



Reference No. 17NP0016

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

Agent :

Bright 3D
Greenside House
25 Greenside Place
Floor 3
Edinburgh
EH1 3AA

Applicant :

Northumberland National Park Authority
Eastburn
South Park
Hexham
Northumberland
NE46 1BS

Under the above Act, Northumberland National Park Authority hereby grants advertisement consent for:

Application for advertisement consent - Non illuminated external signage at The Sill Visitor Centre, Once Brewed, Hexham, Northumberland, NE47 7AN

as described in application reference **17NP0016** and in the plans and drawings attached to it, subject to the following conditions:

Standard Conditions:

- A** Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- B** Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- C** Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- D** No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.



- E** No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation or, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, water way or aerodrome (civil or military).

Reason: As required to be imposed by Regulation 14 of the Town and Country Planning (Control of Advertisements) Regulations 2007.

Other Conditions:

1. The advertisements hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Application Form received on 20/02/17
 - Masterplan; External_Signage_Plan; 1562-700-C received on 28/02/17
 - Masterplan_Upper_East_Zone; External_Signage_Plan; 1562-701-B received on 28/02/17
 - Masterplan_Upper_West_Zone; External_Signage_Plan; 1562-702-A received on 17/02/17
 - Masterplan_Lower_East_Zone; External_Signage_Plan; 1562-703-A received on 17/02/17
 - Masterplan_Lower_West_Zone; External_Signage_Plan; 1562-704-A received on 17/02/17
 - Welcome Lobby; W2 – Welcome Wall; 1562-401-A received on 14/02/17
 - The Sill External Signage For Advertisement & Planning Consent 27.02.2017 received on 28/02/17
 - External Signage Schedule received on 17/02/17
 - Design Statement_External Signage received on 14/02/17

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the advertisements and to ensure the proposal accords with Policies 1, 3, 14, 15, 16, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).



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: **7 April 2017**

National Park Officer

Please note that this is not approval of plans under the Building Regulations. Also, this consent 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).**