



Reference No. 16NP0103

TOWN AND COUNTRY PLANNING ACT 1990

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

**Agent :**

Nicola Allan Associates  
Dilston House Cottage  
Corbridge  
Hexham  
Northumberland  
NE45 5RH

**Applicant :**

Twice Brewed LLP  
Twice Brewed Inn  
Military Road  
Bardon Mill  
Hexham  
Northumberland  
NE47 7AN

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

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

as described in application reference **16NP0103** 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, as required by Section 91 of the Town and Country Planning 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 received on 2/11/16
- Elevations CC/16/TWBDBY/100 Rev B received on 2/11/16 (roof material details amended as per the application form, Planning Policy & Heritage Statement and email of 16/12/16)
- Floor Plans CC/16/TWBDBY/1001 Rev C received on 2/11/16
- Location Plan ND122535 received on 2/11/16
- Site Layout Plan CC/16/TWBDBY/1004 Rev D received on 7/11/16
- PLANNING POLICY & HERITAGE STATEMENT - THE TWICE BREWED INN (dated 2nd November) received on 7/11/16

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- Foul Drainage Assessment Form (FDA1) received on 2/11/16
- Agent email (received on 16/12/16) confirming the proposed use of slate for the roof of the proposed building.

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with policies 1, 2, 3, 4, 5, 12, 14, 15, 17, 18, 19, 20, 22, 25, 27 and 28 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. Prior to the commencement of work on the building hereby approved, samples and details of the following external facing materials shall be submitted to and approved in writing by the local planning authority.
- Samples and details of provenance of the facing stone to be used in the exterior of the building;
  - Samples and details of provenance of the slate to be used in the exterior of the roof of the proposed building;
  - Details of the materials and colours to be used in the frame of the proposed link building;
  - Colours of the proposed external doors and window frames;

Reason: In order to preserve the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3, 18 and 20 and the NPPF.

4. Prior to the development first being brought into use, a soft landscaping scheme to include details, including exact locations, species and specifications of all trees, shrubs and other soft landscaping on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The soft landscaping shall be carried out in full accordance with the approved details in the first planting season following the development being first brought into use. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of protecting the visual character of the area and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3 and 20 and the NPPF.



5. Prior to the fixing of any external lighting associated with the development, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:
- The specific location of all external lighting units;
  - Design 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 during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

6. The building hereby approved shall be used only as a brewery (and associated store, cellar, bar and entrance/circulation areas, including as a visitor facility) and for no other purpose within Use Class B2, without the submission and approval of a subsequent planning application.

Reason: In order to protect the tranquillity of the area and the residential amenity of neighbouring properties, in accordance with Core Strategy policies 1, 3 and 19 and the NPPF.

7. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
- i. details of temporary traffic management measures, temporary access, routes and vehicles;
  - ii. vehicle cleaning facilities;
  - iii. the parking of vehicles of site operatives and visitors;
  - iv. the loading and unloading of plant and materials;
  - v. storage of plant and materials used in constructing the development;
  - vi. measures to control the emission of dust and dirt;



Reason: To prevent nuisance, in the interests of residential amenity and highway safety, in accordance with Core Strategy Policy 3 and the National Planning Policy Framework.

8. The development shall not be brought into use until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is first brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: To ensure that provision for sustainable modes of transport is maintained, to contribute to achieving sustainable development, in accordance with Core Strategy policies 1, 12 and the National Planning Policy Framework.

9. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. The Local Planning Authority shall be informed, in writing, at least two weeks prior to the commencement of the development of the name of the said archaeologist. No work shall begin until the Local Planning Authority has confirmed, in writing, that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason: In order to ensure that provision is made for the recording of any archaeological features or finds during the development, in accordance with Chapter 12 of the NPPF.

10. Prior to the commencement of development a scheme containing full details of arrangements for internal air extraction, odour control and discharge to atmosphere from brewery operations, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when brewing is being carried out unless otherwise agreed beforehand in writing with the local planning authority.



Reason: To protect nearby residential receptors from potential undesirable odour impacts in accordance with Core Strategy Policy 3 and the NPPF.

11. Prior to the commencement of the development, details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources (as defined in Annex 2 of the National Planning Policy Framework), or justification why it is not feasible or viable to provide these, shall be submitted to and formally approved in writing by the Local Planning Authority. The information submitted should establish accurate details of the predicted energy requirements for the development and demonstrate how the proposals will maximise the embedding of renewable and low carbon energy sources within the development. The approved renewable energy measures required for each dwelling shall be implemented in full before the [first occupation of that dwelling/the property first being brought into use].

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

#### Informative Notes:

1. **For the avoidance of doubt, this permission does not include consent for the construction of, or use of, a second vehicular access to/from the B6318, or for any excavation works associated with this.**
2. 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 the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
  - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed 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.
3. This 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. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.



Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

4. Building materials or equipment shall not be stored on the highway unless otherwise agreed with the highway authority. You are advised to contact the Northumberland County Council Streetworks team on 0345 600 6400 for Skips and Containers licences.
5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
6. The applicant is advised to contact the Environment Agency's permitting team to discuss the existing permit (NPSWQD001281) for the existing foul drainage system, as this may need to be amended. They can be contacted on the following email address: [NE-Newcastle-EMWaste@environment-agency.gov.uk](mailto:NE-Newcastle-EMWaste@environment-agency.gov.uk)
7. The application site is within an area affected by radon gas as shown in the PHE/BGS Radon Potential Dataset, 2007. Radon maps for the area suggest that 1-3% of properties are at risk of being above the action level for radon which is 200 Becquerel's per cubic metre (Bq m<sup>-3</sup>). Building Regulations require that Basic Protection Measures are taken against radon entering the buildings to be constructed on the site. For further information on radon please refer to the Public Health England radon website <http://www.ukradon.org/>.

Please note that the Twice Brewed Inn is supplied with water from a borehole private water supply. A risk assessment of this supply was carried out in November 2012.

The Regulations require private water supplies to be subject to a risk assessment and water sampling. The frequency of water sampling is determined by the classification of the supply. Private water supplies with a commercial activity (for example B&B, holiday let, assured short hold tenancy) using <10m<sup>3</sup> of water each day would be subject to water sampling on a frequency of not less than 1 year.

A copy of the Private Water Supplies (England) Regulations 2016 can be viewed at: <http://www.dwi.gov.uk/stakeholders/legislation/>



**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: **22 December 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 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).