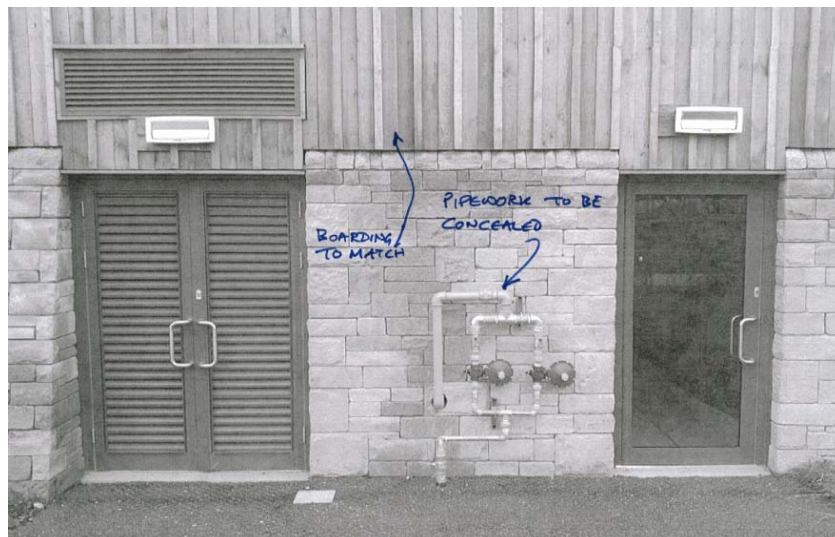


DELEGATED DECISION REPORT

Application Reference Number	17NP0085
Description / Site Address	Construction of small timber box to house a gas isolation valve at The Sill Bardon Mill Hexham Northumberland NE47 7AN
Expiry date of publicity / consultations	16 August 2017
Last date for decision	20 September 2017

Details of Proposal & Site

This application proposes to build a lean to structure (1.5 metre height, 1.3 metre eaves, 1.2 metre width, 0.35m depth) against the south-east elevation of the Sill Landscape Discovery Centre and Youth Hostel building. The structure would be built towards the western end of the elevation to house a gas isolation and piping, that are currently located against the external stone wall, between two doorways. The enclosure would be built from tanalised softwood timber panelling, with close boarded doors opening to the front and vented panels to the sides.



*Annotated photograph of the location for the proposed structure
(Not part of formal application documents)*

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 3	General Development Principles
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

Supplementary Planning Guidance

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

Relevant Planning History

- 17NP0055 – Non-material amendment to planning permission 15NP0087 (new Landscape Discovery Centre and Youth Hostel) in respect of amendments to solar panels, approved June 2017
- 17NP0054 – Works at the north and west of The Sill development incorporating realignment of northern garden footpath and gate, alteration to events space position, addition of seating, infill railing section, 7 no. condenser units and extra gabion basket screening adjacent to bin store, and construction of section of dry stone retaining wall to the northern boundary of the site, approved with conditions July 2017

- 17NP0053 – Approval of details reserved by condition 21 (external lighting), approved May 2017
- 17NP0016 – Advertisement Consent - Non illuminated external signage, approved, April 2017
- 17NP0013 – Approval of details reserved by condition 29 (grease trap specification) of Planning Permission 15NP0087, approved May 2017
- 17NP0010 – Approval of Details reserved by conditions 23 and 30 (water storage cistern) of Planning Permission 15NP0087, approved March 2017
- 17NP0005 – Approval of details reserved by condition 20 (car parking payment systems and associated infrastructure) of 15NP0087, approved March 2017
- 16NP0066 – Approval of details - Condition 19 of 15NP0087, in respect of balustrade details, approved July 2016
- 16NP0065 - Application for advertisement consent on a temporary basis for 3 no. banners at National Park Centre Once Brewed Bardon Mill Hexham Northumberland NE47 7AN, approved August 2016
- 16NP0055 – Approval of details reserved by conditions 11 and 12 (highways details) of 15NP0087, approved July 2016
- 16NP0012 – Approval of details reserved by conditions 8 (green roof) and 14 (gates) of 15NP0087, approved June 2016
- 15NP0090 – Approval of details reserved by conditions 10 and 13 of planning permission 14NP0038 in respect of storage area and construction, withdrawn by applicant
- 15NP0088 – Non Material Amendment following grant of Planning Permission 15NP0061 (Roofscape), withdrawn by applicant
- 15NP0087 – Variation of conditions 2, 9 and 12 of 15NP0061 (variations to plans, construction & storage areas), approved April 2016
- 15NP0085 – Approval of details reserved by conditions 19, 24 and 25 of 15NP0087, approved May 2016
- 15NP0061 – Variation of condition 28 (energy measures) of 14NP0038, approved September 2015
- 15NP0059 – Discharge of condition 20 (land contamination) of 14NP0038, approved September 2015
- 15NP0054 – Discharge of conditions 10 & 13 (construction/demolition management, parking, storage schemes) of 14NP0038, approved September 2015
- 15NP0043 – Discharge of condition 3 (archaeological scheme of investigation) of 14NP0038, approved September 2015



- 15NP0035 – Discharge of condition 5 (bat measures) & part discharge of condition 21 (materials) of 14NP0038, approved August 2015
- 14NP0038 – The demolition of existing National Park Visitor Centre (D1), Offices (B1), Cafe (A3), Retail (A1) and 79 bed Youth Hostel (Sui Generis) and associated car parking, and redevelopment of site as new Landscape Discovery Centre incorporating Exhibition Space (D1), Cafe (A3), Offices (B1) and Retail (A1) and 86 bed Youth Hostel (Sui Generis) together with 87 No. permanent car parking spaces, 93 No. overflow car parking spaces, associated landscaping, substation and crossing point across the B6318 Military Road, pedestrian ramp within the roadside ditch and formation of pedestrian refuges and route within wooded copse, permission granted conditionally, October 2014

Consultation/Representations

No comments were received from **Henshaw Parish Council**.

A notice was placed at the site, inviting comments by 16th August. No comments were received.

Assessment

The key material planning considerations are:

- The principle of the development;
- Design & effect on appearance/ National Park special qualities.

Principle of development

The proposal involves the erection of a very modest structure to house a gas isolation valve and pipes, at the exterior of the Landscape Discovery Centre and YHA building at The Sill. This development was initially granted planning permission under reference 14NP0038. As the proposal is considered to be minor in scale, in the context of the building and land use it is associated with, and ancillary to the existing use of the site, the proposals are considered to be acceptable in principle.

Design & effect on appearance/ National Park special qualities

The proposed lean to building would be small in its scale, and in the context of the main building, at 1.5 metres high and 1.2 metres in width, with a depth of only 0.35 metres. The design chosen relates suitably to the character and appearance of the main building, using softwood with a tanalised finished, which would give a similar appearance to the timber used on large parts of the upper part of the building, and used in other areas on the site, such as the bat barn. It is considered that this would achieve a visual improvement in very immediate views by obscuring exposed pipework from view.

It is not considered that the design, scale and location of this proposal would lead to any appreciable impacts upon the wider appearance of the site and surroundings, or upon any of the National Park's special qualities. The proposal accords with the relevant Core Strategy policies listed above, and the NPPF.

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 24/7/17
 - Drawing (SCALE 1:10) received on 24/7/17
 - Location Plan 1:1500 received on 24/7/17
 - Annotated Elevation Plan '*Elevations Sheet - VE (SIL-JDDK-XX-XX-DR-A-(20)3001A Rev C1)*' received on 28/7/17

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately control the development and to conform with Policies 1, 3, 14, 15, 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).

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.

Background Papers

Planning Application Files 17NP0085, 15NP0087, 14NP0038
EIA Screening Opinion 17NP0085

	Signature	Date
Planning Officer		
Head of Development Management		