



Reference No. 16NP0059

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

Agent :

Mrs Carole Townsend
Earthsense
The Old Farmhouse
Stonehaugh Shields
Stonehaugh
Hexham
NE48 3BU

Applicant :

Mr & Mrs Alan and Carole Townsend
The Old Farmhouse,
Stonehaugh Shields
Stonehaugh
Hexham
NE48 3BU

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

Conversion of 4 existing barns to holiday accommodation at The Old Farmhouse Stonehaugh Shields Kern Green Stonehaugh Northumberland NE48 3BU.

as described in application reference **16NP0059** 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 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 8th June 2016
- Location plan, dated 8th June 2016
- Proposed site layout (Dwg. No. D 02), dated 8th June 2016
- Proposed roof and floor plans (Dwg. No. Stone Units DO 1 Rev. B), dated 18th July 2016
- Proposed elevations and sections (Dwg. No. Stone Units DO 3 Rev. C), dated 18th July 2016
- Solar Panel technical details (PV20/330 & PV30/500) and photographic example, dated 15th July 2016

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- Land Contamination Desktop Study and Walkover Survey Report June 2016, dated 8th July 2016
- Heritage, Design and Access Statement, dated 8th June 2016
- Structural Report, dated 8th June 2016
- Bat and Barn Owl Survey October 2015, dated 15th June 2016

Reason: For the avoidance of doubt and to ensure that the development accords with policies 1, 2, 3, 5, 7, 12, 14, 15, 17, 18, 19, 20 and 25 of the NNPA Core Strategy and the National Planning Policy Framework.

3. The development hereby approved shall be carried out in strict accordance with the working practices and mitigation requirements set out in the document 'Bat and Barn Owl Survey, The Old Farmhouse, Stonehaugh' dated October 2015 and received on 15th June 2016. In particular, attention is drawn to the need to undertake the development in accordance with the recommendations in respect of:

- The provision of 10no. bat boxes on site prior to the commencement of works;
- The facilitation of a site induction meeting attended by the project ecologist and lead contractors prior to the commencement of works;
- Timing restrictions to avoid hibernating bats and maternity roosts;
- Undertaking works by hand; and
- Incorporating bat slates and creating/retaining crevice roosts sites.

Reason: To ensure the development poses no risk to protected species and to ensure the development is in accordance with NNPA Core Strategy policy 17.

4. Prior to the installation of any external lighting required in connection with the development hereby approved, 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 details 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

5. The development hereby approved relates to the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation must occupy this as short-term accommodation only. For the avoidance of doubt, this type of Occupier must not be occupying the building as their sole or main place of residence. In order to facilitate the enforcement of the foregoing, a register of occupiers of the premises to which this planning permission relates shall be made available to the officers of local planning authority upon request, following 24 hours notice.

Reason: To ensure that the development hereby permitted is used for holiday accommodation only and to control the occupancy in accordance with Core Strategy policies 5 and 10.

6. If during construction of the development hereby approved contamination not previously discovered is identified, then an additional Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the Method Statement has been submitted to and approved in writing by the Local Planning Authority and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that risks from land contamination to the future users of the land and accommodation are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupiers, in accordance with Core Strategy policy 3 and the NPPF.

7. Unless otherwise agreed in writing with the Local Planning Authority, during the construction period there shall be no noisy activity (i.e. audible at the site boundary) on Sundays or Bank Holidays or outside of the hours: Monday to Friday 0800 to 1800; Saturday 0800 to 1300.

Reason: In the interests of residential amenity of the occupiers of existing neighbouring properties and to accord with Core Strategy policy 3.

8. The development hereby approved shall not be occupied until the car parking area indicated on the site plan hereby approved has been implemented. Thereafter the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.



Reason: In the interests of highway safety, in accordance with Core Strategy policy 3 and the NPPF.

9. The development hereby approved shall not be occupied until the refuse area hereby approved has been created in accordance with the approved plans. The approved refuse storage area shall thereafter be retained for the storage of refuse.

Reason: In order to ensure that sufficient measures are implemented within the site for the storage of refuse in connection with the development hereby approved and in the interests of highway safety, in accordance with Core Strategy policy 3 and the NPPF.

10. The solar panels hereby approved to the development shall be implemented in full before the first occupation of the units and shall remain operational for the lifetime of the development.

Reason: To ensure that appropriate renewable energy and/or low carbon energy measures are included to in line with NNPA Core Strategy policies 1, 2 and 25 and Chapter 10 of the NPPF.

11. The 3no. rooflights permitted to the development hereby approved shall be of a traditional conservation style and shall be retained in such a style in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the building, in accordance with Core Strategy policies 1, 3 and 20 and the NPPF.

12. The roughly coursed random stone and 'Bardonline' dark grey mineral felt tiles to be used in the construction of the extension hereby approved to the eastern elevation of the building shall match the colour and appearance of those of the existing building as closely as possible. All stone to be used shall be natural and not reconstituted stone.

Reason: In the interests of the satisfactory appearance of the development, to conform with Core Strategy policies 1 and 3 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 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 permission 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. The applicant is reminded of the need to obtain a Natural England EPS development license prior to commencement of development.



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: **20 July 2016**

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.**