

January 3, 2017

Northumberland National Park
Eastburn
South Park
Hexham
Northumberland
NE46 1BS

Dear Sirs

**The Boe Rigg, Charlton
Variation to Condition 5**

I write with reference to the above mentioned property and your recent letter to Mr Morrison-Bell regarding opening hours. This letter accompanies a Planning Application to vary condition 5 attached to the original Planning Approval for the Boe Rigg (and subsequent discharge of condition).

As you may be aware due to recent press reports, the Boe Rigg has been closed due to the previous tenant leaving the property. New tenants have been found for the property but in order to make the venture viable, it is essential to formalise the opening hours which were previously being used for the property.

This application is intended to extend the previously approved closing time for the restaurant to match that of the existing licensing approval i.e. to 22:30. This application will formalise what have been the existing opening hours of the premises and will allow it to be a viable proposition for the incoming tenants.

In terms of residential amenity, the nearest residence is located a minimum of 50m away with a large range of buildings between the Boe Rigg and the residence. All vehicles visiting the Boe Rigg access the property via the new access and the parking for these (along with campsite parking / bunk house parking) is located to the North of the Boe Rigg itself and therefore further away from the residential property to the South. There is therefore no adverse impact upon residential amenity.

If you have any queries, please do not hesitate to let me know.

Yours Sincerely,



**K Butler
Butler Haig Associates**

enc

t
m
e-mail

