



DELEGATED DECISION REPORT

Application Reference Number	15NP0063
Description / Site Address	Change of use of part of dining room to be used as a temporary visitor information point and ancillary sales at Twice Brewed Inn, Bardon Mill, Hexham. Northumberland, NE47 7AN
Expiry date of publicity / consultations	9 September 2015
Last date for decision	14 October 2015

Details of Proposal

Permission is sought for the temporary change of use of part of the dining room (30m²) at the Twice Brewed Inn to be used as a visitor information point and ancillary sales area for a period of approximately two years.

The proposed temporary facility at the Twice Brewed Inn is required from autumn 2015 until June 2017 during the construction phase of The Sill Landscape Discovery Centre at the adjacent Once Brewed site. The adjacent site, which previously housed National Park visitor facilities, has now been decommissioned prior to demolition. Once this construction phase is complete, visitor facilities would then decant back into the new Sill Centre.

No external changes are proposed to the building as part of this application. Information racks, shelving and a moveable sales counter would be arranged internally within the building, with the placement of display graphics where appropriate. The installation of moveable screens is also proposed in order to separate the existing dining room and information/sales area. These would be removed once temporary operations had ceased.

Public access to the proposed temporary information point would be sought via two routes: the Inn's main entrance, located to the northern elevation of the building, and a side porch, located to the eastern elevation. Vehicular parking provision would be made within the existing car park located to the east of the Twice Brewed Inn.

The application site falls within the Hadrian's Wall World Heritage Site (WHS), adjacent to the Hadrian's Wall Scheduled Ancient Monument.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (2015)



Local Policies

Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 7	<i>Conversion of Buildings outside Settlements</i>
Policy 12	<i>Transport and Accessibility</i>
Policy 14	<i>A Sustainable Local Economy</i>
Policy 15	<i>Sustainable Tourism & Recreation Development</i>
Policy 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>

Relevant Planning History

None relevant to this application.

Consultation/Representations

Historic England: No Objections. *The proposal would not impact directly upon any archaeological remains within or the setting of the Hadrian's Wall World Heritage Site (WHS). Whilst potentially visible from the WHS, the proposal would not harm the ability to appreciate and understand Roman military planning and land use.*

NCC Highways: No Objections. *The number of trips generated by the proposed development could be accommodated on the highway network, and no alterations are proposed to existing access or parking arrangements. The proposal would therefore not impact detrimentally upon the safety of highways users.*

Historic Buildings Advisor: No Objections. *The proposed would not impact upon the importance, significance or setting of the Hadrian's Wall World Heritage Site.*

Historic Environment Officer: No Objections. *The proposal would not impact upon archaeological remains.*

Henshaw Parish Council: No response received

NNPA Landscape and Forestry Officer: No response received

NNPA Access and Recreation Officer: No response received



Assessment

The main issues to be taken into consideration in the assessment of this application are:-

- The Principle of the Development
- Impacts upon Cultural Heritage
- Landscape and Visual Impacts (Design and Amenity)
- Impact upon Highway Safety



Photograph 1 (above): Facing west towards Twice Brewed Inn, with car parking to side. Entrance porch to eastern side elevation visible to centre of photograph (ringed in red). Main entrance to building ringed in white.

Photograph 2 (bottom left): Eastern side elevation of Twice Brewed Inn showing porch to left side

Photograph 3 (bottom right): Internal photograph showing existing dining room. Partition wall would align with chimney breast (right side of photograph, painted black; red dashed line).





The Principle of the Development

The National Planning Policy Framework makes clear that a presumption in favour of sustainable development is at the heart of decision making. Policy 1 of the NNPA Core Strategy Local Development Framework seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park, demonstrating high quality design and sustainable construction.

Core Strategy Policy 14 sets out the support of the National Park Authority in promoting the creation and expansion of businesses, particularly tourism and recreation, which would impact positively upon the special qualities of the National Park. The proposed temporary facility is strongly linked to the promotion of tourism and recreational activities within the National Park, providing visitor information and services, and is therefore considered to accord with this policy. Policy 15 supports development which maximises opportunities for visitors to increase their understanding and enjoyment of the special qualities of the National Park, whilst not adversely impacting upon them. The development, in providing vital visitor facilities, is further considered to accord with this policy.

Policy 7 of the Core Strategy clearly states that the change of use of existing buildings outside identified settlements to employment use will be supported where the building is capable of conversion, contributes to the Park's special qualities and is of a sufficient size to accommodate the proposed use without the need for significant alterations or extensions. This proposal would utilise an existing building, re-locating displaced visitor services without the need for any unsympathetic additions, and thus accords with Policy 7. Core Strategy Policy 5 further states that within open countryside locations, development will be limited to the reuse of existing buildings, with which the proposal would accord.

As a temporary consent is sought whilst the visitor facilities are being replaced at the adjacent Once Brewed site, a temporary consent is considered appropriate, with a Condition requiring this use to cease by 31st December 2017.

The development is considered to meet general sustainable development policies set out in Policy 1 of the Core Strategy and accord with Policies 5, 7, 14 and 15 and relevant NPPF policies.

Impacts upon Cultural Heritage

The application site falls within the Hadrian's Wall World Heritage Site and lies adjacent to the Hadrian's Wall Scheduled Ancient Monument. Historic England, the NNPA Historic Environment Officer and the NNPA Historic Buildings Advisor have been consulted on this application, none of which have raised any objections to the proposed development. The proposed development would not cause any harm to archaeological remains or impact



detrimentally upon the setting or understanding of the World Heritage Site. The proposal therefore accords with Core Strategy Policy 18 and the NPPF.

Landscape and Visual Impacts (Design and Amenity)

The application site is visible from both the east and west when approached from the B6318, although some screening is provided by an existing belt of trees to the east of the site, surrounding the Once Brewed Youth Hostel (which is to be demolished).

Notwithstanding this level of visibility, the proposed change of use would not result in external alterations to the building or adjacent vehicular parking area, and thus would have no further impact upon visual amenity of the existing building or surrounding landscape character. The proposal thus accords with the NPPF and Core Strategy Policy 20 in this respect.

Impact upon Highway Safety

Vehicular parking provision would be made within the existing car park, which lies adjacent to the pub and side entrance to the proposed visitor information point.

The proposed works have been considered by the relevant Highway Authority, who have determined that the development would not adversely impact upon the surrounding highway network. The proposal thus accords with Policy 12 of the Core Strategy in this respect.

Recommendation & Conditions

Grant conditional permission 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 to comply with 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 undertaken in accordance with the following approved plans and documents:

Application form, dated 14th August 2015
Location Plan, dated 14th August 2015



Floor Plan, dated 14th August 2015

Proposal Supporting Statement, dated 14th August 2015

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, 5, 7, 12, 14, 15, 18 and 20 of the NNPA Core Strategy and the National Planning Policy Framework.

3. The change of use hereby approved shall be implemented on site for a period no longer than to 31st December 2017, or such other period as submitted to and agreed in writing by the Local Planning Authority.

Reason: To enable the local planning authority to adequately control the development and in order to avoid service duplication, in accordance with Policies 1, 3, 5, 7, 12, 14, 15, 18 and 20 of the NNPA Core Strategy 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 development, irrespective of the degree of variation, will constitute unauthorized 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 Northumberland National Park Authority's Development Management team immediately of any 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 application.
2. This Planning Application 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 approved prior to the commencement 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 unauthorized and you may be liable to enforcement action.
 - (b) In addition if a condition precedent is breached, the development is unauthorized 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.



3. This planning permission does not grant consent for any proposed advertisements. Advertisement consent may be required, and in this regard you are advised to contact the Local Planning Authority for further information.

Background Papers

Application file 15NP0063
EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		