



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	17NP0139CO
<b>Description / Site Address</b>	Listed Building Consent for demolition of garden room and creation of new private dining room. Extension of existing dining room including creation of access to WC's from existing dining room. Reconfiguration and extension of service area at Walwick Hall, Humshaugh, Hexham, Northumberland, NE46 4BJ
<b>Expiry date of publicity / consultations</b>	N/A
<b>Last date for decision</b>	12 January 2018

### Details of Proposal

This application relates to a planning application which has been made to Northumberland County Council. Northumberland National Park Authority has been consulted on the proposal as the neighbouring Local Planning Authority.

Walwick Hall is a Grade II Listed Building located adjacent to the B6318 to the west of Walwick and approximately 250m to the east of the boundary with the National Park. The proposal seeks approval for the demolition of a sun room and replacement with a new dining room to the south of the property and the extension of an existing dining room to the east of the property. Internal alterations are also proposed.



Figure 1: Application Site showing boundary with the National Park

The NNPA has also been consulted on the application for full planning permission (17NP0140CO) under NCC reference 17/04545/FUL.

### Planning Policy & Guidance



### **National Policies**

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (2015)

### **Local Policies**

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

### **Relevant Planning History**

N/A

### **Consultation/Representations**

None undertaken as part of this application.

### **Assessment**

The principle of development is to be considered by Northumberland County Council as the responsible Planning Authority. In the context of this report, Northumberland National Park Authority is providing a view as a consultee as to whether the proposed development would detrimentally impact upon the Park's landscape character, views into and out of the Park, and any impacts upon the Park's tranquillity, biodiversity and geodiversity.

The proposals relate to the demolition and replacement of an existing sun room with a new dining room (of similar size) and the extension of an existing dining room. Given the distance between the application site and the National Park boundary, the significant area of woodland to the west of the application site and the location of the proposed extensions, it is considered that any impact on the Park's landscape character or views into or out of the Park would be minimal. Similarly, it is not considered that the proposals would have a significant impact on the biodiversity or geodiversity of the Park.

No details of any external lighting which may be required as part of the scheme have been provided within the application. Whilst the scheme is in close proximity to the Dark Sky Park, a condition restricting the installation of further external lighting to the property is not considered appropriate in this instance given that the scheme relates to an established business within an existing settlement. It is considered that the development would not conflict with NNPA Core Strategy Policy 19.

Having consideration for the design, scale and nature of the proposed scheme it is not considered that it would have a detrimental impact upon the special qualities and character of the National Park, and therefore no objections are raised.



**Recommendation & Conditions**

Taking in to account the above, it is recommended that **no objections are raised**.

**Background Papers**

Application file 17NP0140CO

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	Colin Godfrey	09/01/2018
<b>Head of Development Management or Chief Executive</b>	Susannah Buylla	09/01/2018