



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

Reference No. 17NP0138LBC

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Agent :

Mr Philip Wontner-Smith
GWAarchitectural
Clavering House
Newcastle Upon Tyne
NE1 3NG

Applicant :

Miss Katie Bland
Bird in Bush Inn
Elsdon
Northumberland
NE19 1AA

Under the above Act, Northumberland National Park Authority hereby grants Listed Building Consent for:

Listed Building Consent - Refurbish and replacement of 23 no. existing timber sliding sash windows at Bird in Bush Inn, Elsdon, Northumberland, NE19 1AA

as described in application reference **17NP0138LBC** 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 and to comply with 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 22nd December 2017
- Heritage Statement, received 9th January 2018
- Site location plan, received 22nd December 2017
- Existing elevations Sheets 1 & 2 (Dwg. Nos. 17029E02 & E03), received 9th January 2018
- Proposed elevations Sheets 1 & 2 (Dwg. Nos. 17029.C02 Rev. B & 17029.C03 Rev. A), received 22nd December 2017
- Proposed ground floor plan (Dwg. No. 17029.C01 Rev. B), received 22nd December 2017
- Proposed first floor plan (Dwg. No. 17029.C07 Rev. A), received 22nd December 2017

APPLICATION REFERENCE NUMBER : 17NP0138LBC



- Window Drawings (Dwg. No. 17029.C12 Rev. A), received 9th January 2018

Reason: For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Core Strategy policies 1, 3 8, 14, 15 and 18 and the National Planning Policy Framework (NPPF).

3. Prior to the installation of the windows hereby permitted, details and/or samples of the proposed colour of the windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance, character and amenity of the area, listed building and special qualities of the National Park, in accordance with Core Strategy policies 1, 3 8, 14, 15 and 18 and the National Planning Policy Framework (NPPF).

4. The windows hereby permitted shall:

- (1) Be single glazed timber with a painted finish;
- (2) Be recessed at least 100mm within their openings;
- (3) Not incorporate trickle vents;
- (4) Match exactly the design of the remaining original window, located within the ground floor to the far right of the north west elevation (referred to as window 'WG13' on Proposed elevations Sheet 2 (Dwg. No. 17029.C03 Rev. A), received 22nd December 2017)
- (5) Have a traditional cord and weight mechanism as a means of opening and closing and shall not incorporate any spiral balances;

unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance, character and amenity of the area, listed building and special qualities of the National Park, in accordance with Core Strategy policies 1, 3 8, 14, 15 and 18 and the National Planning Policy Framework (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.
3. For the avoidance of doubt, this permission relates to the replacement of windows only and does not include any further works as referred to within the approved plans.

Dated this: **20 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).