



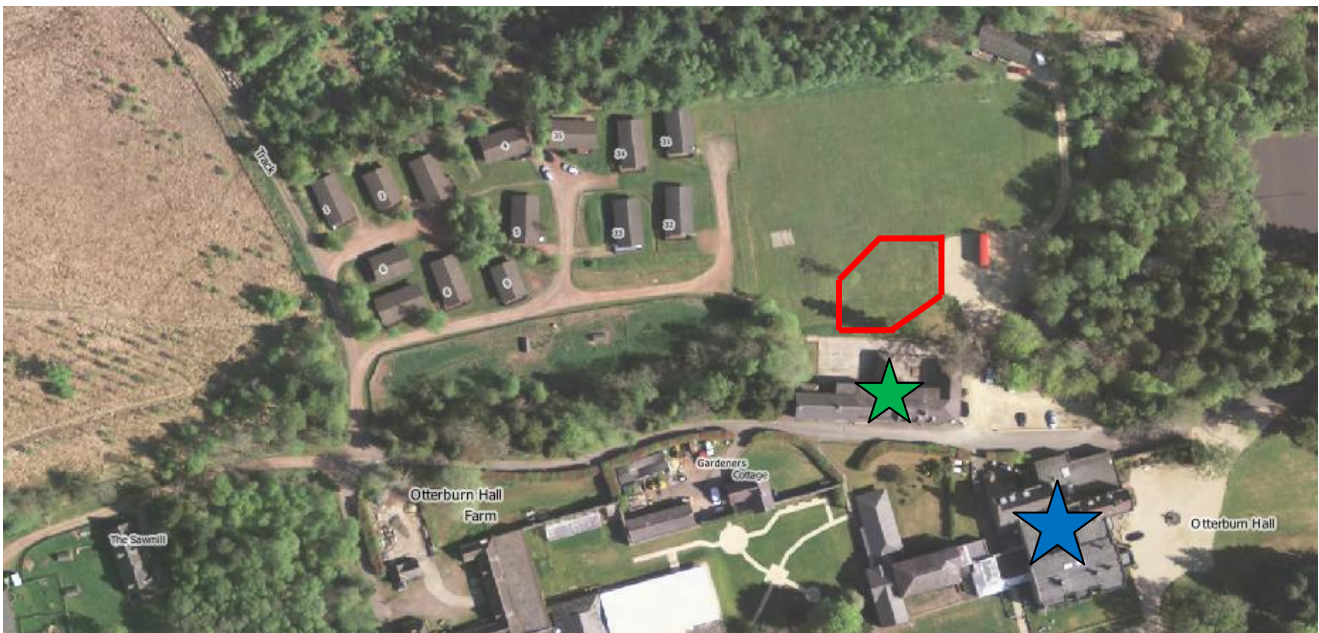
DELEGATED DECISION REPORT

Application Reference Number	15NP0096
Description / Site Address	Construction of 2 no. holiday chalets at Otterburn Hall, Otterburn, NE19 1HE
Expiry date of publicity / consultations	8 January 2016
Last date for decision	9 February 2016

Details of Proposal

Planning permission is sought for the construction of 2no. holiday chalets on land known informally as the 'top site', north west of Otterburn Hall, Otterburn.

The top site is enveloped by mature trees, separated from Otterburn Hall itself by the Estate driveway which runs beyond the southern site boundary. The proposed chalets would be located to the south eastern part of the site; this is bounded to the east by an area used for car parking, and to the south by the Grade II Listed Dovecote Cottage (curtilage Listed) and Coach House, with Otterburn Hall located further to the south east, across the Estate driveway.



Aerial view of Otterburn Hall and 'top site'. Approximate position of site outlined in red. Otterburn Hall annotated with blue star; Coach House and Dovecote Cottage annotated with green star

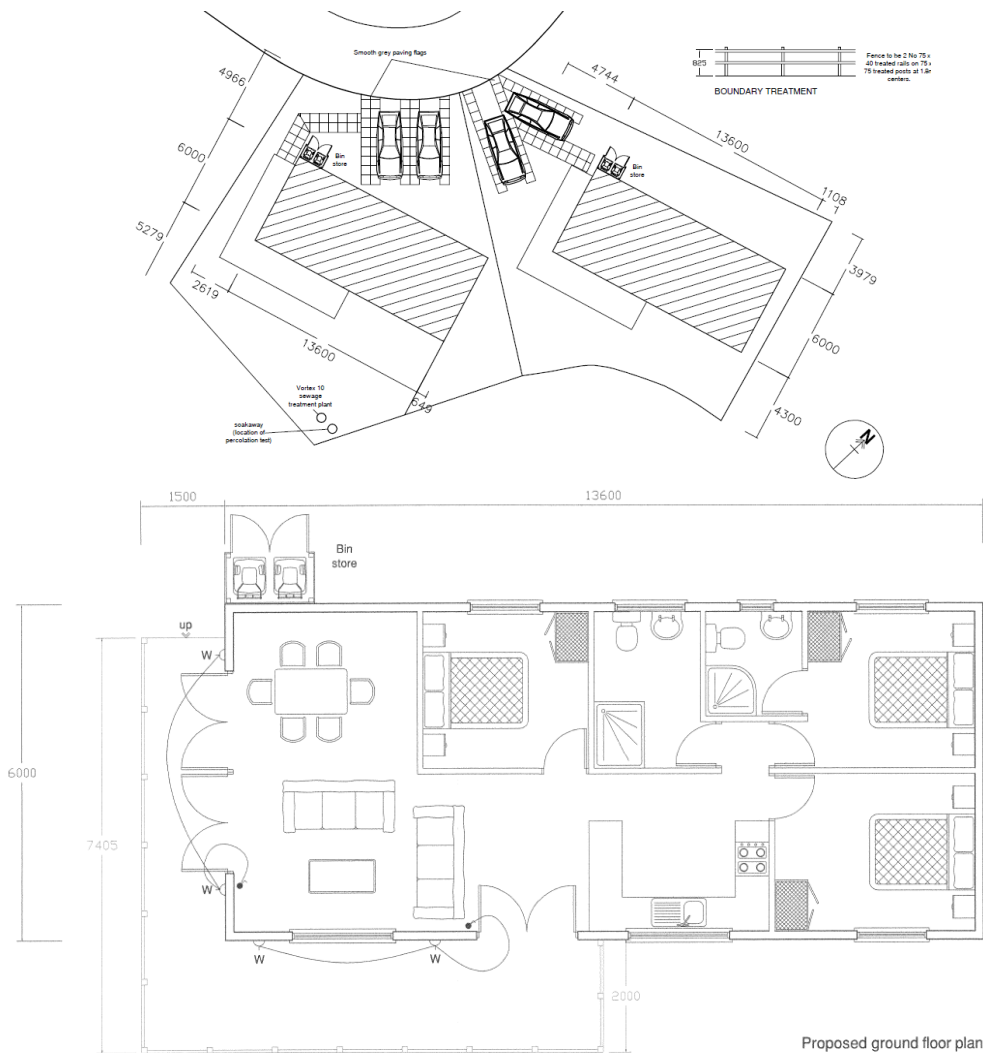
Planning permission was granted for the construction of 33no. chalets on the top site under application reference 87NP0031. This consent was subsequently amended by further applications in respect of the design and positioning of chalets within the site. The chalets approved under the 1987 application and subsequent variants to this are also subject to a Condition approved under application 93NP0009 which restricts occupancy of the chalets for any purpose between 15th January and 15th February in any year. To date, approximately 1/3 to 1/2 of the lodges granted consent on this site have been constructed, with the construction of new lodges and alterations to existing lodges ongoing following recent sale activity on the site.



As the 87NP0031 development was commenced within the time-frame permitted, the fall-back position of this application is the 2no. chalets previously approved in the approximate position of those proposed by this application. Whilst the site owner could construct these previously approved chalets without needing to apply for further planning permission, this application has been received due to proposed changes to the positioning and size of the individual chalets.

Both lodges propose a footprint of 13.6m x 6m, projecting to ridge and eaves heights of 4m and 2.7m respectively. Each would incorporate 3no. bedrooms, 2no. bathrooms and an open-plan kitchen/living/dining area, which would open onto an area of 'wrap around decking' to the southern and western sides. This decking proposes a total height of 1.2m, incorporating 1m high timber balustrading, and maximum projection of 2m along the southern side.

The proposed chalets incorporate the installation of external lighting, bin store and new Package Treatment Plant, details of which have been included within the application submitted. In terms of landscaping, each lodge would be served by 2no. car parking spaces surfaced with grey paving flags which would connect to the lodge by means of a short pathway. The plots would be separated by 1.8m high post and rail fencing.



Top: Proposed site layout, including location of car parking spaces and waste water treatment plant, to the southern corner of the site

Bottom: Proposed floor plan, including footprint of decking, bin store and external lighting



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 2	<i>Climate Change</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 9	<i>Managing Housing Supply</i>
Policy 10	<i>New Housing Development</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 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 22	<i>Trees, Woodlands and Forests</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 28	<i>Utilities and Infrastructure</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

87NP0031 (also known as 87/E/419)	Siting of 13 static caravans and 22 timber chalets - <i>Conditional planning permission granted 23.03.1988</i>
93NP0009 (also known as 93/NP/09)	Variation of condition no. 7 of planning permission 87/E/419 to permit varied occupancy period for approved chalets – <i>Conditional planning permission granted 15.04.1993</i>

Consultation/Representations

Otterburn Parish Council: Support. *No objections; the application is supported.*

Historic England: No comments offered. *The application should be determined in accordance with National and Local policy guidance and on the basis of your specialist conservation advice.*



NNPA Historic Buildings Advisor: Comments made. *The proposal is located within the vicinity of a number of Listed Buildings and also forms part of a Registered Battlefield. In considering the development, the Local Planning Authority must therefore have special regard for the impact of the proposal on the setting of Listed Buildings. A Heritage Statement or Heritage Impact Statement should therefore have been submitted to support the application, in accordance with NPPF Paragraph 128.*

The proposal would have an adverse impact upon the setting of the Listed stables (Coach House) by introducing 2no. new structures that have not been designed to reflect the local character of the area, and would be clearly visible in views of the stables. It is however understood that the site benefits from extant planning permission for chalets which could be implemented, and that this application varies the positioning of the previously approved chalets. Having special regard for the setting of the Listed Building it is considered that the proposal would not preserve the special historic interest of the Listed Building, but in light of the development previously approved, this view is likely to carry less weight on balance than usual.

NNPA Historic Environment Officer: Comments made. *The proposal is located within the area of the Registered Battlefield of Otterburn and adjacent to a Listed Building. Both should be given due consideration as part of the application process. It is possible that the potential of the proposal to impact upon either may be negligible or neutral, however, a Heritage Statement, describing the heritage and its significance accompanied by photographs to show the heritage in relation to the development site, should be provided in order for a balanced judgement on impact to be made.*

NNPA Access and Recreation Officer: No objection. *As there are no Public Rights of Way in the vicinity of the site, the development is not likely to impact on existing public access within the area.*

NNPA Landscape Officer: No comments received.

A site notice was displayed on the site on 22.12.2015, in addition to 1no. neighbour notification letter issued on 23.12.2015.

One representation was received in response to the site notice, raising the following comments:-

- The land comprising the application site is currently waterlogged, which would be compounded by the introduction of paving;
- The water supply is not mains, as stated in the application;
- The site may cover a neighbouring plot, however this is yet to be confirmed by Land Registry.

Assessment

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

- The Principle of the Development;
- Design, Landscape and Visual Impact;
- Tranquillity and Amenity;
- Drainage, Water Supply and Waste;



- Impact upon Cultural Heritage;
- Highways and Rights of Way;
- Renewable Energy Provision; and
- Any other issues

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.

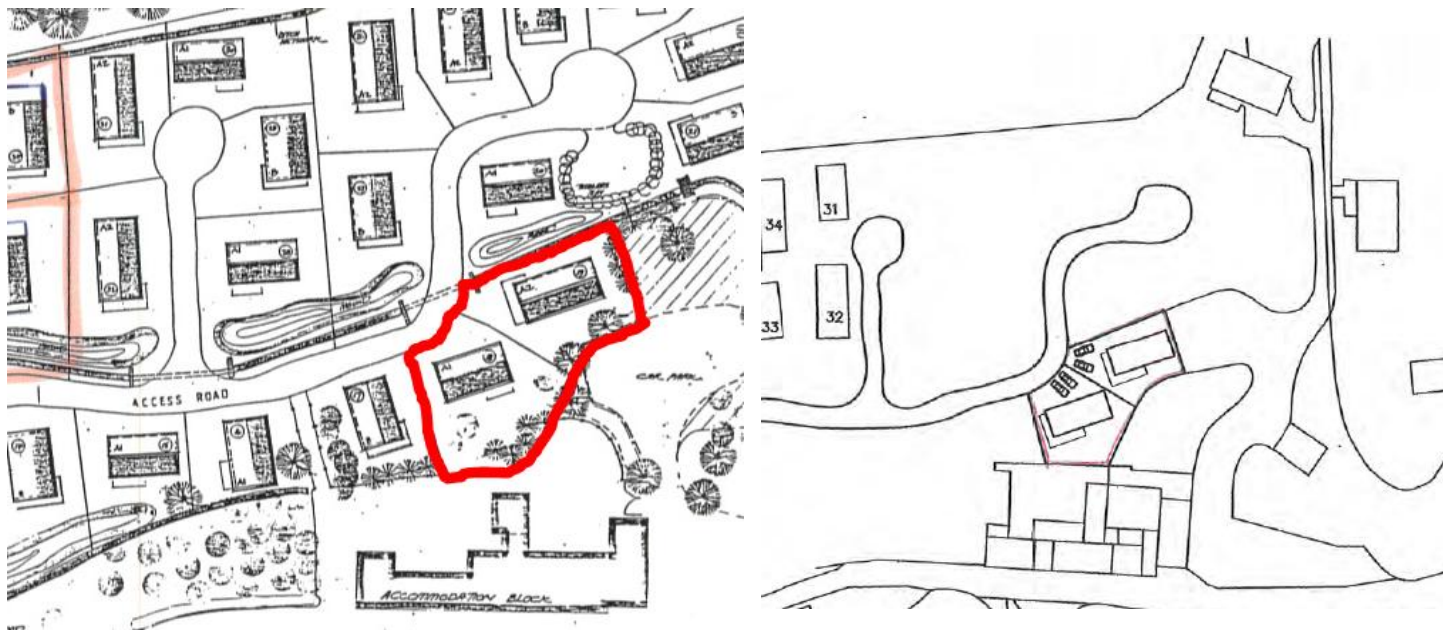
Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park (landscape character, tranquillity, cultural heritage, geodiversity and biodiversity), demonstrating high quality design and sustainable construction. The effects of the proposed development on these qualities are discussed in more detail later in this report.

General Location of New Development

Core Strategy Policy 5 states that the focus for new local needs development should be within identified local centres or smaller villages of the National Park. Policy 5 does however make provision for new development within open countryside locations where it can be demonstrated that:-

- a. *The development cannot take place in an identified Local Centre, Smaller Village, or through the re-use of an existing building; and*
 - i. *It will conserve or enhance the special qualities of the National Park; and*
 - ii. *It will provide opportunities for the public to understand and enjoy the special qualities whilst not negatively impacting on them.*

The proposal would sit alongside the existing holiday chalets approved on this top site under 87NP0031. It is recognised that a number of these chalets have not yet been constructed; however as the development was commenced within the time-frame permitted, the fall-back position of this application is the 2no. chalets previously approved in the approximate position of those proposed by this application. These previously-approved chalets are shown in the plan below alongside the position of the chalets presently proposed. In this way, it is considered that the previous development approved under 87NP0031 sets a precedent for the type of development on this top site both in terms of the type of development over the wider top site, and also the specific 2no. chalets approved in this location.



Left: Site plan approved under 87NP0031 with location of previously-approved chalets outlined in red
Right: Site plan showing location of proposed chalets

Subject to consideration of the proposed development in terms of any impact upon the special qualities of the National Park, considering this fallback position and the proposed use of the units as holiday accommodation for visitors to the National Park, it is considered that the proposed creation of 2no. holiday chalets in this location would meet with the provisions of Core Strategy Policy 5.

Policies 14 and 15 of the Core Strategy and NPPF Paragraph 28 also provide support for the proposed development in this case, advocating economic development and tourism development in rural areas.

It is considered necessary to attach a Condition to any planning approval restricting the occupancy of the proposed units to holiday use only. It is also considered necessary and reasonable to attach a further Condition limiting occupation of the chalets between 15th January and 15th February in each year, as permanent residential accommodation in this location would be contrary to Core Strategy Policies 5 and 9 and would require local needs restrictions in line with Policy 10. Whilst new holiday accommodation within the National Park would normally be restricted under more stringent Conditions in order to ensure that this was used for holiday purposes only, the wording and parameters are considered to be appropriate in this specific case, as this would bring the proposed development into line with restrictions placed upon all other approved chalets on the top site.

Design, Landscape and Visual Impact

Design and impact upon Visual Amenity

The NPPF states that “good design is a key aspect of sustainable development and is indivisible from good planning”, and that development should be responsive to local character and



distinctiveness. Core Strategy Policy 3 provides support for development proposals that conserve and enhance local character and the Park's special qualities through design that:

- Utilises materials appropriate to the site and setting;
- Is sympathetic in terms of scale, height, massing, siting, form, materials and colour; and
- Protects open space which contributes to amenity, character and setting of a settlement.

To date, the Otterburn Hall top site is populated with 17no. timber lodges implemented under application 87NP0031, with the remaining 1/3 – 1/2 of the lodges approved yet unbuilt. A number of these existing lodges have been modified by virtue of extended decking, re-cladding or painting, however principally remain consistent in terms of overall appearance, design and scale.

The overall appearance of the proposed lodges would be in keeping with that of the existing lodges on the top site, proposing a design and scale almost identical to that of approved Lodge Type 'A1', examples of which exist on the site. The proposed use of timber cladding and concrete roof tiles would similarly replicate existing neighbouring lodges, and in this way are considered to be appropriate. The proposed installation of black uPVC windows would represent a change from the black painted timber windows installed elsewhere on the site, however it is not considered that this would be detrimental to the appearance of the wider site or appearance of the lodges. The proposed decking and bin store would be appropriate in terms of design, scale and location, of which the proposed decking would be in keeping with the appearance of existing lodges on the site.



Above: Existing lodges on the Otterburn Hall 'top site'. Top image indicates in particular an area of enlarged decking (left of photo) and lighter re-cladding



Above: Existing lodge Type 'A1' on the top site, with recently enlarged decking approved under 15NP0028

The proposed lodges incorporate additional landscaping, proposing the installation of 1.8m high post and rail fencing, paved parking areas and short lengths of footpath. Landscaping of this type was not included under application 87NP0031, however it is recognised that many existing lodge owners travel to the site and park private vehicles on land adjacent to their lodges, some having created gravelled or dirt parking spaces. It is therefore considered that the creation of 4no. parking spaces is a reasonable requirement for such development, and would not be detrimental to the appearance of the surrounding area. Whilst comments have been raised by a neighbour stating that the proposed paving would compound waterlogging issues on the site, it is not considered that this paving would represent an unreasonable requirement of the development which would significantly affect any existing waterlogging issues on the site.



The proposed installation of 1.8m fencing around each plot is not an existing feature of this top site. It is however recognised that such fencing may be installed by the applicant as 'permitted development' (i.e. without the need for planning permission) and that shorter lengths of fencing do exist within the top site close to the communal car parking area, as shown above. Notwithstanding this, the proposed design of the fencing would retain the 'open' character of the site, and would



therefore be acceptable. The development is therefore considered to accord with Core Strategy Policies 1 and 3 in respect of design.

Impact upon Landscape Character

From a landscape perspective, there are no nearby publically available receptor sites of the proposed lodges due to the enclosed nature of the site. It is however acknowledged that the development site would be visible to other users of the top site and wider site when viewed from the Estate driveway to the south. Considering the established nature of development on the site and proposed design of the lodges which would be in keeping with this, it is not considered that the development would impact significantly upon the landscape character or views of this Park of the National Park. The development thus accords with Core Strategy Policy 20 and the NPPF.

Tranquillity and Amenity

Impact upon Tranquillity

The proposal incorporates the installation of 4no. external lights to each lodge, the specification of which has been submitted alongside the application. Having considered the information submitted and following advice sought by NNPA Dark Skies specialist staff, the proposed external lighting is considered to be acceptable in terms of impact upon the tranquillity of the National Park, in accordance with Core Strategy Policies 1 and 19 and NPPF Paragraph 125.

In order to protect the tranquillity of the area through the installation of any further external lighting in the future, or lighting which would constitute a change from that of the details submitted, it is considered reasonable to include a Condition restricting the installation of such lighting without approval first being sought from NNPA.

Impact upon Amenity

The impact of the proposed lodges upon the amenity of neighbouring chalets and buildings is an important consideration in the assessment of this proposal, particularly in respect of any overlooking, loss of privacy or overbearing impact. In considering this impact, due weight must however be given to the chalets previously approved under 87NP0031, and also the nature of the site as approved when fully populated, and the level of amenity afforded in these circumstances.

Each lodge approved under 87NP0031 incorporated an area of decking and windows to 3no. elevations from which other aspects of the site, chalets and decking could be viewed. The layout of the 2no. chalets approved under 87NP0031 in the approximate position of those presently proposed both incorporated decking from which The Coach House and Dovecote Cottage (to the south), surrounding chalets and other decked areas would be openly visible. The overall nature of the site, when fully populated, which could be implemented under 87NP0031, is also relatively un-private as a result of the close positioning and design of the chalets. These characteristics are considered to set a precedent for the design of chalets and level of amenity afforded by occupiers of this top site.



The design of the proposed chalets incorporates both decking and windows, and it is recognised that these may give views of surrounding chalets and buildings, including those to the south. However, taking into account the above position, it is not considered that the proposed lodges would have significantly greater impact upon levels of amenity in terms of any overlooking or loss of privacy than the development previously approved on the site, which could be implemented without further planning approval. The overall design and layout of the proposed development is further such that this would not result in an overbearing impact upon surrounding chalets or buildings when constructed. As such, the application is considered to be acceptable in terms of impact upon residential amenity, and thus accords with Core Strategy Policy 3 and the NPPF.

Drainage, Water Supply and Waste

Foul Drainage

The Environment Agency is the statutory consultee advising the LPA, however a proposal of this scale falls outside of the proposals that the Environment Agency wishes to be consulted on. The aspect of Foul Drainage is therefore to be considered by the LPA.

The method of foul drainage proposed is through a new Package Treatment Plant; technical details of this have been provided alongside the location of the Plant identified on the proposed site plan.

Planning Practice Guidance states that a Package Treatment Plant is the most preferable option, other than a mains sewer connection. The applicant has stated that there is no mains connection available, and has provided a map indicating that the nearest available main connection is at Otterburn Hall Farm, some 80m from the site (direct measurement; approx. 130m by road). Due to this distance and the small scale of the development, it is accepted that connecting to the public sewer would be both unfeasible and unreasonable in this case. On this basis, it is therefore considered that the proposed foul drainage method would be acceptable in principle.

The proposed Plant would be located to the southern boundary, adjacent to a stepped-down retaining wall which separates the site from The Couch House and Dovecote Cottage to the south. Consideration has therefore been given regarding the potential discharge of effluent towards these properties as a result of the proposed position of the plant. It would not however be appropriate to attach a Condition requiring the site owner to ensure against this, as this is a private matter and cannot be addressed through the planning system by Condition. In this regard, the plant is understood to be of sufficient capacity and design for the site, and it is understood that the feasibility and functionality of the proposed Plant in order to meet the needs of the site would be assessed later under Building Control regulations, rather than as a planning matter. It is therefore considered that the checks which would be undertaken by this Service would ensure the safeguarding of this aspect of the development from any detrimental impact upon amenity. However, should the proposed system be deemed inadequate by Building Control at this stage, the principle of any replacement Plant may be re-assessed as a planning matter. The development is therefore considered to accord with Core Strategy Policy 28 and the NPPF with regards to foul drainage.



Water Supply

NCC Environmental Protection is the statutory consultee advising the LPA in this regard, however a proposal of this scale is deemed to fall below their risk appetite. The aspect of Water Supply is therefore to be considered by the LPA.

In assessing the proposed water supply for the development, the scale of the proposal and fall-back position (in which 2no. lodges in similar positions to those proposed could be implemented without further planning considerations surrounding utilities) are noted.

The applicant has stated that water would be supplied to the proposed lodges by mains, provided in the new road adjacent to the site. This is considered to be acceptable in principle. A comment has however been received by a neighbour stating that the proposed water supply to the site is not mains, as set out in the information provided. There is no evidence to suggest that the information provided by the applicant is incorrect, and that the proposal would subsequently fail to accord with Core Strategy Policies 3 and 28 in this case.

In a similar manner to foul drainage arrangements (as discussed above), it is understood that the proposed water supply to the lodges would be assessed by under Building Control regulations in order to ensure that there would be a wholesome supply of potable water to serve the needs of the development. It is therefore considered that the checks which would be undertaken by this Service would ensure that the development would be appropriately serviced in terms of water supply.

In this regard, an appropriately worded Condition would therefore be attached to any planning approval in order to ensure that potable water would be supplied to the proposed lodges prior to any occupation. This would therefore ensure that, should there be any changes to the proposed water supply arrangements, or it be deemed that water supply to the development is not mains supplied (as identified in a comment made on the application), a wholesome supply of water to the lodges would still be provided. Should the proposed water supply arrangements be deemed inadequate by Building Control at this stage, the principle of any replacement supply arrangements may be re-assessed as a planning matter. In this regard, it is considered that a mains water supply to the development would be acceptable in principle, as set out in the information submitted, and would accord with Core Strategy Policies 3 and 28 and the NPPF.

Waste

The proposal incorporates the creation of a bin store adjacent to each lodge; this is supported and considered appropriate.

Impact upon Cultural Heritage

The application site is located within the area of the Registered Battlefield of Otterburn and is adjacent to number of Listed Buildings, the closest to which is The Coach House, located to the south of the site.

Due to the location of the site within a Registered Battlefield, Historic England (HE) has been consulted on the application. HE has responded with no comments, advising that the application should be determined in accordance with National and Local policy guidance and on the basis of



the Authority's specialist conservation advice. The NNPA Historic Environment and Historic Buildings Officers have also been consulted.

The NNPA Historic Environment Officer has provided a response to the proposal, requesting that a Heritage Statement be submitted which describes the heritage and significance of the site, in order that a balanced judgment can be made in terms of any impact upon heritage. The NNPA Historic Buildings Advisor has similarly assessed the effects of the proposed development on nearby heritage assets and advised that a Heritage Statement should be submitted. Without the benefit of a Heritage Statement, the NNPA Historic Buildings Advisor's comments consider that the proposed development would impact upon the setting on the nearby Grade II Listed Coach House, however identify the outstanding planning permission for the construction of 2no. lodges on the application site, and notes the relative weight that may be afforded to this.



View facing south towards the application site, beyond which lie Grade II Listed Otterburn Hall (far left) and Coach House (centre) with modern rear extensions and curtilage Listed Dovecote Cottage (right)

Due to the fall-back position in this case and minor changes from the development as originally approved to that presently proposed, it was not considered reasonable or proportionate to request that a Heritage Statement be submitted to accompany this application due to the fact that this previously approved development could be constructed without further planning consideration or approval in terms of impact upon cultural heritage.

Giving weight to this fall-back position and the established precedent for chalet-type development on this site, it is not considered that the proposed lodges would have a significantly greater impact upon these surrounding heritage assets than the development previously approved to such a degree that this would render the development unacceptable in terms of impact upon cultural heritage. Whilst in cases where this established fall-back position did not exist it is likely that the development would be considered unacceptable, in these circumstances it is considered unreasonable to object in terms of impact upon cultural heritage.

Having visited the site on a number of occasions, it is further noted that the Coach House has been significantly altered to the rear by a number of modern and unsympathetic extensions, which provide the backdrop against which the proposed chalets would primarily be seen (*as shown in the photograph above*). In this regard, it is further considered that the impact of the proposed lodges



would be lessened when seen against this backdrop as opposed to the Coach House in its unaltered state.

Due to the historic surroundings of the site it is however considered prudent to attach a Condition to any planning approval ensuring that any archaeological features uncovered unexpectedly during construction of the proposed chalets be reported to the Local Planning Authority and be treated appropriately. The development is thus considered to be acceptable in terms of impact upon cultural heritage, in accordance with Core Strategy Policy 18 and the NPPF.

Highways and Rights of Way

The proposed lodges would be served by 2no. parking spaces each, which would connect to a hoggin gravel road to the centre of the top site. The proposed parking arrangements for the site are considered to be acceptable and would not impact detrimentally upon the safety of the surrounding highway network. Due to the absence of any Public Rights of Way within the vicinity of the application site, the development would not impact detrimentally upon existing public access. The development is therefore considered to accord with Core Strategy Policy 12.

Renewable Energy Provision

Policy 25 requires all new developments, including conversions, to minimise the amount of energy used during construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development.

The proposed scheme does not incorporate the installation of renewables; whilst Policy 25 stipulates that this is a requirement for all new development, on balance, considering the fall-back position which does not incorporate renewables, and the nature of the lodges as holiday accommodation which are likely to incur lesser energy usage levels than a permanent residential dwelling, it is not considered reasonable to require the applicant to provide renewable energy technology in this instance.

Any other issues

A neighbour comment received raises concerns that the site identified on the plan submitted may cover part of a neighbouring plot; however this has yet to be confirmed, as Land Registry has not yet finalised the boundary of individual plots. Notwithstanding this uncertainty, the issue of land ownership is not a planning matter and therefore cannot be considered within the parameters of this report.

Recommendation & Conditions

It is recommended that conditional permission is granted 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 carried out in accordance with the following approved plans and documents:

Application form, dated 27th October 2015 (and as amended on 19.01.2016)

Location Plan, dated 29th October 2015

Proposed Floor Plans and Elevations (as amended), dated 15th December 2015

Proposed Site Plans (as amended), dated 19th January 2016

Foul Drainage Assessment and Supporting Information, dated 15th December 2015 (and as amended on 16.12.2015 and 19.01.2016)

Proposed External Lighting Specification (Can CU10; 220 Lumen), dated 15th December 2015

Sewage Treatment Systems Additional Information, dated 15th December 2015

Additional Information (water supply), received by email dated 25th January 2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 2, 3, 5, 9, 10, 12, 14, 15, 18, 19, 20, 22, 25 and 28 of the NNPA Core Strategy and the National Planning Policy Framework.

3. Prior to the fixing of any additional external lighting within the site or a change to the approved lighting scheme, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:
 - The specific location of all external lighting units;
 - Design of all lighting units;
 - Details of beam orientation and lux levels; and
 - Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with Core Strategy Policy 19 and the NPPF

4. The lodges hereby approved shall be occupied for holiday purposes only, shall not be occupied as a person's sole or main place of residence or for any purpose between 15th January and 15th February in any year.

Reason: To prevent a permanent and unrestricted residential use in a location where this would not otherwise be in accordance with adopted planning policies, namely Policies 5, 9 and 10 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document

5. Prior to first occupation of the lodges hereby approved, a sufficient supply of potable water shall be connected to serve the development, in addition to existing consumers.

Reason: To ensure that there would be a sufficient supply of wholesome water to serve the development, without having a harmful effect on local amenity through effects on other private water supplies, in accordance with Policies 1, 3 and 27 of the Core Strategy.



6. Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the Local Planning Authority in writing within 7 working days. Works shall be halted in the area/part of the building affected until provision has been made for the retention and/or recording in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the protection and preservation of surrounding cultural heritage assets and that these are not adversely affected by the development, having regard to Policies 1, 3 and 18 of the Northumberland National Park Core Strategy and NPPF Paragraph 128.

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.

Background Papers

Application file 15NP0096

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		