



Northumberland National Park Authority  
Eastburn, South Park, Hexham  
Northumberland NE46 1BS  
Tel: 01434 605555

Reference No. 17NP0132LBC

**PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

**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 Listed Building Consent for:

**Listed Building Consent in respect of 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 **17NP0132LBC** 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 18 of the Planning (Listed Buildings and Conservation Areas) 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;

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- Proposed floor plan, 17/1074 Drawing no 003, received 11th December 2017;
- 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;
- 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, 3, 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)

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

Reason: In order to preserve the visual appearance, character and amenity of the area, the listed building and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3 and 18 and Chapter 6 of the NPPF.

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

Reason: Reason: In order to preserve the visual appearance, character and amenity of the area, the listed building and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3 and 18 and Chapter 6 of the NPPF.



5. 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.

6. 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

### **Informative Notes**

1. This Listed Building Consent 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 Listed Building 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.

### **Positive and Proactive Planning Statement**

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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: **27 February 2018**

**National Park Officer**

**NOTE: Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted and/or failure to comply with any conditions attached to this permission may constitute a contravention of the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990 in respect of which enforcement action might be taken. Your attention is drawn to the notes attached. Failure to discharge any outstanding conditions means that this Listed Building Consent has not been implemented and any works are unauthorised.**



## **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).