



Reference No. 17NP0131

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Dobsons Design
The Crossing
Yeavinger
Kirknewton
Wooler
Northumberland
NE71 6HG

Applicant :

Mr M Renwick
Kirknewton House
Kirknewton
Wooler
Northumberland
NE71 6XF

Under the above Act, Northumberland National Park Authority hereby grants planning permission for:

Change of use of double garage and store to holiday accommodation. Demolition of garage and rebuilding of double garage with holiday accommodation above at Kirknewton House, Kirknewton, Wooler, Northumberland, NE71 6XF.

as described in application reference **17NP0131** and in the plans and drawings attached to it, subject to the following 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 carried out in accordance with the following approved plans and documents:

- Application form, received 11th December 2017;
- Location Plan, Site Plan existing, 17/1074 Drawing no: 001, received 11th December 2017;
- Existing floor plan and elevations, 17/1074 Drawing no: 002, received 11th December 2017;
- Proposed floor plan, 17/1074 Drawing no 003, received 11th December 2017;

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- Site plan as proposed, 17/1074 Drawing no: 004; received 8th January 2018;
- Existing plan / elevation – store building, 17/1074 Drawing no: 005, received 11th December 2017;
- North-west elevation, 17/1074 Drawing 6ab, received 11th December 2017;
- Replacement garage store and holiday unit, 17/1074 6ab, received 11th December 2017;
- Contamination Assessment: Screening Assessment Form, received 9th January 2018;
- Foul Drainage Assessment Form, received 14th December 2017;
- The WPL Diamond Product Specification; received 11th December 2017
- Heritage Design and Access Statement, received 14th December 2017;
- BSG Ecology, Ecology Report 'Proposed Development at Kirknewton House, Kirknewton'; received 8th January 2018;

Reason: For the avoidance of doubt, to enable the local planning authority to adequately manage the development and to ensure the proposal accords with policies 1, 2, 3, 5, 7, 6, 12, 14, 15, 17, 18, 19, 20, 25 and 28 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. Prior to the commencement of development, a scheme for soft landscaping to the northern boundary with St Gregory's Church, to include details, including locations, species and specifications of all trees, shrubs and other soft landscaping on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The soft landscaping shall be carried out in full accordance with the approved details in the first planting season following the commencement of the development. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of protecting the visual character of the area and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the NPPF.

4. Unless otherwise agreed in writing, the windows to be installed to the garage conversion shall be:
 - (1) Timber double hung sliding sash;
 - (2) Recessed by at least 100mm;
 - (3) Not include trickle vents



Reason: To ensure that the special interest and historic character and significance of the Kirknewton Conservation Area and setting of the listed building are maintained and to ensure the proposal accords with policies 1, 3 and 18 of the Core Strategy and NPPF.

5. Unless otherwise agreed in writing, the doors to be installed to the garage conversion shall be:
 - (1) Timber with a painted finish;
 - (2) Recessed by at least 100mm;

Reason: To ensure that the special interest and historic character and significance of the Kirknewton Conservation Area and setting of the listed building are maintained and to ensure the proposal accords with policies 1, 3 and 18 of the Core Strategy and NPPF.

6. The development hereby approved relates to the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation shall occupy this for holiday purposes only and shall not occupy this as their 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 at all reasonable times to the Local Planning Authority

Reason: Because local needs restricted housing is not being provided as part of this development, as would otherwise be required for proposals for residential development by Core Strategy policy 10.

7. Prior to the commencement of the development, 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. The approved renewable energy measures required for each dwelling shall be implemented in full before the first occupation of that dwelling.

Reason: To ensure that 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.



8. Any site clearance or ground disturbance should not be undertaken in the bird breeding season (March-August), unless a checking survey has first been undertaken by a suitably qualified ecologist and any birds that are found to be nesting being allowed to finish nesting before such work commences.

Reason: To ensure that ground nesting birds on the site are protected and for the development to accord with NNPA Core Strategy Policy 17 and Chapter 11 of the NPPF.

9. Prior to the occupation of the units hereby approved, the enhancement measures detailed within paragraph 4.12 of 'Proposed Development at Kirknewton House, Kirknewton Ecology Report' shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To deliver ecological enhancement and to accord with NNPA Core Strategy Policy 17 and Chapter 11 of the NPPF.

10. 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 with 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, in accordance with Policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

11. The development shall not be occupied until the car parking area indicated on the approved plans, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.



Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Core Strategy Policy 3.

12. No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework and Core Strategy Policy 3.

13. The accommodation hereby approved shall not be occupied until it has been connected to the package treatment plant in accordance with the Foul Drainage Assessment Form.

Reason: To ensure that appropriate infrastructure is in place to protect local amenity the wellbeing of local communities and to ensure the proposal accords with Core Strategy Policy 3 and 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. For the avoidance of doubt, the holiday accommodation units hereby approved do not benefit from householder permitted development rights that are granted to residential properties under Schedule 2, Part 1 of the General Permitted Development Order 2015 (as amended).
4. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Container licences.
5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

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: **20 February 2018**

National Park Officer

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