

DELEGATED DECISION REPORT

Application Reference Number	17NP0073
Description / Site Address	Proposed conversion of storage building into bunkhouse and holiday let dwelling house at Ilderton Dod, Track to Ilderton Dod and Threestone Burn, Ilderton, NE66 4JL
Expiry date of publicity / consultations	10 August 2017
Last date for decision	6 September 2017

Details of Proposal & Site

This application proposes to convert a former agricultural and store building at Ilderton Dod. The building is located within a range of buildings, in a rural location near Threestoneburn, a few miles to the north-west of Ingram, and the south-west of Wooler.

The converted building would provide a bunkhouse over two floors, with sleeping accommodation (which the floor plans suggest would sleep up to five people) at first floor level, and a communal area at ground floor. The northern end of the building would accommodate a self-contained holiday let, with living accommodation at ground floor level, and a bedroom provided on a mezzanine level above.

An existing bothy, which currently provides basic sleeping accommodation, without any amenities also exists within an offshoot at the south of the building. No changes are proposed to this as part of the application.



Building proposed for conversion at Ilderton Dod

The building appears to be in a good condition, with the majority of the changes needed to accommodate the proposed holiday accommodation being internal works that do not require planning permission. Externally, the proposals would involve replacing existing doors and windows with new timber doors and double-glazed timber windows, all utilising existing openings within the west and east elevations of the building (labelled as north and south elevations on the plans). A new green sheet cladding skin would be added to the existing lean to building to provide enhanced insulation for use as a shower room, which would retain a similar external appearance to the existing. Three new rooflights would be installed in the east elevation of the building, to allow for natural light into the bunkhouse, and one in the roof of the proposed holiday let, again on the east elevation.

The site would use the existing access to Ilderton Dod, which is via a private road, a several miles from the nearest adopted highway. Parking would be provided to the east (rear of the building), where the main access would be gained to the holiday units themselves.

Water abstraction would be via a borehole. Foul drainage provision is being provided via a 3000L septic tank system, which would discharge via a soakaway. Surface drainage provision (via soakaways) has also been shown on the site plan.

Relevant Planning Policy

National Policies

- *National Planning Policy Framework (NPPF) (2012)*

- *Planning Practice Guidance*

Local Policies

- *Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)*

Policy 1	Delivering Sustainable Development
Policy 2	Climate Change
Policy 3	General Development Principles
Policy 5	General Location of New Development
Policy 7	Conversion of Buildings outside Settlements
Policy 9	Managing Housing Supply
Policy 10	New Housing Development
Policy 11	Affordable Housing
Policy 12	Transport and Accessibility
Policy 14	A Sustainable Local Economy
Policy 15	Sustainable Tourism & Recreation Development
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquillity
Policy 20	Landscape Quality and Character
Policy 22	Trees, Woodlands and Forests
Policy 25	Renewable Energy and Energy Efficiency
Policy 27	Water and Flood Risk

Supplementary Planning Guidance

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

Relevant Planning History

Nil

Consultation/Representations

NCC Public Protection: In agreement with the proposal in principle.

Comments were provided in respect of potential contamination, and private water supplies. Conditions are requested to require an additional method statement if contamination not considered thus far is discovered during development, and requiring a verification report confirming a sufficient wholesome water supply, prior to commencement.

NCC Highways: No issues arise from the proposal.

NNPA Historic Environment Officer: No objection.

The proposals involve alterations to existing farm buildings to provide bunkhouse and holiday let accommodation. In principle I have no objections to the proposal which offers a use for a traditional farm building. The proposals will, however, alter the agricultural character of internal features and, whilst not unacceptable in principle, the historic character of the buildings should be acknowledged. Whilst not wanting to place an unreasonable burden on the applicant which would be disproportionate to the building's significance, it would be helpful for the applicant to provide a photographic record of the internal features, including fixtures and fittings, prior to alteration. This would allow the building to be understood and recorded whilst facilitating a new use.

NNPA Access/Recreation Officer: No objection. The response notes that one public bridleway and one public footpath exist in close proximity to the site, with the Sandstone Way cycle route running along another bridleway. An addition to the tourism accommodation offer is welcomed. Any works should not obstruct access to these rights of way.

NNPA Ecologist: No objections, providing the mitigation in section 2 of the bat report is made a condition.

Assessment

The key material planning considerations are:

- The principle of the development;

- Design/appearance/historic environment;
- Residential amenity;
- Ecology;
- Tranquillity;
- Access/Parking.

Other material planning considerations will be considered and referred to where relevant.

The principle of the development

The site is considered to be situated in an open countryside location, and is a significant distance away from the local centres within the National Park that are designated as the focus for local needs development. Core Strategy Policy 5 limits development in the open countryside to the reuse of existing buildings, except in exceptional circumstances. Policy 7 supports the change of use of existing buildings outside identified settlements where:

- The building is capable of conversion
- The building contributes to the Park's special qualities
- The building is of sufficient size to accommodate the proposed use without the need for significant alterations and extensions that would detract from its character

The proposal meets all of these tests, as it appears to be in a good condition, has historic character that positive contributes to the area, and proposes no extensions. Very few alterations would be made to the façade of the building, with the main changes being the installation of new windows and doors within existing openings and the addition of rooflights on the rear elevation.

Policy 5 of the Core Strategy is clear that conversions of existing buildings are preferable to the need for new buildings. This proposal is able to meet the needs of the applicant whilst re-using an existing building that is under used/ redundant at present, while meeting the tests in Policy 7.

The creation of additional residential dwellings is not supported by Policy 7 in these circumstances, and a condition is therefore recommended to ensure the use is restricted for holiday accommodation only, and that the rooms are not used as permanent residential accommodation.

The proposals therefore should provide a good addition to the accommodation offer in this area, providing tourist accommodation close to popular walking and cycle routes, in a location where there is currently little accommodation available. This should provide both economic benefits, and opportunities for visitors to enjoy and understand the special qualities of this part of Northumberland National Park, in a manner that does not harm these special qualities.

It is considered that the development is acceptable in principle.

Design/appearance/historic environment:

The building is part of a range of buildings known as The Dod, and is not listed. However, the Dod is acknowledged as a range of buildings farm buildings from the described in the Grundy Historic Buildings Survey (Grade III) as “a model of the perfectly ordinary, but well-kept farm buildings.” It is important that proposals will maintain the original character of the buildings, whilst allowing for appropriate change to accommodate a new use.

Other than the new windows and doors in the existing openings, the installation of the rooflights, and the re-cladding of the lean-to building, the development would not involve any material external changes to the building. Any works to the roof or walls would only constitute repairs and not material changes to the building.

It is considered the detail of the new mock sash and case style windows, and the doors, and the size and location of the rooflights would be appropriate. Conditions should be included to ensure that timber window frames, timber doors, and conservation-style rooflights, flush with the surface of the roof are used, in order to maintain the property’s aesthetic and historic character.

Subject to these conditions, the proposals are considered to be acceptable, and in accordance with Core Strategy policies 1, 3, and 18, and the relevant policies within the NPPF.

The Historic Environment Officer has recommended that a photographic record of the building be produced, as this would be of benefit to the Historic Environment Record, and the understanding and recording of the historic character of the building.

However, it is acknowledged that while the building has heritage value as a non-designated heritage asset, it has no statutory listing, and the Historic Environment Officer has not asked for this to be a condition of planning permission. It is therefore proposed as an informative note to be included with the permission, as a proportionate approach.

Residential amenity:

The gamekeeper's cottage is located to the south-west of the property, which appears as though it may be/have been in residential use. It is not considered that there would be any likelihood of harm to amenity resulting from overlooking, or noise. The proposal accords with Core Strategy Policy 3 and the NPPF in this respect.

Ecology

The application involves the conversion of an existing stone and slate building, and has been accompanied by a Bat and Barn Owl Survey Report. Advice has been sought on the ecological implications of the application proposals from the National Park's Ecologist, who has raised no objections, subject to the mitigation measures, set out in the survey report, being incorporated. These include the relocation of an existing barn owl box, and the provision of a new one, the retention of a crevice used by bats, and a need to ensure that external lighting does not affect this crevice.

On the basis of the detail of the proposals, the survey data, and the Ecologist's advice, it is considered that the proposals would present no unacceptable risk to protected species, provided that the mitigation measures in section 2 of the survey are made a condition of this permission. The development is in accordance with Core Strategy Policy 17, Chapter 11 of the NPPF and the Conservation of Habitats and Species Regulations 2010.

Tranquillity

No scheme for external lighting has been submitted for consideration as part of this application, and it is unclear at present whether external lighting would be provided. Further information would be needed to ensure that lighting wasn't inappropriate. Should suitable lighting be implemented, that accords with good practice guidance, the tranquillity of this part of the National Park should be adequately protected. The submission and implementation of an appropriate lighting scheme can be controlled through a condition. It is therefore recommended that a condition is included to

ensure that a lighting scheme is provided, to include details of all external lighting that is proposed.

The development is not likely to have a material effect on the tranquillity of the National Park in any other respect. Subject to the condition allowing external lighting to be managed appropriately, the proposals accord with Core Strategy Policy 19 and paragraph 115 of the NPPF.

Access/Parking

The proposal would provide adequate car parking provision and presents no highways issues in terms of the access to the site.

The proposals would be close to existing public rights of way. An informative note is to be included with any permission that is granted, to advise of the need to keep the rights of way available for use when construction works are taking place. A condition would not be reasonable or necessary, as this would duplicate controls available under the Countryside and Rights of Way Act 2000, which can ensure that rights of way are not obstructed.

The proposals accord with Core Strategy policies 3, 12 and the NPPF in these respects.

Foul drainage

The proposal falls outside of the Environment Agency's Risk Appetite and no consultation has therefore been initiated with them. Foul drainage details have been provided with the application. Foul waste would discharge to an existing septic tank system, with a 3000L tank, discharging to a soakaway (to land). In terms of the preferable options for dealing with foul waste, the location means that mains connection is not practical or feasible. While use of a package treatment plant is advised as a preferable option to a septic tank in Planning Practice Guidance, the development is of a small scale, and would discharge to an existing tank, which the supporting information has more than sufficient capacity for even when the building would be at 100% occupancy. It is considered that appropriate provision for foul drainage has been provided, in accordance with Core Strategy policies 1 and 3 the NPPF and PPG.

Water Supply

Confirmation has been provided that a private water supply would be provided, extracting water from a borehole located very close to the application site. A condition has been requested by NCC Public Protection in respect of the water supply. This is essential to ensure that a verification report is provided, to guarantee that a sufficient supply of wholesome water is available to the development, and to ensure that this remains in place thereafter. Subject to this condition, the proposals would accord with Core Strategy Policy 3 in this respect.

Other

Landscape – The proposal would make minor external alterations to an existing building, alterations which would not be noticeable in the wider surroundings. The development would not affect the landscape character of the National Park, and accords with Core Strategy Policy 20 and the NPPF in this respect.

Contamination/Environmental Health – Environmental Health officers have considered the proposals, including a Contamination Screening Assessment provided by the applicants, and accepted that there are no known sources of contamination that would be a concern in respect of the proposed end use. However, a condition has been requested, requiring further assessment if any unexpected sources of contamination are found during development, which is considered to meet the tests for conditions and necessary to ensure that public safety is protected. The proposal is therefore not considered to have any likely impacts in respect of noise, odour, or other environmental impacts. The proposal accords with Core Strategy Policy 3 and the NPPF in these respects.

Flood Risk – The proposal falls outside of the Environment Agency and LLFA's Risk Appetites and no consultation has therefore been initiated with them. The property does not fall within a Flood Risk Zone and Environment Agency maps indicate that the site is not located in an area of surface water flooding. Appropriate proposals for discharge of surface water via soakaways are shown on the site plan submitted with the application. The proposal accords with Core Strategy Policy 27 and the NPPF in this respect.

Energy – No details are provided in respect of the power connections, or proposed renewable energy supply. The application has not shown whether renewable technologies would be viable or feasible, and it is not considered that the requirements of Core Strategy policies 2, 25 and the NPPF have been met in this respect. However, this can be overcome by the inclusion of a planning condition,

requiring details of proposed renewable energy provision, or energy efficiency measures in lieu of such technologies, or an explanation why neither are viable, to meet with the requirements of these policies.

Summary

Subject to the conditions below, the proposal is considered to be sustainable development, and the application is in accordance with development plan policies, while having regard to all other material planning considerations.

Recommendation

It is recommended that planning permission is granted, subject to the following conditions:

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 maintained in accordance with the following approved plans, documents and correspondence:
 - Application form received on 28th June 2017
 - 'ILDERTON DOD, POWBURN, PROPOSED DEVELOPMENT BAT AND BARN OWL REPORT – SUMMER 2017' received on 28th June 2017
 - 'DESIGN AND ACCESS SUPPORTING STATEMENT' received on 28th June 2017
 - 'ELEVATIONS AND PHOTOS AS PROPOSED' 17/242-004 received on 28th June 2017
 - 'GF & FF PLANS AS PROPOSED' 17/242-003 received on 28th June 2017
 - 'SITE LAYOUT PLAN AS PROPOSED' 17/242-005 received on 28th June 2017

- Location Plan 1:1250 received on 28th June 2017
- Land Contamination Assessment form received on 11th July 2017
- Foul Drainage Assessment Form and appended Maps 1 - 3 received on 11th July 2017

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately control the development and to conform with Policies 1, 2, 3, 5, 7, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20, 22, 25 and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The development hereby approved shall be carried out in strict accordance with each of the mitigation measures described in Section 2 of the 'ILDERTON DOD, POWBURN, PROPOSED DEVELOPMENT BAT AND BARN OWL REPORT – SUMMER 2017' received on 28th June 2017. Particular attention is drawn to the need to carry out the following:

(Barn owls)

- Relocating the current barn owl box to a neighbouring barn after checking that none are present before works commence;
- Erecting another box on the edge of the plantation at least 30 days before work commences to provide an alternative roost away from disturbance.

(Bats)

- Retention of an existing crevice on the east aspect of the building referred to as Building 2/3;
- Situating any external lighting on timers, and located away from this crevice.

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core Strategy Policy 17 and Chapter 11 of the NPPF and the Conservation of Habitats and Species Regulations 2010.

4. 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 by 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, and to ensure that there is no unacceptable impact on protected species, in accordance with policies 1, 17 and 19 of the Core Strategy and Chapter 11 of the NPPF.

5. The accommodation units hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence, or as a second home. The operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation hereby approved, and of their main home addresses, and shall make this information available, upon request, at all reasonable times to the local planning authority.

Reason: To ensure that a permanent and unrestricted residential use in an inappropriate open countryside location is not established, where this would not otherwise be in accordance with Core Strategy policies 5, 7 and 9, and because local needs/affordable housing restrictions are not being provided as part of this development, as may otherwise be required for proposals for residential development by Core Strategy polices 10 and 11.

6. If during re-development contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority.

Should contamination not previously discovered is identified during the development, no building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority,

and agreed measures proposed to deal with the contamination have been carried out.

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants, in accordance with Core Strategy Policy 3 and the NPPF.

7. Prior to the development first being brought into use, a written verification report shall be provided and agreed in writing with the Local Planning Authority, to confirm that there will be a sufficient supply of wholesome water to serve the development. The written verification report shall be based on the average household consumption of 200 litres per person per day. The verification report should include a detailed assessment, prepared by a suitably qualified person (hydrologist), which indicates the suitability of the water supply with regard to quantity and quality of water available and include, if necessary, any methods needed to improve the supply.

Any identified approved improvements to the water supply shall be carried out prior to the occupation of the premises. The development shall be connected to the approved water supply thereafter.

Reason: In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development, in accordance with Core Strategy Policy 3 and the NPPF.

8. The rooflights approved as part of this permission shall be of a conservation style and shall be fit to be flush with the surface of the roof.

Reason: To ensure that the development respects the appearance and historic character of the premises, in accordance with Core Strategy policies 1, 3 and 18 and policies in the NPPF, including those detailed in chapters 6 and 12.

9. The doors and window frames to be installed as part of the development shall be painted timber and shall be retained as such thereafter.

Reason: To ensure that the development respects the appearance and historic character of the premises, in accordance with Core Strategy policies 1, 3 and 18 and policies in the NPPF, including those detailed in chapters 6 and 12.

10. Prior to the development first being brought into use, precise 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. Any approved renewable energy measures shall be implemented in full before the premises are first brought into use.

Reason: To ensure that an 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. 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.

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.

3. The National Park's Historic Environment Officer has recommended that the works should include the production of a photographic record of the building, including its interior, prior to alteration, for in the Historic Environment Record. A copy of this photographic record should be provided to the local planning authority following its completion.

4. **Private water supplies**

Northumberland County Council Public Protection would recommend that the applicant contact a member of their Private Water Supplies Team on 01670 623790 with regard to The Private Water Supplies Regulations 2016, which came into force on 27 June 2016. The Regulations require that all private water supplies used in a commercial undertaking *or* where more than one property is supplied, are subject to inspection (this is known as a risk assessment). The regulations also require the water supply to be subject to routine sampling, the frequency of which will be determined by the classification of the supply. Supplies with a commercial activity [for example B&B, holiday let, Assured Short hold Tenancy (AST) properties] using <10m³ each day would be subject to annual sampling.

A copy of the Private Water Supplies Regulations 2016 can be viewed at:

<http://www.legislation.gov.uk/ukxi/2016/614/contents/made>

The following link contains technical information regarding satisfactory installation and maintenance of private water supplies:

<http://www.privatewatersupplies.gov.uk/privatewater/files/Full%20Doc.pdf>

5. NCC Public Protection – General

The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Northumberland County Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

6. Public Footpaths

Ilderton public bridleway 10 and public footpath 11 both run to the south of the proposed development site and the Sandstone Way cycle route runs to the north of the Dod, along public bridleway 1. Whilst any construction works are ongoing, care should be taken to not obstruct access to these rights of way in the area, or in any way prevent or deter public use of the paths, without the necessary legal diversion or closure order having been made.

Background Papers

Planning Application File 17NP0073
EIA Screening Opinion 17NP0073

	Signature	Date
Planning Officer		
Head of Development Management		