



Reference No. 17NP0011LBC

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Applicant :

Mr Neil Jones
Otterburn Hall Farm
Otterburn
Newcastle upon Tyne
NE19 1HE

Under the above Act, Northumberland National Park Authority hereby grants Listed Building Consent for:

Retrospective - Listed Building Consent - Erection of 1.2 metre high wooden fence and gates surrounding perimeter of the property boundary and replacement of roof ridge tiles and roof light window at Otterburn Hall Farm, Otterburn Hall Estate, Otterburn, NE19 1HE.

as described in application reference **17NP0011LBC** and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby permitted shall be maintained in accordance with the following approved plans and documents:
 - Application form, received 26th April 2017
 - Location plan, received 25th April 2017
 - Heritage Statement, received 25th April 2017
 - Site/Roof Plan, Existing and Proposed Fence Details (Rev. B), received 7th June 2017

Reason: For the avoidance of doubt and to ensure that the development accords with policies 1, 3 and 18 of the NNPA Core Strategy and the National Planning Policy Framework.

2. Should the fence hereby permitted be removed in the future, any damage sustained to the brickwork or mortar joins of the property known as Otterburn Hall Farm in conjunction with the fixing of the fence shall be repaired with materials which suitably match those of the existing building.

Reason: In the interests of the visual amenity and historic interest of the building, in accordance with Core Strategy policies 3 and 18 and the National Planning Policy Framework.



Informative Notes:

1. This Listed Building Consent 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 development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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.

2. 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.



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: **14 June 2017**

National Park Officer

NOTE: Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted and/or failure to comply with any conditions attached to this permission may constitute a contravention of the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990 in respect of which enforcement action might be taken. Your attention is drawn to the notes attached. Failure to discharge any outstanding conditions means that this Listed Building Consent has not been implemented and any works are unauthorised.



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).