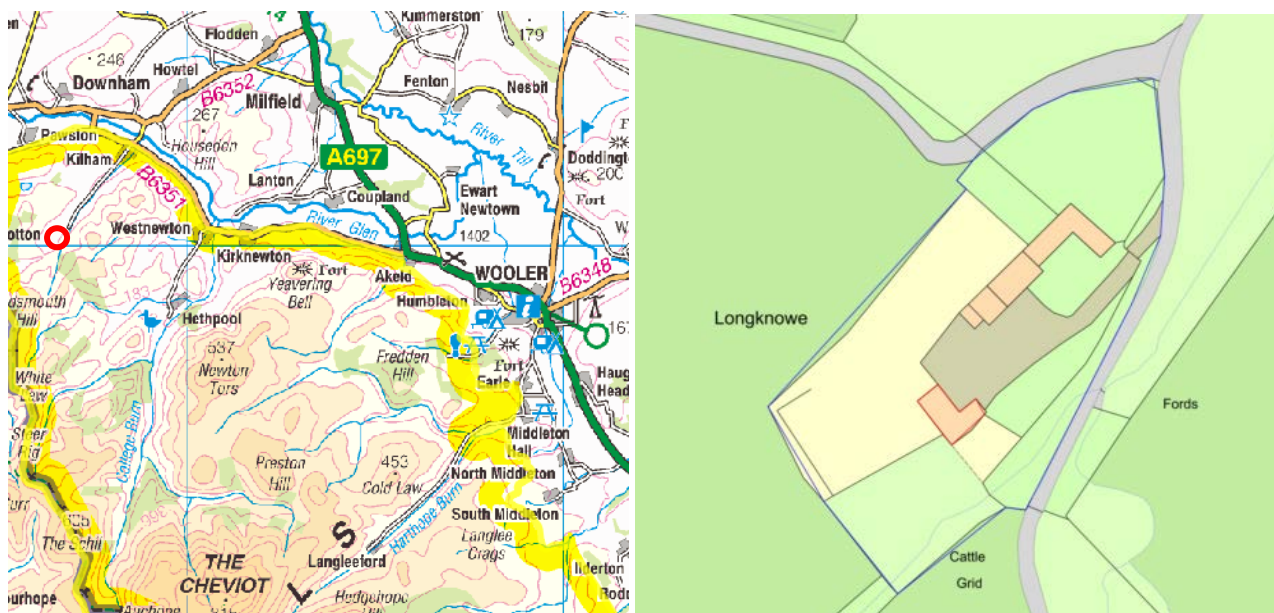


## DELEGATED DECISION REPORT

|   |   |
|---|---|
| <b>Application Reference Number</b>             | 19NP0010  |
| <b>Description / Site Address</b>               | Variation of condition 5 of application 06NP0026 to permit use of barn for holiday use separate from the use of the main house at Kilham Longknowe, Mindrum, Northumberland, TD12 4QS |
| <b>Expiry date of publicity / consultations</b> | 21 March 2019   |
| <b>Last date for decision</b>                   | 17 April 2019   |

### Details of Proposal

Kilham Longknowe is located in an isolated location to the north of the National Park, approximately 4.5km to the west of Kirknewton. The property is set within a private garden area, surrounded by trees and hedging, with access gained from the northern end of the site via the adjacent track.



**Figure 1:** Location Plan

The property comprises two parts: the main cottage, which was converted from a derelict cottage, kennels and old farm buildings under planning permission reference 89NP0035, and a former barn, which was converted and extended under permission 06NP0026 to form additional living accommodation.

As part of the grant of planning permission under 06NP0026, use of the barn was restricted under Condition 5 to purposes ancillary to the residential use dwelling known as Longknowe. Condition 5 of 06NP0026 reads as follows:

*The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Longknowe.*



**Reason:** *To ensure that the development does not result in the creation of a new independent dwelling in the open countryside (Policy CD4, 5 and 8 of the Northumberland National Park Local Plan)*

This application proposes the variation of 06NP0026 Condition 5 in order to allow use of the barn as holiday accommodation separate from the main house, Longknowe. This would include occasional holiday use by the applicant when the main house is being used as a holiday rental. Despite the existing condition to retain as ancillary to the main house, the barn is entirely self-contained and has all the facilities for day to day living.

### **Planning Policy & Guidance**

#### **National Policies**

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

#### **Local Policies**

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

|           |   |
|-----------|---|
| Policy 1  | <i>Delivering Sustainable Development</i>               |
| Policy 3  | <i>General Development Principles</i>                   |
| Policy 5  | <i>General Location of New Development</i>              |
| Policy 7  | <i>Conversion of Buildings outside Settlements</i>      |
| Policy 9  | <i>Managing Housing Supply</i>                          |
| Policy 10 | <i>New Housing Development</i>                          |
| Policy 14 | <i>A Sustainable Local Economy</i>                      |
| Policy 15 | <i>Sustainable Tourism &amp; Recreation Development</i> |
| Policy 19 | <i>Tranquillity</i>                                     |
| Policy 27 | <i>Water and Flood Risk</i>                             |

#### **Supplementary Planning Guidance**

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

#### **Relevant Planning History**

**06NP0026** Conversion and extension of barn to create additional living accommodation.  
*Planning permission conditionally granted 31/07/2006.*

**89NP0035** Conversion of derelict cottage, kennels and old farm buildings to form dwellinghouse.



*Planning permission conditionally granted 14/02/1990.*

### **Consultation/Representations**

No consultations were undertaken as part of this application.

A site notice was displayed on the 28<sup>th</sup> February 2019. No representations have been received in response.

### **Assessment**

The key material planning considerations are:

- The principle of the development;
- Design and amenity
- Impact upon National Park special qualities;
- Highways

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy 1 of the NNPA Core Strategy Local Development Framework (Core Strategy) seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park. The effects of the proposed scheme on these qualities are discussed in more detail later in this report.

### **Location of New Development**

The site is situated in an open countryside location, approximately 4.5km to the north-west of Kirknewton. Core Strategy Policy 5 seeks to direct new development to a series of local centres and smaller villages. In the open countryside, other than in exceptional circumstances, new development is limited to the reuse of existing buildings. As the proposal would make use of an existing building which has already been converted to ancillary residential accommodation under application 06NP0026, the proposals are considered to accord with Policy 5 in principle.



**Figure 2:** The barn as converted



The proposed development relates to the provision of tourist/holiday accommodation only. It is therefore considered appropriate that any planning approval be subject to a condition restricting the occupancy of the accommodation to holiday use only, as permanent residential accommodation in this location would conflict with Core Strategy policies 9 and 10 and would require a Local Needs restriction in accordance with Core Strategy policy 10. The replacement condition would be worded to ensure there would be no more than one residential unit on site and that the barn would only be used for holiday purposes.

#### Conversion of Buildings within the Open Countryside

Core Strategy Policy 7 supports the change of use of existing buildings outside identified settlements to employment use (including tourism) where:

- The building is capable of conversion;
- The building contributes to the Park's special qualities;
- The building is of sufficient size to accommodate the proposed use without the need for significant alterations and extensions that would detract from its character;

As noted, the building has already been converted under the previous approval (06NP0026) with the current application not proposing any physical change to the building. As such, it is considered that the conversion of the building to form holiday accommodation would accord with the requirements of Policy 7.

#### Employment / Tourism

National Planning Policy Framework (NPPF) Chapter 6 seeks to support economic growth in rural areas by requiring planning policies to take a positive approach to sustainable new development, paragraph 83 of which highlights in particular the need for planning policy to enable:-

- the sustainable growth and expansion of all types of business and enterprise in rural areas through both the conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses; and
- sustainable rural tourism and leisure which respect the character of the countryside

NNPA Core Strategy Policies 14 and 15 also aim to create and retain a sustainable local economy through the provision of support for sustainable tourism and recreation developments which relate to, and allow opportunities for, visitors to increase their understanding and enjoyment of the special qualities of the National Park without detrimentally impacting upon them, particularly where they integrate with existing visitor facilities or include the conversion of buildings. As the proposals relate to the use of an existing building which, as assessed below, would not have a detrimental impact on the special qualities of the National Park, it is considered that the proposals would accord with NPPF Paragraph 83 and Core Strategy policies 14 and 15.



## **Design and Amenity**

As this application relates to a variation of condition only with no physical development proposed, it is not considered that the proposals raise any issues in relation to design. However, Conditions 3 and 4 of planning approval 06NP0026 required samples of the timber to be used in the extension and details of the colour coating of the roof to be submitted for approval by the LPA with the permission only to be implemented using the approved materials. The conditions were subsequently discharged by means of a letter issued on 31<sup>st</sup> July 2006. While it is not considered necessary to reattach these conditions, an alternative condition requiring the materials to be retained as constructed is considered appropriate.

Given the isolated nature of the property, it is not considered that the proposals would have any impact on residential amenity.

## **Impact upon National Park Special Qualities**

### Tranquillity

Core Strategy Policy 19 states that development proposals which conserve or enhance the tranquillity of the National Park will be supported. In this instance, the proposed variation of condition would allow the barn, which is currently restricted to a use ancillary to the main dwelling, to be used as a separate unit of holiday accommodation. Given that the proposals relate to the use of a modest two bedroom property which is already used as ancillary residential accommodation, it is not considered that there would be any significant increase in the level or noise, traffic or light generated. Similarly, as the proposals relate to an existing building without alteration, it is not considered that the proposals would impact on the sense of openness of the National Park or the quiet enjoyment of the landscape.

The proposals are therefore considered to accord with the requirements of Core Strategy policy 19 and the NPPF.

As the proposals relate to the use of an existing building without any extension or other physical change, it is not considered that there would be any impact on the landscape, biodiversity or cultural heritage of the National Park.

## **Highways**

The application relates to a variation of condition to allow an existing building to be used for holiday purposes. Given the modest size of the building; as it currently has permission to be used for purposes ancillary to the main dwelling and the availability of sufficient off-street parking within the curtilage of the wider property, it is considered that any impact on the local highway network would be minimal and insufficient to warrant refusal of the application.



## **Conclusion**

Following consideration of the information submitted to support the proposed variation of condition 5 of 06NP0026 the development as proposed remains acceptable in principle. It is therefore recommended that the proposed variation to planning permission 06NP0026 is approved and planning permission is granted under 19NP0016 subject to the following conditions:

### **Recommendation & Conditions**

Grant conditional permission 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 4<sup>th</sup> February 2019;
  - Location Plan, The Barn and Cottage at the Longknowe, Kilham, received 17<sup>th</sup> February 2019;
  - Additional information e-mail received 17<sup>th</sup> February 2019;
  - Plans and Elevations as proposed and existing, M225/01 Rev D received 13<sup>th</sup> June 2006;
  - Structural Survey received 13<sup>th</sup> June 2006;
  - Planning Statement received 13<sup>th</sup> June 2006;

**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, 5, 7, 9, 10, 14, 15, 19 and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. The development hereby approved relates to the provision of short-term holiday accommodation only and shall not be used at any time as permanent residential accommodation. 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:** To prevent a permanent and unrestricted residential use in an inappropriate open countryside location where this would not otherwise be in accordance with Core Strategy policies 5, 7, 9 and 10.



4. There shall be no more than one residential unit on site occupied as residential accommodation at any one time.

**Reason:** To ensure that the development hereby permitted does not create an additional separate dwelling unit in a manner that would fail to accord with Core Strategy Policies 5, 7, 9 and 10.

5. Notwithstanding the provisions of the *Plans and elevations as proposed and existing* M225/01 Rev D received 13<sup>th</sup> June 2006, the external materials used externally on the barn shall be retained as constructed in perpetuity unless first agreed in writing by the Local Planning Authority.

**Reason:** In order to preserve the visual appearance and amenity of the area, in accordance with Core Strategy policies 1 and 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. The applicant is recommended to have regard for the Northumberland International Dark Sky Park in the design and positioning of any external lighting units required as part of the proposed development. A copy of the Northumberland National Park 'Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park' which provides advice



on this matter is available online here:

<https://www.northumberlandnationalpark.org.uk/planning/planning-permission/dark-skies/>

**Background Papers**

Application File: 19NP0010 & 06NP0026

EIA Screening Opinion

|                                | Signature | Date     |
|--------------------------------|-----------|----------|
| Planning Officer               | C Godfrey | 2/4/2019 |
| Head of Development Management | S Buylla  | 2/4/2019 |