

DELEGATED DECISION REPORT

Application Reference Number	16NP0010
Description / Site Address	Application for new replacement roof and addition of a lean-to wood store at Flittingford Bothy in forest east of Falstone village, Thorneyburn Common, Falstone, Hexham, Northumberland
Expiry date of publicity / consultations	10 May 2016
Last date for decision	1 June 2016

Details of Proposal & Site

The building that is the subject of these proposals is a bothy close to Flittingford Well, which has fallen into a state of disrepair. The walls remain intact, with a window currently in place; however the building currently has no roof or door. A concrete base exists within the building, which has become overgrown with weeds.



View towards the bothy from public bridleway to the south-east



The proposal seeks to make the building weather tight, putting a new roof on the building, installing a new door, replacing the existing window, repairing and re-pointing the existing walls where required, repairing the fire place and chimney.



Closer view of south elevation of bothy and rubble resulting from removal of previous roof

The proposals also seek to add a small timber lean-to firewood store, up against the north elevation of the bothy.



View of the north and east elevations of the bothy

No vehicular access or connections/services to the building are proposed.



The building is proposed to be a weather-tight shelter with basic furniture, available for shelter free of charge for forestry workers or the public. The Design and Access Statement accompanying the application sets out that it is anticipated that there would only be light use of the building. The application proposes renovations/alterations only and usage consistent with its most recent use. It does not propose a change or intensification of use.



Existing interior of the bothy

Planning Policy & Guidance

National Policies

- *National Planning Policy Framework (NPPF) (2012)*
- *Planning Practice Guidance*

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 7	<i>Conversion of Buildings Outside Settlements</i>
Policy 15	<i>Sustainable Tourism & Recreation Development</i>



Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>

Supplementary Planning Guidance

- *NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)*
- *NNPA Landscape Supplementary Planning Document (Landscape SPD)*

Neighbourhood Plan

- *Tarset and Greystead Neighbourhood Development Plan (Submission Draft)*

Relevant Planning History

Nil

Consultation/Representations

NNPA Access Officer: No comments received.

NNPA Ecologist: **No objections** or comments.

Tarset & Greystead Parish Council: No comments received.

Notifications: A notice was placed near to the site. **No other representations were received** in response.

Assessment

The key issues for consideration as part of this application are:

- The design & visual appearance of the alterations;
- Effects on the National Park special qualities;



Other relevant considerations will also be considered within the report.

Principle of Development

The proposal is for renovations and alterations to an existing bothy building, which is currently in a poor state of repair, with no roof on the building at present, although the walls of the building appear to be in good condition. The development is acceptable in principle and in accordance with the NPPF and Core Strategy policies 1 and 3. As no change or intensification of the recent use of the building is proposed, Core Strategy Policy 7 would not apply based on the information provided.

The proposal seeks to enhance the condition of the bothy, to bring the building back into a use consistent with the nature and intensity of its recent use, which includes shelter for the public, including those using rights of way in the vicinity of the site. Positive weight can be given towards these benefits, in accordance with Core Strategy Policy 15.

It is also considered that the proposal is in accordance with the Submission Draft of the Tasset and Greystead, insofar as the Submission Draft accords with NPPF and NNPA Local Development Framework policies.

Design & Visual Appearance

The main aspect of the proposals is the addition of a new roof, of an appropriate pitch. The use of green metal plasticised sheets is considered to be appropriate and is likely to be an improvement on the collapsed asbestos sheet roof that was previously in place. Other changes include the installation of a replacement timber window and a timber door in the existing door opening. All of the changes proposed to make the building weather tight are considered to be appropriate. The small timber firewood store is a modest and suitably located lean-to extension that would have a minimal effect upon the character or fabric of the building.

It is considered that the proposed design accords with Core Strategy Policy 3 and the Building Design Guide SPD.

Amenity

There are no residential properties nearby which could be affected by the proposals. The proposal accords with Core Strategy Policy 3 in this respect.



National Park Special Qualities

The proposal would not affect the landscape character, tranquillity, biodiversity, or cultural heritage of the National Park.

The changes to the building are minor in their nature. The only discernible change to the building that could be visible within the wider landscape would be the addition of the roof. This change would not materially alter the character of the building when viewed within the surrounding landscape, nor would the surrounding landscape character be affected. The changes accord with Core Strategy Policy 20, the NPPF and the guidelines for development within the Landscape SPD. It is also noted that while the building is currently visible from rights of way such as the public bridleway to the south, it is located within a coniferous forest plantation, much of which has recently been felled. Should the trees be replanted in this area, the building would not be visible from surrounding rights of way.

There would be no power connection to the building and, therefore, no external lighting is proposed. Nevertheless, the building is located within an isolated and rural location away from any potential sources of light pollution. In the interests of protecting the dark skies and tranquillity of the Northumberland Dark Sky Park, a condition is to be included to manage external lighting to ensure that the proposal remains in accordance with policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

The proposals would not have an effect on biodiversity or protected species. The proposal accords with Core Strategy Policy 17 and the NPPF in this respect.

There are no known heritage assets that would be affected by the proposals. The proposal accords with Core Strategy Policy 18 and the NPPF in this respect.

Other

The details of the proposal raise no other concerns in respect of any other material planning considerations.



Summary

Subject to the conditions below, the proposal is considered to be sustainable development that accords with development plan policies, having regard to all other material planning considerations.

Recommendation & Conditions

That planning 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 received on 25/1/16
- *Location Plan 1:2500* received on 26/2/16
- *MBA Flittingford 001 – Location Plans* received on 25/1/16
- *DESIGN and ACCESS STATEMENT* received on 6/4/16
- *Elevations/Plans MBA Flittingford, Plan 001, February 2015* received on 25/1/16

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Policies 1, 3, 7, 15, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. Prior to the fixing of any external lighting associated with the development, 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 during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of the National Park through excessive light pollution, in accordance with Policies 1 and 19 of the Core Strategy and paragraph 125 of 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, may 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 the development may be through 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. **Coal Authority Standing Advice Note – Low Risk** should be included as an informative note with the decision notice.

Background Papers

- Planning Application File 16NP0010
- EIA Screening Opinion 16NP0010

	Signature	Date
Planning Officer		
Head of Development Management		

