

DELEGATED DECISION REPORT

Application Reference Number	14NP0101
Description / Site Address	Installation of 2 No. external flues and engineering works to serve biomass pellet boilers installed within existing storage building at Greenhaugh Hall, Greenhaugh, Hexham, Northumberland, NE48 1PP
Consultation Expiry	8 January 2015
Last date for decision	3 February 2015

Details of Proposal

This application seeks to add two flues to a converted former stable building within the grounds of Greenhaugh Hall, located to the east of the main hall. The proposed flue is around 2.65 metres in height and painted in a dark grey colour.

Planning permission has been granted for the site to be used as a Buddhist retreat. Renewable energy facilities to power 10% of the predicted energy requirements of the development are required by the permission and the boiler and flue are to be installed to achieve this.



Front of stable building (with flues installed)

Planning Policy

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

Policies 1, 2, 3 & 25

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

Relevant Planning History:

14NP0056 - Change of use from single dwelling to Buddhist Retreat Centre (including Place of Worship) – Approved with conditions

Summary of Consultations/Representations

Target Parish Council: No objection

NNPA Ecologist: No objection

NNPA Access/Recreation Officer: No objection

NNPA Landscape/Forestry Officer: No objection

NNPA Historic Environment Officer: No comments received.

Northumbrian Water: No comments to make.

NCC Building Control: No comments received.

NCC Development Management: No comments received.

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

Assessment

The key material planning considerations are design considerations, the impact on the visual amenity of the site and benefits from renewable energy generation.

In terms of renewable energy generation, the biomass boiler that has been incorporated within the site will provide this, giving an estimated 89% carbon emissions savings, according to the Design and Access Statement. This is a positive material consideration in favour of the development. The installation of a flue is essential for a biomass boiler to be able to operate.

The development has already been implemented. On site it was observed that the flue is relatively bulky and projecting well above the ridge of the stables, although well below Greenhaugh Hall itself. The building is located in an area within the grounds of Greenhaugh Hall, close to the main building. The development is well screened from all sides, either by buildings, or large mature trees, which provide substantial cover, even in the winter months.

The development would not be easily visible from outside the site. The use of a dark grey colour also helps soften and reduce the visual impact of the flues.

NNPA's Landscape Officer has noted that there is a significant amount of vegetation that will help screen the proposed development from receptor sites and that there will be no significant effect upon the landscape character or views of this part of the National Park. He has queried whether lighting is proposed as part of this proposal, but it is clear that the application plans and documents do not propose any lighting on the flues that are being installed.

Conclusion

Given the location of the flues within a secluded location within an extensively screened area and the positive renewable energy benefits that are made possible by the development, on balance it is considered that the application is suitable for approval. The application is therefore considered to accord with Policies 1, 2, 3 and 25 of the Northumberland National Park Local Development Framework Core Strategy and the NPPF.

RECOMMENDATION

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

1. The development hereby permitted shall be maintained in accordance with the following approved plans and documents:

- Application Form received on 17th November 2014
- Design and Access Statement received on 17th November 2014
- Elevation Plans received on 9th December 2014
- Location Plan received on 17th November 2014
- Drawing 1 received on 17th November 2014
- Drawing 2 received on 17th November 2014

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 2, 3 and 25 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

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.

	Signature	Date
Planning Officer		
Head of Development Management		
National Park Officer		