



Reference No. 06NP0032

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Agent:

Earle Hall
Abacus House
Meadowfield Industrial Estate
Ponteland
Newcastle upon Tyne
NE20 9SD

Applicant:

D & F Symons
Whickhope
Falstone
Hexham
Northumberland
NE48 1AA

Under the above Act, Northumberland National Park Authority hereby grants planning permission for:

Erection of single storey dwelling (alterations to previously permitted scheme)
Adjacent To St Peters Church Yard, Falstone, Hexham, Northumberland

as described in application reference 06NP0032 and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby permitted must be commenced within 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.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details. (Policy CD1 of the Northumberland National Park Local Plan)
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 (Policy CD1 of the Northumberland National Park Local Plan)
4. Prior to the commencement of any building work on site a sample panel of stonework 2m by 2m shall be constructed on site for the agreement of the Local Planning Authority. All new stonework on the building shall be constructed to match that of the approved panel.
Reason: In the interests of visual amenity (Policy CD1 of the Northumberland National Park Local Plan)

APPLICATION REFERENCE NUMBER : 06NP0032

Page 1 of 4

5. Details of the joinery to be used in the windows and door within the proposed dwelling shall be submitted to and agreed in writing by the Local Planning Authority prior to their construction. The agreed windows and doors shall be used in the development hereby permitted.
Reason: In the interests of visual amenity (Policy CD1 of the Northumberland National Park Local Plan)
6. The stone wall to the north and of the site shall be repaired as necessary and not be removed without the prior consent of the Local Planning Authority. Any additional proposed boundary treatment including gates shall be submitted to and agreed in writing with the Local Planning Authority prior to their installation.
Reason: In the interests of visual amenity (Policy CD1 of the Northumberland National Park Local Plan)
7. The areas allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
Reason: In the interests of amenity and road safety (Policy CD1 of the Northumberland National Park Local Plan)
8. No works associated with this development should commence until the applicant (or their agents or successors in title) has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted by the applicant and agreed in writing with the Local Planning Authority.
Reason: The development is in an area of archaeological sensitive as outlined in the Falstone Historic Village Atlas volume. It may impact upon archaeologically important material (Policy C16 of the Northumberland National Park Local Plan)
9. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development of the description described in Schedule 2 Part 1, Class A, B, C, D, F and Part 2 shall take place without the prior written consent of the Local Planning Authority
Reason: The development is in an area of archaeological sensitivity as outlined in the Falstone Historic Village Atlas volume. It may impact upon archaeologically important material (Policy C16 of the Northumberland National Park Local Plan)



Summary of reasons for the grant of Planning Permission

The site constitutes an infill within the settlement envelope of Falstone and would accord with Joint Structure Plan Policies L1 and S9, and Northumberland National Park Local Plan Policy CD4. The development is on greenfield land, and would constitute development at a density less than 30 dwellings per Hectare. However this development represents an amendment to a previous planning permission (Ref.05/NP/70) granted on 25/01/2006 and the consideration of this proposal in the light of guidance in PPG3: Housing would not be significantly different than that for the development allowed under permission reference 05/NP/70. The proposed development would respect the character of the existing buildings and the area, and would not adversely affect the amenities of any neighbouring properties and as such would comply with Northumberland National Park Local Plan Policy CD1. The proposal would not adversely affect the setting of St Peter's Church, which is a Listed Building, in accordance with Northumberland National Park Local Plan Policy C19. A condition is recommended to make provision for the excavation and recording of any feature of archaeological interest found during construction, in accordance with Northumberland National Park Local Plan Policy C16.

Summary of Development Plan Policies and Proposals Relevant to this Decision

Northumberland National Park Local Plan Policies : CD1
C16

Dated this: 24 August 2006

National Park Officer

Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge any outstanding conditions means that this planning permission 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 may by notice served within six months of the date of this notice, appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. Notice of Appeal must be given on the appropriate form which may be obtained from The Planning Inspectorate, Registry/Scanning Team, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, www.planning-inspectorate.gov.uk, tel. 0117 3726372, or www.planningportal.gov.uk/pes. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he 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 him 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 Minister of Housing and Local Government, 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 may serve on the Council of the county borough or county district in 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 him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.