

DELEGATED DECISION REPORT

Application Reference Number	14NP0100
Description / Site Address	Approval of details reserved by condition no. 3 of planning permission 13NP0099 in respect of variation of conditions nos. 2 and 3 of planning permission 12NP0114 in respect of construction of new lodge to provide visitor accommodation at Carraw Farm, Humshaugh, Hexham, NE46 4DB.
Applicant	Mr J Dodds
Agent	R & K Wood Planning LLP
Expiry date of publicity / consultations	N/A
Last date for decision	26 January 2015

Description

This application seeks to discharge of condition 3 of planning permission 13NP0099 in respect of variation of conditions no 2 and 3 of Planning Permission 12NP0114 in respect of construction of new lodge to provide visitor accommodation.

Planning Policy

Relevant Policy	Complies	Does not Comply. Comments.
National Planning Policy Framework	✓	
Northumberland National Park Authority Core Strategy and Development Policies Document	✓	
Policy 1	✓	
Policy 3	✓	
Policy 18	✓	
Design Guide SPD	✓	

Relevant Planning History

12NP0114: *Construction of new lodge to provide visitor accommodation*
Approved at Planning Committee 27/03/2014

13NP0099: *Variation of condition nos 2 and 3 of planning permission reference 12NP0114 in respect of the construction of a new lodge to provide visitor accommodation.*
Approved (Delegated Decision) 11/12/2013

14NP0006 Approval of details reserved by conditions 3, 8,9,10 and 11 of 13NP0099
Refused: Condition 3 (Delegated Decision) 13/05/2014
Approved: Conditions 8,9,10 and 11 (Delegated Decision)13/05/2014

14NP0040 Approval of details reserved by condition no. 4 of planning permission 13NP0099 in respect of variation of conditions nos. 2 and 3 of planning permission 12NP0114 in respect of construction of new lodge to provide visitor accommodation.
Approved (Delegated) 3 July 2014

Consultations/Representation

Buildings Conservation Officer: I can confirm the use of natural stone from Ladycross for the paved area around the building is acceptable. The sample I viewed at the NNPA offices with the tumbled (hammer and chisel) edges rather than the straight cut would be more acceptable in the context of the rural setting and would fit well with the tumbled edges of the setts that we have previously agreed to. Therefore, subject to the confirmation from the supplier, I would consider that this material would be in accordance with planning policy and in particular paragraphs 58 and 60 of the NPPF which require good design and that responds to local character and distinctiveness, reflecting local identity in the use of materials.

Assessment

Condition 3: Materials

Hard and Soft Landscaping: No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure (to include all proposed new or altered fences and walls); car parking and drop off area layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g furniture, play equipment, refuse or other storage units, signs etc); proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes supports etc.). All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the development being brought into use.

Reason: To manage the visual impact of the development and to ensure accordance with Policies 3 and 20 of the Northumberland National Park Authority Core Strategy and Development Policies Document (March 2009), and the Landscape Supplementary Planning Document.

Assessment

Paragraph 58 of the National Planning Policy Framework sets out that development should be of a high quality of design and landscaping should be visibly attractive as a result of responding to local character and history to reflect the identity of local surroundings and materials.

The proposed hard surfacing details and samples submitted to discharge this condition are:

- 1) Whinstone chippings, used to surface the extended car parking area, the track to the lodge, the area immediately to the west of the sycamore tree and a path to the staff entrance.
- 2) Thomas Armstrong College Setts in granite to be used to surface an area where cars can drop off and pick up at the entrance door to the lodge
- 3) Ladycross sandstone will be laid to the north and south of the building to create hardstanding areas.

Samples, confirmed to be from Ladycross Quarry have been submitted with the application. The hand cut natural stone sample is considered to be acceptable and would be in accordance with planning policy and in particular paragraphs 58 and 60 of the NPPF which require good design and that responds to local character and distinctiveness, reflecting local identity in the use of materials.

The proposal would not conflict with Policy 18, which seeks to conserve and enhance the Hadrian's Wall World Heritage Site.

RECOMMENDATION

The proposed details submitted with the application, together with the submission of sample of hand cut natural stone confirmed from Ladycross quarry, are acceptable and the following condition will be discharged once the development is completed in accordance with the agreed details:

Condition 3

I hereby certify that the proposal concerning the details may be determined by the Chief Executive or the Head of Development Management under the current Delegation Scheme, and is hereby **approved**,

	Signature	Date
Head of Development Management		
Chief Executive		