policies Document.

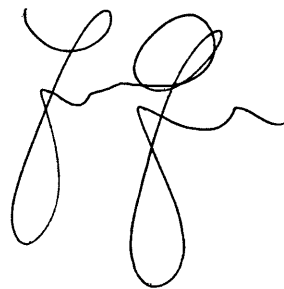
#### **Informative Notes :**

1. This Listed Building Consent 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.

## **Positive and Proactive Planning Statement**

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

Dated this: **18 June 2014**

A handwritten signature in black ink, consisting of several loops and a wavy tail, positioned above the title 'National Park Officer'.

**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](http://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.