

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	15NP0001
<b>Description / Site Address</b>	Non-material amendment following grant of planning permission 14NP0048 in respect of change of use and conversion of redundant estate buildings to micro-distillery and installation of plant and machinery to support this use, including erection of a lean-to storage shed to the East elevation and a chemical store at The Old Coach House, Whitefield Hall, Hepple, Morpeth, Northumberland, NE65 7LN
<b>Consultation Expiry</b>	N/A
<b>Last date for decision</b>	4 February 2015

### Details of Proposal

Consent was granted under reference 14NP0048 for the proposal detailed above. This application seeks to add a 1.2 metre high flue, located to the rear (east facing) elevation of the Coach House at Whitefield Hall. The addition would be a black painted metal flue and is required for the boiler in this part of the building to function.

### Planning Policy

- *NNPA Core Strategy and Development Policies Document (Core Strategy)*
  - Policies 1 & 3
- *NNPA Building Design Guide SPD*
- *National Planning Policy Framework*

### Relevant Planning History:

14NP0048 – Change of use and Conversion of Redundant Estate buildings to Micro-Distillery and installation of plant and machinery to support this use including the erection of a lean-to shed to the east elevation and a chemical store at Whitefield Hall, Hepple, Morpeth, Northumberland, NE65 7LN – Approved with conditions

### Summary of Consultations/Representations

N/A

### Assessment

The principle of the development and all other material planning considerations have already been assessed as part of the original planning application. The only issue to be considered here is whether the changes to the design of the building constitute a non-material

amendment to the approved scheme and whether this design will mean that the proposal remains in accordance with the development plan.

The flue will be located to the rear of the building and would be sensibly located on a very low part of the rear roof slope, ensuring that the top of the flue would be set well below the ridge height, meaning that it would not be visible from the front of the building. The building is well screened by trees to the rear and at the sides. The height and location of the flue would mean that it would not be prominent or easily visible and would result in a change to the design of the building that has negligible impact on its appearance. The design of the building remains acceptable and the change to the proposal is considered to be a non-material amendment.

**Recommendation**

It is recommended that the non-material amendment is granted.

**Proposed Revision Plans:**

Proposed Plans & Elevations, Drawing Number N09, Revision 3 received on 5<sup>th</sup> January 2015

Email from applicant received on 12<sup>th</sup> January 2015 (1656 hours)

**Superseded Plans:**

Existing and Proposed Plans Drawing No1 received on the 19<sup>th</sup> May 2014

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Head of Development Management</b> OR <b>National Park Officer</b>		