



Reference No. 16NP0083

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Keith Butler
Butler Haig Associates
Unit 11
South Acomb
Bywell
Stocksfield
NE43 7AQ

Applicant :

Mr & Mrs Forwood
C/O Land Factor
Market Place
Haltwhistle
Northumberland
NE49 0BP

Creation of visitor accommodation incorporating demolition and re-build of extension to west elevation and internal and external alterations at Lowtown, Walltown, Greenhead, Northumberland CA8 7JD

Under the above Act, Northumberland National Park Authority hereby **REFUSES TO GRANT** planning permission in respect of the development described above and in application reference **16NP0083** and in the plans and drawings attached thereto.

The reason for the Authority's decision to **refuse** planning permission for the development are:

1. The proposed extension to the western elevation, by virtue of its design, scale and position which would obscure the stone quoins to the corners of the building and thus depreciate the understanding of the building, would be harmful to the significance and special character of Lowtown. Clear and convincing justification for the works as required by NPPF Paragraph 132 has not been provided and there is no evidence of the benefits of the scheme which would outweigh the harm identified to the heritage asset. The proposed extension would be harmful to the significance and special character of Lowtown and would therefore be contrary to Core Strategy policies 1 and 18 and Paragraphs 132-134 of the National Planning Policy Framework.
2. The proposal fails to accord with Core Strategy policy 7 in that a large extension is proposed which would detract from the character and appearance of the building and would therefore fail to contribute to the special qualities of the National Park.



3. The applicant has failed to provide sufficient evidence to justify the proposed internal layout alterations or demonstrate that the existing layout could not be replicated without the requirement for additional window openings, in order to minimise the loss of historic fabric. The proposed internal layout and formation of new window openings are therefore harmful to the significance and special character of Lowtown and would therefore be contrary to Core Strategy policies 1 and 18 and Paragraphs 132-134 of the National Planning Policy Framework.
4. The proposed scheme fails to provide sufficient evidence to justify the proposed installation of double glazed timber and aluminium window units. The proposed installation of double glazed windows is therefore harmful to the significance and special character of Lowtown and would therefore be contrary to Core Strategy policies 1 and 18 and Paragraphs 132-134 of the National Planning Policy Framework.



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: **13 October 2016**

National Park Officer



NOTES

- 1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice (subject to the additional provisions below).**
- 2. If this is a decision to refuse planning permission for a householder application or for a minor commercial application or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice. This process does not apply to any decision in circumstances where an appeal against the refusal to grant listed building consent is submitted at the same time as an appeal against the refusal to grant planning permission.**
- 3. If this is a decision to refuse advertisement consent or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 8 weeks of the date of this notice.**
- 4. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice whichever period expires sooner.**
- 5. Notice of Appeal may be submitted to the Planning Inspectorate electronically via <https://acp.planninginspectorate.gov.uk> or on the Planning Appeal Form which may be obtained from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000)**
- 6. 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.**



7. **Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.**

8. **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 and Sections 32-37 of the Planning (Listed Buildings and Conservation Areas) Act 1990).**