

DELEGATED DECISION REPORT

Application Reference Number	14NP0099
Description / Site Address	Variation of condition no. 2 of planning permission 14NP0007 in respect of new single storey building located to the North West of the existing house to accommodate a new biomass heating plant to provide heat and hot water for the existing and new buildings, with associated ancillary accommodation, office space and storage at Whitefield Hall, Hepple, Morpeth, Northumberland, NE65 7LN
Consultation Expiry	12 January 2015
Last date for decision	22 January 2015

Details of Proposal

This application seeks the variation of condition no 2 of planning permission 14NP0007, which details the plans approved for the construction of a new single storey building accommodating a new biomass and heating plant with ancillary storage and office accommodation.

The proposal seeks to change the approved design of the building, changing the 45 degree roof pitch, approved under application reference 14NP0099, to a 37.5 degree roof pitch.

The plans also include a flue, which was added to the proposal as part of variation of condition application 14NP0067. The changes would not alter any other aspect of the proposal.



The principles of the development and other material planning considerations were considered and should not be revisited here.

Planning Policy

- *NNPA Core Strategy and Development Policies Document (Core Strategy)*

Policies 1 & 3

- *NNPA Building Design Guide SPD*
- *NNPA Landscape SPD*
- *National Planning Policy Framework*

Relevant Planning History:

14NP0007 – New single Storey building – Approved with conditions

14NP0054 – Discharge of conditions 4 and 5 of 14NP0007 - Approved

14NP0067 – Variation of condition 2 of 14NP0007 – Approved

14NP0048 (The Old Coach House at Whitefield Hall) – change of use to micro-distillery, including installation of plant and machinery and extension to building – Approved with conditions

Summary of Consultations/Representations

Hepple Parish Council: Supports the application.

NCC Building Control: No comments received.

Site Notice/Neighbour Consultations: No representations were received in response to neighbour notifications.



Site of Proposed Development (left of shot) looking west

Assessment

The key material planning considerations are design considerations and the impact on the visual amenity of the site.



Whitefield Hall (looking west)

The development is located to the front of the main property on the site, Whitefield Hall, a large residential property. The roof pitch of the main property appears similar to the 45 degree roof pitch approved under 14NP0007. There are, however, existing stone outbuildings that have similar roof pitches. The closest outbuilding, to the south of the proposed building, appears to have a similar roof pitch to the one proposed, with the building

further to the south-east having what appears to be a slightly more gradual slope than the one proposed.



View of outbuilding to south-east of the site

The amended building design will still display the design characteristics and principles of the approved proposal and will fit in well with the surrounding buildings on the site. The amended proposal will also slightly reduce the height of the proposal by approximately 0.7 metres, slightly reducing the bulk and massing of the building. Minor amendments are also made to the windows in the south-east elevation, which are considered to be acceptable.

The application is therefore considered to accord with Policies 1 and 3, of the Northumberland National Park Local Development Framework Core Strategy and the NPPF.

RECOMMENDATION

To Grant the variation to condition 2 of Planning Permission ref 14NP0007 subject to the following conditions:-

1. Duration of Consent: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure the development is commenced within a reasonable period of time from the date of this permission.

2. Approved plans and drawings: The development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans:-
 - *'Proposed Plans, Sections and Elevations M442/04 Rev AA Rev AAB'* received on the 18th November 2014
 - *'Proposed site plan'* Drawing number M442/03 received on the 22nd January 2014. submitted under planning reference 14NP007
 - *'Arboricultural method Statement'* AMS TPP-A' Received on the 22nd January 2014. Submitted under planning reference 14NP0007

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 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

3. The building(s) shall be constructed with the external walls of natural stone, the roofs of natural slate, and windows of timber

Reason: In the interests of the appearance of the area.

4. The external lighting scheme to the development shall be carried out and maintained in accordance with the plans approved under discharge of condition reference 14NP0054.

Reason: In the interests of landscape amenity of the site and to ensure accordance with Policy 20 of the Northumberland National Park Core Strategy and Development Policies Document.

5. The protective fencing to be erected to protect the existing trees surrounding the development during the construction phase, shall be carried out in accordance with the details approved under discharge of condition reference 14NP0054 and shall remain in place until the completion of construction.

Reason: In the interests of the appearance of the area and to protect the trees to be retained on site as in accordance with Policy 17 of the Northumberland National Park 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 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 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. There is a public footpath (Hepple 13) adjacent in the immediate vicinity of the site. The planned works must have no effect accessing this route. . No action should be undertaken to

disturb the surface of the path, obstruct the path or in any way prevent or deter public use of these paths without the necessary legal diversion or closure order having been made.

	Signature	Date
Planning Officer		
Head of Development Management OR National Park Officer		