



DELEGATED DECISION REPORT

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| Application Reference Number | 20NP0032 |
| Description / Site Address | Approval of details reserved by conditions 3 (materials) and 11 (vehicular access) of planning permission 19NP0113 - Conversion of existing stone barn and timber barn to 1 no. two bedroom holiday let at Field House, Stannersburn Village, Stannersburn, Northumberland, NE48 1DD |
| Expiry date of publicity / consultations | 18 June 2020 |
| Last date for decision | 23 July 2020 |

Details of Proposal

This application provides information required by conditions 3 and 11 of planning approval 19NP0113 under which planning permission was granted for the conversion of existing stone barn and timber barn to 1 no. two bedroom holiday let at Field House, Stannersburn, Hexham, Northumberland, NE48 1DD.

Details have been submitted in order to discharge the following conditions of the permission:

- Condition 3 (External facing materials)
- Condition 11 (Vehicular Access)

The applicant has also advised that the proposed works will be undertaken in accordance with the requirements of conditions 1, 2, 4, 6, 7, 8, 9 and 10. However, as these conditions are not required to be formally discharged, they are not considered further in this report.

No publicity has been undertaken as the application is for discharge of conditions.

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)



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| Policy 3 | <i>General Development Principles</i> |
| Policy 5 | <i>General Location of New Development</i> |
| Policy 14 | <i>A Sustainable Local Economy</i> |
| Policy 15 | <i>Sustainable Tourism & Recreation Development</i> |
| Policy 17 | <i>Biodiversity and Geodiversity</i> |
| Policy 19 | <i>Tranquillity</i> |
| Policy 20 | <i>Landscape Quality and Character</i> |
| Policy 25 | <i>Renewable Energy and Energy Efficiency</i> |

Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

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| Policy ST1 | <i>Sustainable Development</i> |
| Policy ST2 | <i>General Development Principles</i> |
| Policy ST4 | <i>Spatial Strategy</i> |
| Policy DM6 | <i>Conversion of Buildings</i> |
| Policy DM7 | <i>Rural Economy and Diversification</i> |
| Policy DM10 | <i>Habitats, Biodiversity and Geodiversity</i> |
| Policy DM11 | <i>Landscape, Tranquillity and Dark Night Skies</i> |
| Policy DM13 | <i>Renewable Energy</i> |

Supplementary Planning Guidance

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

Relevant Planning History

19NP0113 Conversion of existing stone barn and timber barn to 1 no. two bedroom holiday let.
Planning permission conditionally granted 23rd March 2020;

Consultation/Representations

NCC Highways: Initial Response (3rd June 2020): Further information required as the submitted details do not correspond to NCC's Typical Type A construction which is Dense Bitumen Macadam (DBM) and not concrete.

Further response (9th June 2020): No objection: The revised plans now show the use of DBM rather than concrete. Highways now have no objection to the discharge of the condition.

Assessment

The principle of the development has already been established as acceptable under application 19NP0113. The subject for assessment here is therefore the acceptability of the details of the proposed external materials and vehicular access, as required by conditions 3 and 11 of planning approval 19NP0113.



Condition 3 – External facing materials

The full text of condition 3 reads as follows:

Prior to the installation of the roofing and construction of extension to the holiday accommodation building hereby approved, samples and details of the following external facing materials shall be submitted to and approved in writing by the local planning authority:

- *Natural slate roofing tile*
- *Timber cladding*

The development shall be constructed in accordance with the approved details.

Reason: *In order to preserve the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the National Planning Policy Framework (NPPF).*

In order to discharge the above condition, the applicant has provided photographs of the slate to be used on the roof and also the timber cladding to be used on the extension. The proposed use of natural Welsh slate is considered to be compatible with the existing character of the property and a more sympathetic treatment than the existing roof sheeting. Its use is therefore deemed to be acceptable.

In relation to the timber cladding, the application form indicates that the intention is to use either sweet chestnut or larch cladding. Both types of cladding are of similar appearance and it is considered that either could be accommodated without harm to the existing character of the building. In addition, the use of either type of timber boarding would largely replicate the finish to the barn which is to be removed to facilitate the development. It is therefore considered that the use of either sweet chestnut or larch cladding would be acceptable.

In light of the above assessment it is considered that the proposals are in accord with the requirements of Core Strategy policies 1 and 3 and the NNPF and Condition 3 can be discharged.

Condition 11 – Vehicular access

The full text of condition 11 reads as follows:

The development shall not be occupied until details of the vehicular access, which should be a Type A access, have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

Reason: *In the interests of highway safety, in accordance with Core Strategy Policy 3 and the NPPF.*



In order to discharge this condition, the applicant submitted a Type A access plan and section, detailing the proposed new access to the site. As this condition was attached at the request of NCC Highways, Highways were consulted for their view on the proposals. Highways initially raised concerns on the grounds that the detail as originally submitted did not correspond to NCC's Typical Type A construction which makes use of DBM rather than concrete. In response, the applicant submitted a revised plan showing the use of DBM. Upon re-consultation Highways confirmed that they consider the revised access arrangements acceptable and raised no objection to the discharge of Condition 11.

In light of the above assessment it is considered that the proposals are in accord with the requirements of Core Strategy policy 3 and the NNPF and Condition 11 can be discharged.

Recommendation

The details submitted in respect of conditions 3 and 11 of 19NP0113 are **approved**, subject to implementation of the scheme in accordance with the plans, documents and samples listed below.

Condition 3 (External facing materials)

- Application form received 26th May 2020;
- Photograph of natural slate received 26th May 2020;
- Photograph of timber boarding received 26th May 2020;

Condition 5 (Vehicular access)

- Application form received 26th May 2020;
- Proposed Type A access plan and construction section (revised) received 8th June 2020;

Background Papers

Application Files 20NP0032 & 19NP0113

| | Signature | Date |
|---------------------------------------|------------------------|---------------------------|
| Planning Officer | C Godfrey | 8th July 2020 |
| Head of Development Management | <i>Susannah Buylła</i> | 8 th July 2020 |