

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Applicant :

Mr David Watkins
Redheugh
Tasset
Hexham
NE48 1NB

Under the above Act, Northumberland National Park Authority hereby grants Listed Building Consent for:

Listed Building Consent - Re-setting of water tabling and roof ridge at Redheugh, Tasset, Hexham, Northumberland, NE48 1NB.

as described in application reference **16NP0044LBC** 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 to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by 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 5th May 2016;
- Location map, dated 5th May 2016
- Heritage Statement, dated 5th May 2016

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

3. Prior to the commencement of any re-pointing works hereby permitted, details and sample(s) of the mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved samples and details.

Reason: To ensure that the materials used in the implementation of the development are appropriate in the context of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

4. Prior to the commencement of any works comprising the replacement of roof slates hereby permitted, details and sample(s) of all replacement slates shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved samples and details.

Reason: To ensure that the materials used in the implementation of the development are appropriate in the context of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

5. Prior to the commencement of any works comprising the replacement of water tabling or ridge tiles hereby permitted, details and sample(s) of all replacement water tables or ridge tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved samples and details.

Reason: To ensure that the materials used in the implementation of the development are appropriate in the context of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

6. Any replacement rainwater goods hereby permitted shall be constructed in their entirety from cast iron.

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

Informative Notes

1. This listed building 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 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.
2. This Listed Building consent 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.

Dated this: **14 June 2016**

National Park Officer

NOTE: Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted and/or failure to comply with any conditions attached to this permission may constitute a contravention of the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990 in respect of which enforcement action might be taken. Your attention is drawn to the notes attached. Failure to discharge any outstanding conditions means that this Listed Building Consent 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 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.