

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	<b>17NP0040</b>
<b>Description / Site Address</b>	Non material amendment to planning permission 16NP0103 (replacing the glazed roof with roof tiles on the link building) - Construction of extension to public house for micro brewery at Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN
<b>Consultation Expiry</b>	N/A
<b>Last date for decision</b>	26 May 2017

### **Details of Proposal**

This application proposes to make alterations to the roof materials on the small glazed link building of the Twice Brewed Inn microbrewery, approved under reference 16NP0103.

The application proposes to change the roof materials of this link building from glazing to a natural reclaimed slate to match the roof materials of the existing and approved buildings at Twice Brewed.

The application also proposes to amend a small glazed area on the east elevation, to stone walling to match the rest of that elevation.

### **Relevant Planning Policy & Guidance**

#### **Local Policy**

*NNPA Core Strategy and Development Policies Document (Core Strategy)*

- Policy 1 Delivering Sustainable Development
- Policy 3 General Development Principles
- Policy 18 Cultural Heritage
- Policy 19 Tranquillity
- Policy 20 Landscape Quality and Character

#### **National Policy**

→ *National Planning Policy Framework (NPPF)*

→ *Planning Practice Guidance (PPG)*

### Supplementary Planning Guidance

- *NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)*
- *NNPA Landscape Supplementary Planning Document (Landscape SPD)*

### **Relevant Planning History**

17NP0028	Proposed new access into the car park (withdrawn by applicant)
16NP0103	Construction of extension to public house for microbrewery (approved with conditions, 22/12/16)
15NP0063	Change of use of part of dining room to be used as a temporary visitor information point and ancillary sales (approved with conditions, 29/9/15)
15NP0054	Approval of details reserved by condition 10 and 13 of planning permission 14NP0038 (Once Brewed redevelopment on adjacent site) in respect to construction management (approved 16/9/15)
14NP0068	Advertisement Consent in respect of one sign (approved with conditions, 22/9/14)
09NP0025	Proposed construction of covered verandah at rear of public house (withdrawn, 14/7/09)
03NP0050	Installation of cycle stands and cycle lockers (approved with conditions, 16/9/03)
03NP0007	Construction of porch/bus shelter (approved with conditions, 15/4/03)
96NP0061	Construction of aerial tower and radio equipment cabin (refused 12/12/96)
81NP0026	Erection of illuminated sign (refused 5/10/81)

- 74NP0048     Display of an illuminated projecting sign (refused)
- 73NP0132     Extension (approved with conditions)
- 70NP0068     Extension of hotel and restaurant (approved with conditions)

## **Consultations/Representations**

Nil

## **Assessment**

The key issues identified for consideration in this application are whether the proposed amendment to the scheme would have any material impacts in terms of design, or the special qualities of this part of the National Park.

The proposed change in the roof materials from glazing to slate and the change in the small glazed area on the east elevation to natural stone, both to match the approved materials used elsewhere, are considered to have a minimal effect on the character and appearance of the premises, and the surrounding natural and historic landscape. The very minor degree of change is considered to be a positive one, as the use of reclaimed slate on the roof of the link building would match the other roof slopes and tie in well with the appearance of the existing building and the main microbrewery extension. The use of a slate roof would also potentially result in a small reduction in upward light spill, in comparison with a glazed roof.

The amendment is therefore considered to be in accordance with each of the Core Strategy, NPPF and SPD policies highlighted earlier in the report.

## **Summary**

As set out in the assessment of the proposal above, the amendments proposed to the approved scheme are not considered to have any material impacts upon the character or appearance of the property, or its surroundings, or the special qualities of the National Park. The proposed amendments are considered to be non-material, and can be supported.

## **Recommendation**

It is recommended that the non-material amendment is granted.

### **Approved revised plans:**

- 'Elevations CC/16/TWBDBY/1002 Rev B' (as annotated) received on 28/4/17
- Application form received on 28/4/17

### **Superseded plans:**

- 'Elevations CC/16/TWBDBY/1002 Rev B' received on 2/11/16

	Signature	Date
Planning Officer		
Head of Development Management		

## **Background Papers**

Application Files 17NP0040, 16NP0103