

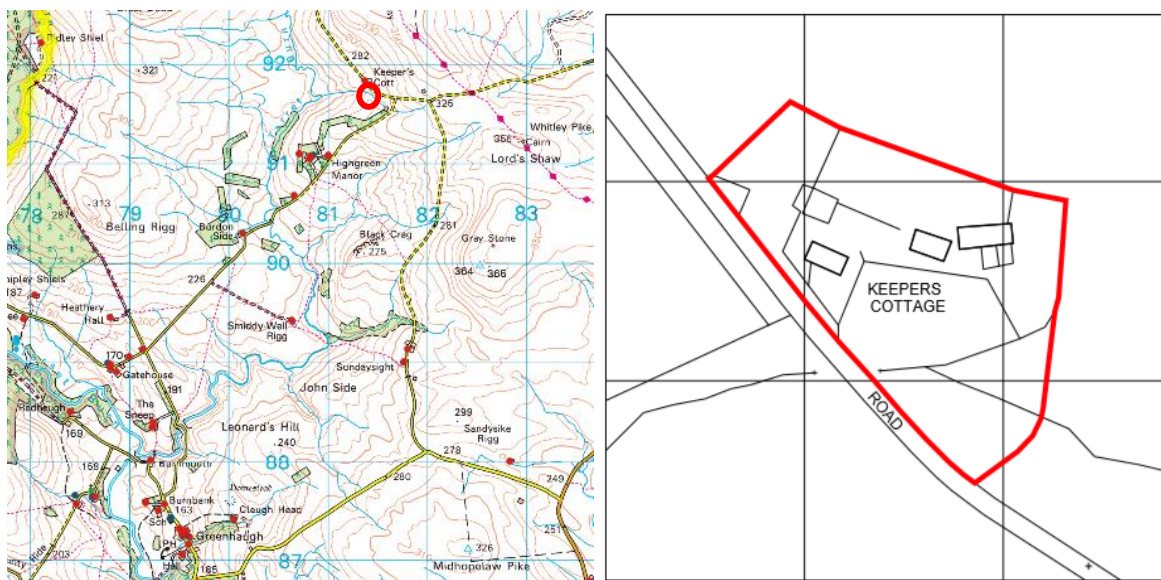


**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	20NP0043
<b>Description / Site Address</b>	Conversion and extension of outbuildings (The Bothy and The Kennels) into 2 holiday accommodation units and construction of two storey side and rear extensions to existing dwelling and change of use of field to parking and alterations to driveway at Keepers Cottage, High Green, Tarslet, Otterburn, Northumberland, NE48 1RP
<b>Expiry date of publicity / consultations</b>	22 July 2020
<b>Last date for decision</b>	19 August 2020

**Details of Proposal**

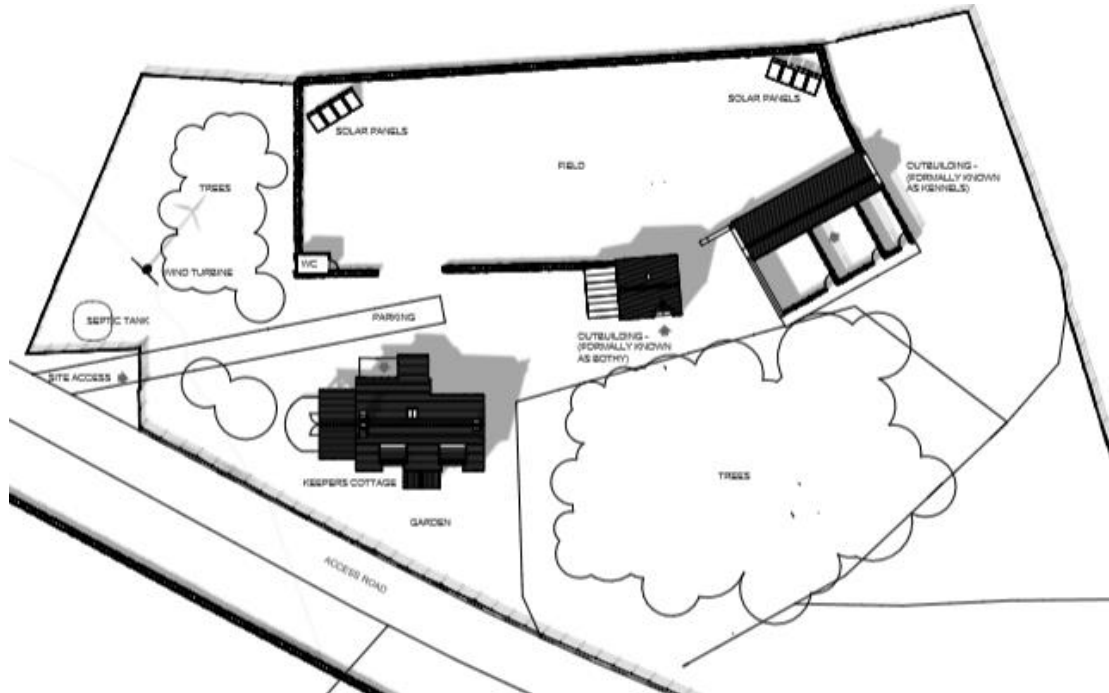
This application seeks approval for the extension and change of use of existing buildings along with associated works at Keepers Cottage. Keepers Cottage is located in an isolated open countryside location approximately 900m to the north-east of Highgreen Manor and approximately 5km to the north of Lanehead. The site is located to the eastern side of the unclassified road which travels in a northerly direction past the site before terminating in a forestry plantation.



**Figure 1: Site Location**

The application is seeking to extend the existing dwelling by means of two storey side extension and 1 ½ storey rear extension to provide an additional snug and utility room to the ground floor and additional bedroom and en-suite to the first floor.

In addition to the works to the dwelling, it is also intended to convert and extend two existing outbuildings, referred to as ‘the bothy’ and ‘the kennels’ to provide two self-contained units of holiday accommodation.



**Figure 2:** Site plan showing location of the cottage, bothy and kennels

The kennels is a single storey building located to the east of the cottage. While internal reconfiguration of the building will be required to enable a viable scheme, externally the proposed conversion would largely make use of the building as is with the only changes arising through the introduction of new doors and windows. Upon completion the building would provide for a single bedroom unit of accommodation with a combined snug / kitchen and separate shower room.

The bothy sits between the kennels and the cottage. It is a squat, two storey building which is to be extended by means of a two storey side extension along with the installation of new windows and doors and the refurbishment of the existing attached generator shed. Upon completion the building would provide for a single bedroom unit of accommodation with a combined snug / kitchen to the ground floor and a bedroom with en-suite shower room to the first floor.

In addition to the extension and conversion works, it is also proposed to install a bin storage area and lean to shed for the pump house and water treatment facilities adjacent to the western boundary wall of the kennels. A new parking area for four vehicles and secure bike storage is to be provided in the field directly to the north of the cottage.

## **Planning Policy & Guidance**

### **National Policies**

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance



## Local Policies

### Northumberland National Park Local Plan 2017-2037

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM2	<i>Householder Development</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 DM14	<i>Historic Landscape Assets and Built Heritage</i>

## Supplementary Planning Guidance

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

## Relevant Planning History

- 19NP0110** Conversion and extension of outbuildings (The Bothy and The Kennels) into 2 holiday accommodation units and construction of two storey side and rear extensions to existing dwelling and change of use of field to parking and alterations to driveway. Withdrawn by the applicant
- 06NP0041** Garden room extension to existing dwelling house. *Planning permission conditionally granted 9<sup>th</sup> October 2006;*
- 01NP0036** Erection of one 6.5 metre high wind turbine and 8 solar panels *Planning permission conditionally granted 2<sup>nd</sup> July 2001;*

## Consultation/Representations

**Tarset with Greystead Parish Council: No response**

**NCC Public Protection: Initial Objection:** Full details need to be provided of the means by which the installation of ground gas protection measures to a CS2 standard will be achieved.

**Second Response 27<sup>th</sup> July 2020: No objection:** Subject to two conditions being attached to any approval which may be issued; the first requiring submission of a report detailing the protective measures to prevent the ingress of ground gases including full details of the validation and verification assessment to be undertaken on the installed ground gas protection with the second requiring the applicant to submitted a validation and verification report to the approved methodology



**NCC Highways: No objection:** No road safety or parking concerns. Acceptable subject to the imposition of appropriate conditions and information

**NNPA Ecologist: No objection:** Subject to the mitigation detailed within the Bat Survey Report being made a condition of any approval which may be issued.

**NCC Development Management: No objection**

The application has been advertised by means of a site notice displayed on the 1<sup>st</sup> July 2020. No representations have been received in response.

**Assessment**

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and amenity
- Impact on National park special qualities;
- Highways
- Drainage, water and ground gas

**The principle of the development**

**Sustainable Development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan places adopts a similar assumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report.

**Location of Development – House Extension**

Local Plan policy ST4 seeks to direct new development to a series of settlements named within the policy. As Keepers Cottage is not located within one of the named settlements, it would be considered to fall within the open countryside. In the open countryside, amongst others, policy ST4 states that development will be permitted where it '*is supported by other relevant Local Plan policies*'. In relation to the domestic extension, policy DM2 which refers to householder development would be relevant. This policy recognises that householder development is acceptable throughout the National Park, subject to the proposal taking full account of the '*character of the local area and the special qualities of the National Park*'. Subject to consideration of the impact on local character and special qualities of the National Park as assessed below, the principle of an extension to a dwelling in this location is considered to be acceptable.



### Location of Development – Tourist Accommodation

As discussed above, in accordance with policy ST4 the development would be classed as being located within the open countryside. Part 2 of ST4 allows for development which reuses a building in a way that supports an economic use and therefore this proposal is considered acceptable in principle. The details of the conversion and design considerations against Policy DM6 are considered below.

In addition, the proposed use as holiday accommodation would be consistent with the requirements of Part 3 of policy DM6 which ensures the proposed use is compatible with the surrounding locality.

Policy DM7 relates to Rural Economy and Diversification. This is a comprehensive policy which is supportive of proposals for economic development, including tourism, which are able to be accommodated without adversely impacting National Park special qualities. Specific support is given to proposals which make use of existing buildings and allow people to increase their awareness, understanding and enjoyment of the special qualities of the National Park.

On the basis of the above, it is considered that the principle of the development is acceptable subject to consideration of the impact of the development on the special qualities of the National Park and all other material considerations as assessed in detail below.

As the proposals are located within the open countryside where there is a general presumption against new housing, it is considered reasonable to attach a condition ensuring that the converted outbuildings are only used as temporary holiday accommodation and not permanent residential dwellings.

## **Design and Amenity**

### Design

Amongst other, strategic policy ST1 is supportive of development which '*Protects or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping and removal of unsightly development*' with strategic policy ST2 requiring proposals to be of a '*high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular*'.

Policy DM2 relates to householder development states that new development within the domestic curtilage of a dwelling will be permitted subject to a number of criteria. In relation to the proposed extensions to the dwelling, the two storey side extension would be stepped in from the front of the property and while the roof would employ a similar plane and pitch, it would be set lower than the ridge of the existing building. It is considered that these measures would ensure that the extension appears subservient to the existing dwelling. In addition, the use of materials and detailing to match the existing property will ensure that the extension can be accommodated without an unacceptable impact on the character of the property.



The extension to the rear would be 1 ½ storeys with the required height achieved through the insertion of a dormer, mirroring those to the front of the property. Again, through the use of materials and detailing to match those of the existing property, it is considered that this element of scheme design could also be accommodated without an unacceptable impact on the character of the property. As such the proposals would accord with the design aspects of Policy DM2.



Figure 3: Existing (left) and proposed (right) front elevations

Policy DM6 which relates to the conversion of buildings states that, amongst others, conversion in the open countryside will be permitted where *'the building makes a positive contribution to the landscape and special qualities of the National Park'*; *'the building is structurally sound and capable of conversion without substantial rebuilding..'*; *'the building is of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings'* and *'the proposed use does not lead to changes in the buildings curtilage or the creation of any new vehicular access or parking area that would unacceptably affect the character and appearance of the building or surrounding landscape'*.

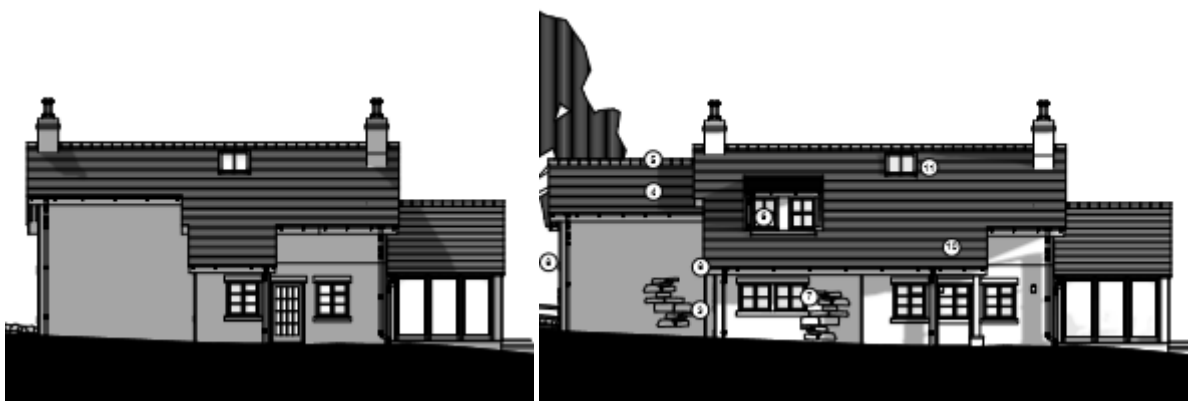
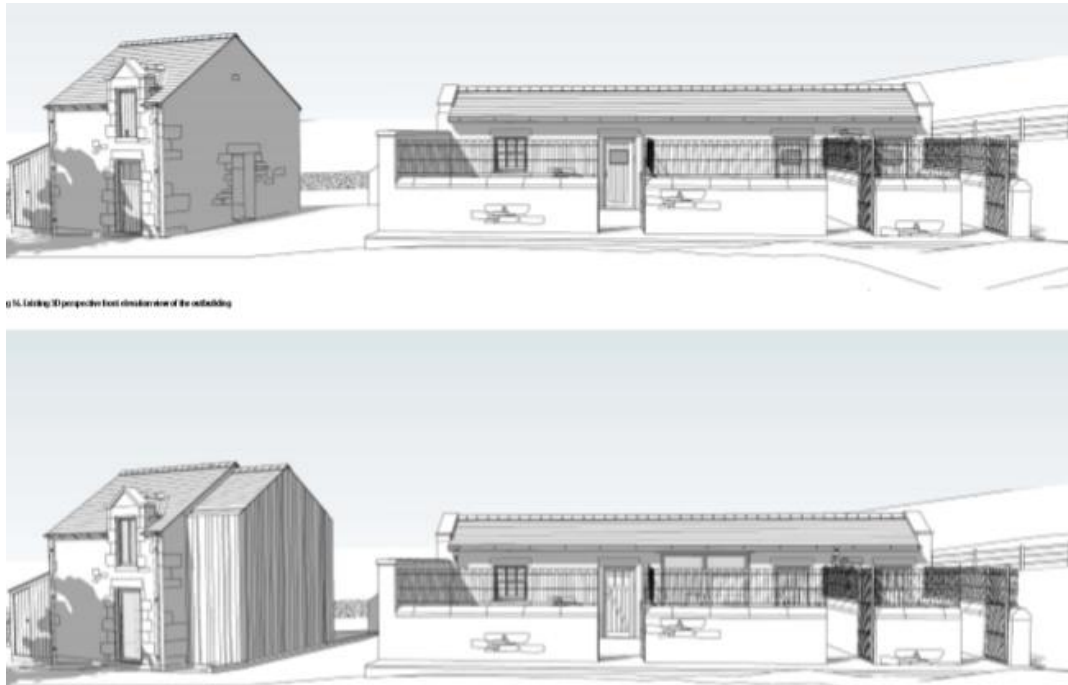


Figure 4: Existing (left) and proposed (right) rear elevations



In relation to the proposed conversion of the kennels and bothy, while neither building has a statutory listing, both are considered to make a positive contribution to local landscape character and their retention by means of an appropriate and viable end use is considered to be desirable. While the application has not been supported by a structural survey, the information submitted in support of the application and observations on site suggest that both buildings are in a good state of repair and their conversion is unlikely to require substantial rebuilding.



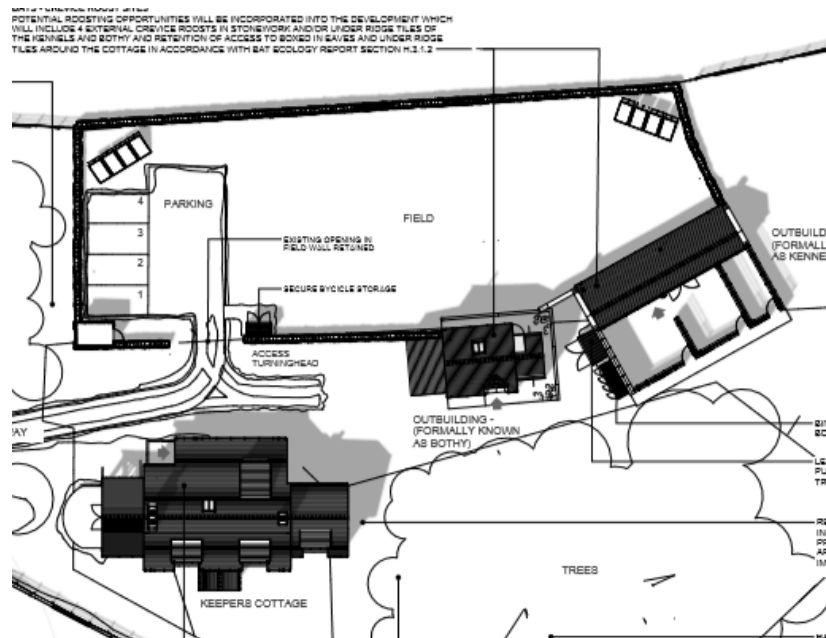
**Figure 5:** Visualisation of the bothy and kennels as existing (above) and proposed (below)

The kennels is a single storey traditional stone and slate outbuilding. As noted, other than internal reconfiguration the building would largely be retained as is with the only alterations being the replacement of existing windows and doors and the installation of new double doors to the front (south) elevation and new windows to the rear (north) elevation to allow more daylight in to the building. These measures are considered reasonable to ensure that the building is able to provide viable, modern holiday accommodation and can be accommodated without detrimentally impacting on the character of the building.

The bothy is a two storey traditional stone and slate outbuilding. As with the kennels, the proposals have largely looked to retain the existing form of the building. However, to provide a viable living space, a modest two storey extension is proposed to the eastern gable of the building. This will be set back from both the front and rear of the building and is to have a lower ridge height. It is to be clad in a timber vertical board to reflect the look of the shed attached to the western gable of the building and will incorporate a full height window to the rear. In addition to the extension, as with the kennels, existing doors and windows are to be replaced and new opening is to be created to the rear (north) to allow more light in to the building. The provision of a modern extension, a new window opening and replacement doors and windows are considered reasonable to ensure that the building is able to provide viable, modern holiday accommodation and can be accommodated without detrimentally impacting on the character of the building.



As noted, Policy DM6 states that proposals will be allowed where ‘the proposed use does not lead to changes in the buildings curtilage or the creation of any new vehicular access or parking area that would unacceptably affect the character and appearance of the building or surrounding landscape’



**Figure 6:** Proposed site plan showing parking to north

In addition to the works to the building, it is also proposed provide four new parking spaces and associated manoeuvring area to the north of the site. This would be within an existing walled field located to the north of the cottage. Access to the parking area would be via an existing opening in the wall. The field already contains some limited development comprising a small stone outbuilding to the south west corner and free standing solar panels to the north-east and north-west corners. While the proposed parking will introduce a more urbanising element, as it is restricted to the western part of the field, is to the rear of the property and is well related to the existing development on site (Figure 7), it is considered that it could be accommodated without an undue impact on the character of the existing buildings or wider landscape character.



**Figure 7:** View towards proposed parking area showing cottage to left





### Amenity

Amongst others, Policy ST2 states that development will be permitted where '*The proposal will not have an unacceptable adverse impact upon the amenities of occupiers*' with Policy DM2 seeking to ensure that new householder development '*does not unacceptably affect the residential amenity of neighbouring occupiers or result in adequate levels of amenity for the existing dwelling*'.

As the nearest dwelling, Highgreen Cottage, is at a distance in excess 800m from the application site, it is not considered that the proposals will have any impact on the residential amenity of the occupiers of any neighbouring properties. Similarly, as the proposed holiday accommodation will make use of existing buildings with only a minor extension to the bothy, it is not considered that there will be any material impact on Keepers Cottage through increased loss of daylight or sunlight. In addition, as Keepers Cottage, the bothy and the kennels are in a roughly linear arrangement (and the bothy and kennels are to be used for holiday accommodation rather than permanent residential) it is not considered that the proposals would lead to any inappropriate overlooking or loss of privacy of a magnitude which would warrant refusal of the application.

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

#### *Biodiversity & Trees*

Local Plan policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming to '*Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets*'.

The proposals relate to the extension and conversion of traditional stone and slate buildings. As such, the application has been supported by a Bat Survey Report. The report has identified proven / potential roosts within the Cottage, Kennels and Both. As such, the report includes details of the measures to avoid / mitigate impacts on bats.

The NNPA Ecologist has been consulted on the proposals. Having considered the information provided, the Ecologist has noted that roosts of three species of bat were recorded with the proposals potentially resulting in a loss of a roost in the kennels. Where a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 53 of the Conservation of Habitats and Species Regulations 2017. Even though Natural England will assess the licence application, as the competent Authority the National Park Authority must evaluate the three tests to determine if such a licence is likely to be suitable before granting planning permission. The 3 tests are:

- *The proposal must be required for imperative reasons of overriding public interest or for public health and safety;*
- *There must be no satisfactory alternative to the proposal; and*
- *The proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.*



Providing the proposals are consistent with Local Plan policy, then the first two tests are usually deemed to have been met. The third of these tests is examined in terms of the mitigation proposals submitted by the applicant. In relation to the third test, the Ecologist has noted that the work to the cottage can be carried out with a method statement rather than a licence. As no bats were detected in the bothy, the licence refers to the bat roosts in the kennels only.

The mitigation and compensation listed in the report includes erection of bats boxes, construction of bat crevices in the renovated buildings, timing restrictions for some work and working methodologies for the alterations to the cottage. Natural England standing advice states that the type and function of replacement roosts should perform the same function as those which they replace.

The Ecologist is satisfied that the 6 bat boxes it is proposed to install in adjacent trees should be sufficient as low numbers of bats were recorded. The species recorded will use bat boxes and Brandt's bats are associated with trees as well as buildings. The provision of new crevices in the renovated buildings should provide access after the alterations. The methodology and timing suggested for the works seems acceptable to prevent physical harm, including avoidance of the hibernation period for certain works such as demolition of stonework, removal of roofs and stones. The locations of the bat crevices and the bat boxes are shown on the plans in the Design and Access Statement and on the roof and floor plans for each building.

In summary, the Ecologist is satisfied that the mitigation suggested is sufficient. While the roosts are described as being important at the County level because of the presence of the Brandt's bat, the Ecologist is satisfied that if the mitigation is put in place and work carried out in line with the bat report it is likely to be successful given the other details provided. The third test will be met as the proposals are unlikely to detrimentally affect the conservation status of the bat species present on site; the numbers are low and below 1% of the population.

In addition to impacts on bats, the Ecologist has noted that swallows and house martins were also found using the buildings. The Ecologist has welcomed the intention to provide house martin nest cups under the eaves and ensuring that the removal of any vegetation takes place outside the bird nesting season and has recommended that these measures are also conditioned to ensure no loss of biodiversity and possibly a net gain.

On the basis of the above, subject to delivery of the proposed mitigation strategy being secured by means of a suitably worded condition, it is considered that the proposals would accord with the requirements of Local Plan policy DM10 and the NPPF.

Policy DM12 of the Local Plan states that '*There will be a presumption in favour of the retention and enhancement of existing trees...of value on all proposed developments*'. The application has been supported by an '*Arboricultural Implications Assessment*' Report. The Report has identified a total of 17 individual trees and two groups of trees within an area of influence of the development. The proposed development will require the removal of five trees. One of these is a low retention value sycamore. All of the other removals are recommended on safety grounds due to poor structural



conditions. Some minor groundworks are scheduled near retained trees within Root Protection Areas (RPAs). The Report has stressed that works in these areas must employ special excavation techniques to minimise disturbance to tree roots. As construction access is required over RPAs, details have been provided of ground protection measures to be employed to conserve good rooting conditions and prevent ground compaction.

Subject to an appropriate condition requiring the works to be undertaken in accordance with the submitted Arboricultural Implications Assessment and associated Tree Protection Plan, given the low value of the small number of trees to be lost, it is considered that the proposals would not be in conflict with the requirements of Local Plan policy DM12.

### Landscape

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive landscape change. To achieve this, new development will need to ensure that *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour'* and *'the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park..'*

The proposals largely relate to the extension and conversion of existing buildings on site. As discussed in relation to design, it is considered that these elements are to be undertaken in a sensitive manner which respects the existing character of the building(s). As proposals do not involve any significant new development, it is considered that any impact on landscape character would be extremely localised and not of a magnitude which would warrant refusal of the application. Similarly, as the new parking area is well related to the existing development on site it is not considered that its introduction would have any significant impact on landscape character.

The main visual receptor for the site would be the road to the south. This road only serves one further property before terminating within a forestry plantation to the north. As such, it is not considered that the road will attract significant levels of vehicular or pedestrian access. However, anybody who does use the road will view the development in the context of the existing buildings on site which it is considered will result in little impact on visual amenity over and above the existing arrangements. The Pennine Way National Trail is located approximately 650m to the north of the site on rising ground. While the application site likely be visible from certain points along the Trail, given the distances involved and as the proposals largely make use of existing buildings on site, it is not considered the proposals would result in harm to the visual amenity of users of the trail.



**Figure 8:** Proposed site visualisation

### Tranquility

Local Plan policy DM11 requires amongst others that ‘*The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained*’ and ‘*All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies..*’.

As the proposals only relate to the extension of an existing dwelling and conversion of outbuildings to provide two single bedroom units of holiday accommodation, outside of the initial construction phase, it is considered that the proposals are unlikely to generate significant levels of additional vehicle movements / traffic or noise.

The Design and Access Statement indicates some external lighting will be required as part of scheme design. While it is indicated that the lighting will be on motion sensors and shielded, no information has been provided in relation to location, number or specification of units to be installed. As new development within a remote location within the International Dark Sky Park, it is considered prudent to attach a condition requiring any lighting which may be required in association with the proposed holiday accommodation to be first approved in writing by the LPA. Subject to the imposition of a suitably worded condition, it is considered that the proposals would accord with the requirements of Local Plan policy DM11 and the NPPF.

### Cultural Heritage

Local Plan policy DM14 states that development affecting the built heritage of the National Park should ‘*reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction*’ and ‘*High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic,*



*cultural and architectural features*'. The NPPF (para 192) states that in determining planning applications local planning authorities should take account of *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'*. Paragraph 197 states that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application'*.

As noted, while the buildings to be converted have no statutory listing, they are non-designated heritage assets which make a positive contribution to local built heritage, with their retention considered to be desirable. The proposed scheme would see the sensitive conversion of the buildings, retaining significant architectural features with proposed interventions being the minimum necessary to ensure the delivery of a viable scheme. As the proposals respect the character of the buildings while allowing for the development of a sensitive scheme which will ensure the long term viability of the buildings, it is considered that the proposals accord with the requirements of Local Plan policy DM14 and the NPPF.

## **Highways**

Amongst other, Policy ST2 is supportive of proposals which *'ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way'*.

The information submitted in support of the application shows the provision of four parking spaces within a walled field to the north of the site along with a small outbuilding to provide secure cycle storage. The plans show the upgrade of the existing site access to a NCC Type 'A' access and a Construction Method Statement Plan detailing how materials will be stored away from the highway during construction.

NCC Highways have been consulted and having considered the information provided, have raised no objection. They have however requested that conditions are attached to any permission which may be issued to ensure that car parking area and cycle storage are implemented prior to first occupation of the holiday accommodation and that the proposed vehicular access and Construction Method Statement are adhered to in full. They have also requested that a condition is attached to ensure that no refuse or refuse containers are stored outside of the approved refuse storage area except on the day of collection. Informatives have also been requested reminding the applicant not to store building materials or equipment or deposit mud / debris / rubbish on the highway and to contact NCC Highways regarding the proposed change to the existing vehicle crossing point.

Subject to the imposition of the above conditions and informatives it is considered that the proposals would accord with policy ST2 and the NPPF in relation to parking and highways safety.



## **Drainage, water and contaminated land**

### *Foul and Surface Water Drainage*

Planning Practice Guidance on '*Water supply, wastewater and water quality*' states that '*When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works*'. In this instance, rather than discharging to a public sewer, the intention is to discharge to a new sewage treatment plant to replace an existing septic tank. As such, the application has been supported by a Foul Drainage Assessment (FDA) and proposed foul drainage plan.

The submitted information indicates that the intention is to make use of a Kingspan Klargestar BioTec 2 which complies with the general binding rules and is certified to BS EN 12566-3 (for septic tanks and small sewage treatment plants). This unit is designed to accommodate use by up to 12 people. As the proposals would be to serve two single bedroom units of holiday accommodation and a three bedroomed dwelling, it is considered that the proposed foul drainage arrangements would provide sufficient capacity to deal with anticipated flows. The development is therefore considered to be acceptable in terms of foul drainage, subject to the inclusion of a condition requiring the connection of the visitor accommodation to the package treatment plant prior to first occupation.

### *Water Supply*

The information submitted in support of the application indicates that water to serve the property will be from a natural spring and a report has been provided detailing the mechanism by which a sufficient supply of wholesome water for the whole site will be provided. This includes water from the spring being directed to a water holding tank in a new shed adjacent to the kennels where it will be treated by an Ultra Violet purification system before being pumped on demand to the Cottage, Kennels and Bothy. NCC Public Protection have been consulted on the proposals. Having considered the submitted information, Public Protection have raised no comments / objections to this element of the scheme. The proposals are therefore considered to be acceptable subject to an appropriate condition requiring the measures to ensure a sufficient supply of wholesome water being implemented in full prior to first occupation of the holiday accommodation hereby approved.

### *Ground Gas*

Amongst others, Local Plan policy ST2 states that '*The proposal will not give rise to unacceptable risks from contaminated or unstable land*' and that where an application is located near to land known or suspected of being contaminated or unstable '*an assessment shall accompany an application and shall include suitable remedial measures*'.

The application site is located within a 'low risk' area for historic coal mining activities but close to an area of 'high risk'. As such, the application has been supported by a 'Coal Mining Report' and the applicant has confirmed that that they ground gas protection measures to a CS2 standard are to be installed to both the Bothy and Kennels. NCC Public Protection were consulted on the proposals



and while noting the submitted information, initially objected on the grounds that they required full details of the means by which the installation of the ground gas protection measures would be achieved.

In response, the applicant provided a schematic plan detailing the measures to be incorporated to ensure protection to a CS2 standard. Following re-consultation, Public Protection removed their objection. They have however requested that two conditions are attached to any approval which may be issued; the first requiring submission of a report detailing the protective measures to prevent the ingress of ground gases including full details of the validation and verification assessment to be undertaken on the installed ground gas protection with the second requiring the applicant to submit a validation and verification report confirming works have been undertaken to the approved methodology. Subject to the imposition of these conditions, it is considered that the proposals would comply with the requirements of Local Plan policy ST2 in relation to unstable and contaminated land.

### **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 24<sup>th</sup> June 2020;
- Location Plan, Dwg No. A.LOC 1. Rev B, received 24<sup>th</sup> June 2020;
- Existing Site Plan, Dwg No A02, Rev C, received 24<sup>th</sup> June 2020;
- Proposed Site Plan, Dwg No A03, Rev D, received 24<sup>th</sup> June 2020;
- Existing Plans, Keepers Cottage, Dwg No A04, Rev C, received 24<sup>th</sup> June 2020;
- Existing Plans and Elevations 1:50 Outbuilding, Dwg No A05, Rev C, received 24<sup>th</sup> June 2020;
- Proposed Plans and Elevations Outbuilding, Dwg No A06, Rev E, received 24<sup>th</sup> June 2020;
- Existing Plans Kennel, Dwg No A07, Rev C, received 24<sup>th</sup> June 2020;
- Existing Elevations Kennel, Dwg No A08, Rev C, received 24<sup>th</sup> June 2020;
- Proposed Plans Kennel, Dwg No A09, Rev D, received 24<sup>th</sup> June 2020;
- Proposed Elevations Kennel, Dwg No A10, Rev D, received 24<sup>th</sup> June 2020
- Proposed Plans, Dwg No A11, Rev D, received 24<sup>th</sup> June 2020
- Existing Elevations, Dwg No A12, Rev B, received 24<sup>th</sup> June 2020
- Proposed Elevations, Dwg No A13, Rev D, received 24<sup>th</sup> June 2020



- Proposed Drainage Plan, Dwg No A14, Rev C, received 24<sup>th</sup> June 2020;
- Proposed Construction Method Statement Plan, Dwg No A15, Rev A, received 24<sup>th</sup> June 2020;
- Typical CS2 Gas Barrier Detail, Proposed Concept Detail, Dwg No A16, Revision A, received 14<sup>th</sup> July 2020;
- Design & Access Statement, Keepers Cottage, Otteburn, Northumberland 22.06.2020 Rev E, received 24<sup>th</sup> June 2020;
- Bat Survey, Keepers Cottage, E3 Ecology Ltd., June 2020, received 24<sup>th</sup> June 2020;
- Foul Drainage Assessment (FDA) Form received 24<sup>th</sup> June 2020;
- Correspondence from RA Dalton, Waste Water Specialists, 14<sup>th</sup> November 2019, received 24<sup>th</sup> June 2020;
- Correspondence from Andrew Bell, Bore Well Maintenance and Installation, Spring Water Supply, 22<sup>nd</sup> June 2020; received 24<sup>th</sup> June 2020;
- Product Specification, Biotec Kingspan Klargester, Wastewater Treatment, received 24<sup>th</sup> June 2020;
- The Coal Authority, CON29M, Coal Mining Report, Keepers Cottage, received 24<sup>th</sup> June 2020;
- Arboricultural Impact Assessment, Tree Protection Plan, Keeper Cottage, Dwg No. TPP.KC. No 1, received 24<sup>th</sup> June 2020;
- Arboricultural Constraints Assessment, Arboricultural Constraints Plan, Keepers Cottage, Dwg. No. ACP.KC.No 1, received 24<sup>th</sup> June 2020;
- Woodsman Arboricultural Consultancy, Pre- Development BS5837 Arboricultural Implications Assessment, Keepers Cottage 2020, received 24<sup>th</sup> June 2020;

**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 ST1, ST2, ST4, DM2, DM6, DM7, DM10, DM11 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. Prior to the fixing of any external lighting associated with the holiday accommodation known as the 'Bothy' and 'Kennels' full details shall be submitted to and agreed in writing by the Local Planning Authority. Details of external lighting should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

**Reason:** In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland International Dark Sky Park through excessive light pollution, in accordance Local Plan policy DM11 and the NPPF.





4. The development hereby permitted shall be connected to the package treatment plant prior to first occupation of the holiday accommodation and shall be retained as such thereafter, unless first agreed in writing by the Local Planning Authority.

**Reason:** To ensure that reasonable infrastructure measures are put in place to accommodate foul waste generated by the development, in accordance with Local Plan policy ST2 and the NPPF.

5. Following conversion, the buildings referred to as the 'Kennels' and 'Bothy' shall be used for the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation shall occupy this for holiday purposes only and shall not occupy this as their sole or main place of residence, or as a second home. 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 ensure that the development hereby permitted is used for holiday accommodation only and to control the occupancy, as new residential accommodation in the open countryside would be contrary to the spatial strategy advocated by Policy ST4 of the Northumberland National Park Local Plan and the NPPF.

6. The submitted scheme for the provision of a sufficient and wholesome supply of water shall be implemented in full prior to first occupation of the holiday accommodation hereby approved.

**Reason:** In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirements of the development.

7. The car parking area indicated on the approved plans shall be implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

**Reason:** In the interests of highway safety, in accordance with Local Plan policy ST2 and the NPPF.

8. Prior to first occupation of the holiday accommodation known as the 'Bothy' or 'Kennels' the means of vehicular access shall be reconstructed in accordance with an NCC Type 'A' construction specification with no loose or unbound materials within 6.0m from the edge of carriageway in accordance with the approved details.

**Reason:** In the interests of highway safety, in accordance with Local Plan policy ST2 and the NPPF.



9. The development of either the 'Kennels' or 'Bothy' shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

**Reason:** In the interests of highway safety, residential amenity and sustainable development, in accordance with Local Plan policy ST2 and the NPPF.

10. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

**Reason:** In the interests of the amenity of the surrounding area and highway safety, in accordance with Local Plan policy ST2 and the NPPF.

11. The approved Construction Method Statement shall be adhered to throughout the Construction period.

**Reason:** To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Local Plan policy ST2 and the NPPF.

12. No construction work may commence on site, or construction vehicles, equipment, or materials shall enter the site until the measures to protect the trees to be retained on site have been implemented to BS5837 standard in accordance with the submitted '*Pre-Development BS5837 Arboricultural Implications Assessment*' Report and associated '*Arboricultural Impact Assessment Tree Protection Plan*'

**Reason:** In order to protect the existing trees on the site, in the interests of the amenity of the area in accordance with Local Plan policy DM12 and the NPPF.

13. The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed within Section H of the '*Bat Survey, Keepers Cottage, E3 Ecology Ltd., June 2020, received 24<sup>th</sup> June 2020*' Report. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing of works;
- Working methods and best practice
- Installation of 6 bat boxes prior to commencement of works;
- Creation and retention of crevices roosts;
- Erection of three artificial house martin nests under overhanging eaves and six bird boxes on retained trees.

**Reason:** To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Local Plan policy DM10, Chapter 11 of the



National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

14. The conversion works to the Kennels and Bothy hereby approved shall not commence until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

**Reason:** In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties

15. The Kennels and Bothy shall not be used or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 14, which has been approved in writing by the LPA.

**Reason:** In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties

### **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. You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at:  
[westernareahighways@northumberland.gov.uk](mailto:westernareahighways@northumberland.gov.uk)
4. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences
5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway
6. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

### **Background Papers**

Application File 20NP0043  
EIA Screening Report

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	C Godfrey	5th August 2020
<b>Head of Development Management</b>	<i>Susannah Buylla</i>	05/08/2020