

**From:** [Chris Stanworth](#)  
**To:** [Laura Garth](#)  
**Subject:** FW: Planning Application Consultation 16NP0103 Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN  
**Date:** 14 December 2016 14:46:53  
**Attachments:** [Site-plan-layout-Rev-D-7-Nov-16 - RM.jpg](#)

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-----Original Message-----

From: DC Consultation  
Sent: 13 December 2016 13:01  
To: Chris Stanworth; Margaret Telfer  
Subject: FW: Planning Application Consultation 16NP0103 Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN

-----Original Message-----

From: Robert Mayhew  
Sent: 12 December 2016 18:15  
To: DC Consultation  
Subject: RE: Planning Application Consultation 16NP0103 Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN

Dear Chris,

16NP0103 - Construction of extension to public house for microbrewery at Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN

Thank you for consulting me on the above application and please find set out below my comments with respect to the implications of the proposal on the landscape, trees and Dark Sky status of the National Park.

I understand that access to this site and retrospective planning for the extended car park will be subject to a future application to the Authority and that this application deals specifically with the development of the micro brewery building itself.

From a landscape perspective and based upon the detail set out within the Planning Policy and Heritage Statement, the applicant's choice of using a random natural stone with quoins and slate roof in keeping with the east elevation of the existing building is welcomed as this will follow the traditional vernacular of the built environment in this part of the National Park. However, I would bring to your attention the detail set out in the accompanying drawing CC/16/TWBDBY/1002 where it is stated that the roof construction is to be of corrugated sheeting. In my view this would be undesirable in this sensitive location of the World Heritage site and National Park. I would appreciate it if you could clarify the actual specification for the roofing material for me.

None the less, the proposals appear to extend the north and south elevations by approximately two thirds of the existing elevation and as such I do have concerns as to the effect that this would have on the landscape character and views of this part of the National Park, particularly when viewed from receptor sites to the north of the site. Unlike the adjacent Sill building being built next door, where there is a vegetative screen running along the north side of the building, the Twice Brewed Inn sits immediately adjacent to the Military Road and is clearly visible within the landscape when viewed from the raised elevations at on the Pennine Way and Hadrian's Wall National Trail at Windshields Crags and Steel Rigg for example. I believe that the effect that this proposed building extension will have on the surrounding natural landscape could be softened/mitigated if some form of appropriate landscaping could be incorporated into the car park to the north of the site. Our GIS records indicate that this should be possible without needing to plant directly into the scheduled area of the Vallum. (See attachment for suggested broadleaved tree planting locations).

The fact that the applicant has chosen not to bring the development associated with the existing car park as part of this application makes it difficult for me to accept these proposals without seeing the necessary mitigation that I believe is necessary from a landscape perspective.

Whilst the applicant has indicated that there would be no additional lighting associated with this development within the application form I would recommend that a condition be used to deal with any subsequent external lighting that may be needed in the future so as to ensure compliance with the National Park Lighting Master Plan and to protect the Dark Sky Park Status of the National Park. The removal the former exterior lighting units on the north side of the Twice Brewed building is welcomed but replacement lighting associated with the new signage on the north elevation may still warrant inspection with respect to compliance with the Northumberland National Park Lighting Master Plan.

I do not believe that this proposal will have any detrimental effect upon any notable trees or hedgerows within this part of the National Park.

In summary, I would like clarification as to the actual material to be used for the roof of the propose micro-brewery, would advocate that some landscaping is needed to the northern side of the proposed development to soften its effect on the landscape character and views given the sensitive location and finally ensure that any subsequent external lighting is managed via the use of a planning condition.

If you have any questions with respect to the above please do not hesitate to get back to me.

regards

-----Original Message-----

From: DC Consultation

Sent: 07 November 2016 11:09

To: Robert Mayhew

Subject: Planning Application Consultation 16NP0103 Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=16NP0103>

DC Consultation, Development Control Consultation

Tel: (x)

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Robert Mayhew, Landscape and Forestry Officer

Tel: 01434 611539 (x277)

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DC Consultation, Development Control Consultation

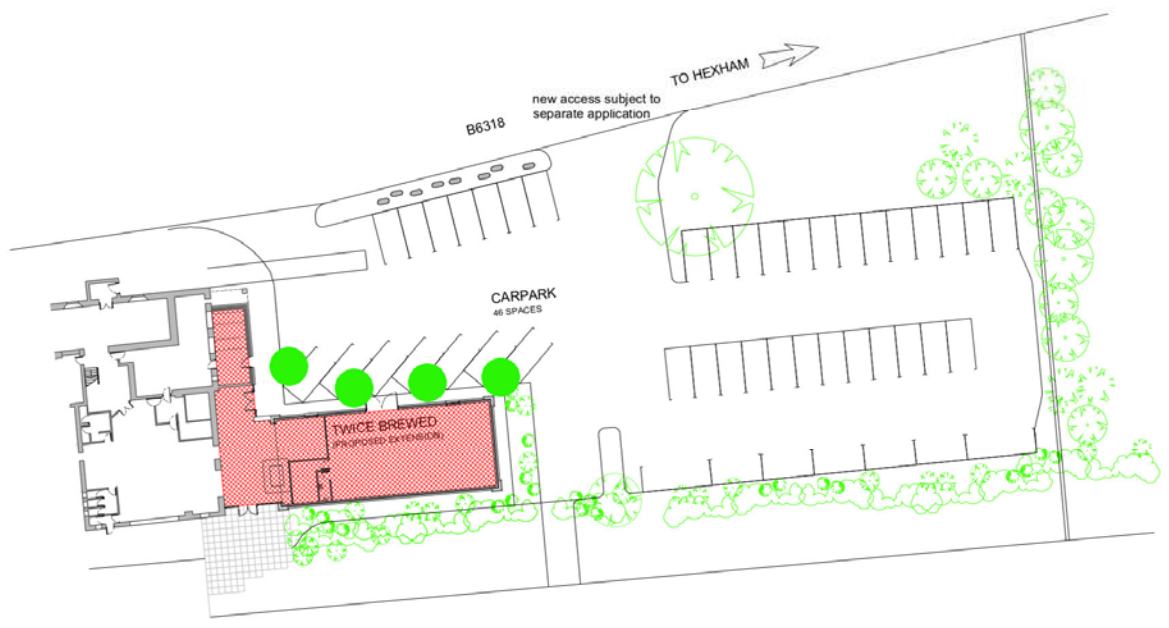
Tel: (x)

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Chris Stanworth, Planning Officer

Tel: 01434 611508 (x210)

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before commencing work.  
 This drawing is to be read with and checked against structural and specialist drawings provided for the work.  
 The contractor is to comply in all respects with the current Building Regulations whether specifically stated on the drawings or not.  
 This drawing and the building works depicted are the copyright of Currie and Currie LLP and may not be reproduced except by permission.



● Suggested locations for some selctive tree planting

PROPOSED SITE LAYOUT  
 Scale 1:250

EXTENT OF SITE TO WHICH PLANNING APPLICATION RELATES OUTLINED IN RED THUS

REV D - 07.11.2016 - ADDITIONAL NOTE ADDED  
 REV C - 01.11.2016 - DRAWING LAYOUT UPDATED  
 REV B - 16.09.2016 - MICRO BREWERY LAYOUT REVISED  
 REV A - 17.05.2016 - WINDOWS TO NEW STORE OMITTED  
 REVISION:

CLIENT:  
**TWICE BREWED LLP**

PROJECT:  
**PROPOSED MICRO BREWERY AND RECEPTION AREA AT:  
 TWICE BREWED PUBLIC HOUSE  
 MILITARY ROAD  
 NORTHUMBERLAND  
 NE47 7AN**

DRAWING TITLE:  
**SITE PLAN LAYOUT**

DRAWING STATUS:  
**PLANNING**



Beaufront Park, Anick Road  
 Hexham, NE46 4TU  
 Tel 01434 800570 E-Mail [gc@curriemandcurrie.com](mailto:gc@curriemandcurrie.com)

Drawn By	Checked By	Scale	Date	Rev
CW	GC	1:250 @ A1 1:500 @ A3	May 2016	D

Drawing No:  
**CC/16/TWBDBY/1004**