

DELEGATED DECISION REPORT

Application Reference Number	16NP0066
Description / Site Address	Approval of Details - Condition 19 of 15NP0087 (Redevelopment of site as new Landscape Discovery Centre incorporating Exhibition Space (D1), Cafe (A3), Offices (B1) and Retail (A1) and 86 bed Youth Hostel (Sui Generis), in respect of balustrade details at Former Once Brewed Visitor Centre/YHA, B6318 Military Road Twice Brewed to Housesteads, BARDON MILL, NE47 7AN
Expiry date of publicity / consultations	N/A
Last date for decision	29 August 2016

Details of Proposal

The proposal seeks to confirm the design for the proposed balustrade, or guardrail to be erected along the perimeter of the roof of the approved landscape discovery centre and YHA building.

Condition 19 of 15NP0087 sought the approval of a number of details relating to materials and specifications to be used in various parts of the building. The majority of these were approved in accordance with the details submitted in 15NP0085. The only outstanding details required by condition 19 are details of the specification of the guardrail/balustrade on the roof of the main building (with the exception of the café glazed balustrade, which has already been submitted and approved).

The application proposes a stainless steel wire mesh fence, held into place by vertical galvanised steel columns and a horizontal galvanised steel handrail to the top. The vertical posts will generally be set at 1500mm intervals. The fencing would have an 1100mm height above the floor level, which is consistent with the proposals put forward at the original planning application stage.

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 18	<i>Cultural Heritage</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)*

Relevant Planning History

- 16NP0065 – Advertisement consent application for three temporary banner adverts, under consideration
- 16NP0055 – Approval of details reserved by conditions 11 and 12 (highways details) of 15NP0087, under consideration
- 16NP0012 – Approval of details reserved by conditions 8 (green roof) and 14 (gates) of 15NP0087, approved June 2016
- 15NP0090 – Approval of details reserved by conditions 10 and 13 of planning permission 14NP0038 in respect of storage area and construction, withdrawn by applicant
- 15NP0088 – Non Material Amendment following grant of Planning Permission 15NP0061 (Roofscape), withdrawn by applicant
- 15NP0087 – Variation of conditions 2, 9 and 12 of 15NP0061 (variations to plans, construction & storage areas), approved April 2016

- 15NP0085 – Approval of details reserved by conditions 19, 24 and 25 of 15NP0087, approved May 2016
- 15NP0061 – Variation of condition 28 (energy measures) of 14NP0038, approved September 2015
- 15NP0059 – Discharge of condition 20 (land contamination) of 14NP0038, approved September 2015
- 15NP0054 – Discharge of conditions 10 & 13 (construction/demolition management, parking, storage schemes) of 14NP0038, approved September 2015
- 15NP0043 – Discharge of condition 3 (archaeological scheme of investigation) of 14NP0038, approved September 2015
- 15NP0035 – Discharge of condition 5 (bat measures) & part discharge of condition 21 (materials) of 14NP0038, approved August 2015
- 14NP0038 – The demolition of existing National Park Visitor Centre (D1), Offices (B1), Cafe (A3), Retail (A1) and 79 bed Youth Hostel (Sui Generis) and associated car parking, and redevelopment of site as new Landscape Discovery Centre incorporating Exhibition Space (D1), Cafe (A3), Offices (B1) and Retail (A1) and 86 bed Youth Hostel (Sui Generis) together with 87 No. permanent car parking spaces, 93 No. overflow car parking spaces, associated landscaping, substation and crossing point across the B6318 Military Road, pedestrian ramp within the roadside ditch and formation of pedestrian refuges and route within wooded copse, permission granted conditionally, October 2014

Consultation/Representations

N/A

Assessment

The principle of a balustrade being fitted on the roof has been established when considering the original application for the centre and subsequently granting planning permission for it. The key issues for consideration as part of this application are the detail of the design of the balustrade, its relationship with the building and surroundings and any effects on visual appearance and amenity.

The design of the balustrade is considered to be suitable in its context. The proposed steel mesh would have a lightweight appearance that would not be dominant in the context of the building as a whole, or the surroundings. It is accepted

that posts would be needed to allow the structure to be substantial enough to safeguard the safety of end users of the facility. The vertical posts are a good distance apart at 1500mm and are slim, at 40mm wide at the top and a maximum of 125mm at the base. The horizontal rail is also 40mm wide, but only 10mm in width. The narrow posts and rails will also contribute to giving the balustrade a lightweight appearance.

The use of this balustrade is considered to be of an acceptable design. It would not harm the amenities of the area, including the surrounding landscape character and historic environment.

Recommendation & Conditions

The remaining details required by condition 19 of 15NP0087 are hereby approved. The development shall be carried out in accordance with the following plans and documents:

- *Railing Layout to Roof, SIL-JDDK-XX-XX-DR-A-(37)20212 Rev C4* received on 1/7/16

Background Papers

- Application File 16NP0066
- Planning Application File 15NP0087
- Application File 15NP0085
- Planning Application File 14NP0038

	Signature	Date
Planning Officer		
Head of Development Management		