



Reference No. 15NP0047

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

Agent :

Mr Malcolm Lorimer
41 Cliftonville Gardens
Whitley Bay
Tyne & Wear
NE26 1QL

Applicant :

Mr Malcolm Lorimer
41 Cliftonville Gardens
Whitley Bay
Tyne & Wear
NE26 1QL

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

Single storey rear bedroom extension with glazed link to existing property at Bridge End Cottage, U4023 Low Alwinton to Makendon Cattle Grid, Alwinton, Northumberland, NE65 7BQ.

as described in application reference **15NP0047** and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 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 and as required by Section 91 (as amended) of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Application Form received on 11/6/15
Location Plan received on 11/6/15
360-01 Proposed Elevations received on 11/6/15
300-01 Proposed Floor Plans received on 11/6/15
050-02 Proposed Demolitions received on 11/6/15
000-01 Site Plan received on 11/6/15
Bridge End Cottage, Alwinton Design Statement received on 11/6/15

Reason: For the avoidance of doubt and to ensure that the development accords with NNPA Core Strategy policies 1, 3, 8, 12, 17, 18, 19 and 20, the NNPA Building Design Guide and the NPPF.

3. Prior to the commencement of construction of the development hereby approved, details and/or samples of external materials to be used in the construction shall be submitted to and approved in writing by the local planning authority, including:

- A sample of the treated timber cladding to be used in the external construction of the extension;
- A sample of the slate shingle cladding to be used in the construction of the extension;
- Samples and/or details of the specification of powder-coated aluminium frames to be used in the construction of the extension;
- A sample of the slate to be used in the roof of the extension;
- Samples and/or details of the specification of the single ply membrane to be used in the construction of the extension;
- Details of the proposed timber door to be used in the construction of the extension.

The development shall be constructed in full accordance with the approved details.

Reason: To ensure that the materials used in the construction of the development are appropriate in the context of the design of the building and its surrounding area, and for the development to accord with NNPA Core Strategy policies 1, 3 and 20, the NNPA Building Design Guide and the NPPF.



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 the local 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 may be unauthorised and you may be liable to enforcement action.

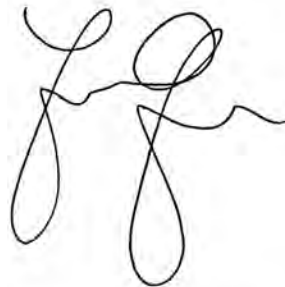
(b) In addition, if a condition precedent is breached, the development may be unauthorised and the only way to rectify this would be the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. Please ensure that no construction materials are stored on the public highway which would cause obstruction and danger to users of the highway.

Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies in the National Planning Policy Framework and the Northumberland National Park Core Strategy and Development Policies Document. As a result, the Local Planning Authority has been able to grant permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **6 August 2015**

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above the title 'National Park Officer'.

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 planning conditions may result in the development not being authorised and subject to legal challenge.



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 or she may by notice served within six months of the date of this notice, appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990. Notice of Appeal may be submitted electronically via www.planningportal.gov.uk/pcs or on the Planning Appeal Form which may be obtained from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they 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 them 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 Secretary of State, 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 or she may serve on the Council within the boundaries of 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 them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- (4) Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.

