

Reference No. 21NP0054LBC

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Agent :

Mr Philip Howarth
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Morpeth
Northumberland
NE61 2EF

Applicant :

Northumberland County Council
County Hall
Loansdean
Morpeth
NE61 2EF

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

Listed Building Consent - Increase the highway loading capacity of the structure to 40/44 tonnes, installing CINTEC anchors and casting waterproofing slabs at Redmire Bridge, Tarsset, Falstone, Hexham, Northumberland, NE48 1NX

as described in application reference **21NP0054LBC** 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, as required by 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 29th June 2021
 - Design & Access Statement received 29th June 2021
 - Location Plan Dwg No. HB177318/B/C199/14/05 received 29 June 2021
 - Extended Phase 1 Update Report prepared by Total Ecology received 29 June 2021
 - Protected Species Survey Report prepared by Total Ecology received 29 June 2021
 - Proposed General Arrangement Dwg No. HB177318/B/C199/14/04 received 29 June 2021

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, DM10 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. Any re-pointing works proposed to the existing stonework on the bridge should be undertaken using hydraulic lime mortar. A sample panel showing the repointing works shall be undertaken and submitted for consideration by the Local Planning Authority for the approval before any repointing works are undertaken. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the materials used in the implementation of the development are appropriate in the context of the development and its surrounding area and for the development in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM14, and Chapter 16 of the NPPF.

4. The development hereby approved shall be carried out in strict accordance with recommendations and mitigation requirements set out in section 5.2 of the Total Ecology Protected Species Report received on 29 June 2021. In particular attention is drawn to the need to undertake the development in accordance with the requirements including:

- Check for new signs or presence of otters. If a protected species is encountered during the work, works will cease and an Ecologist contacted
- Access to the works should be by a specialised mobile elevated working platform
- If scaffolding is required, this should span the waterway without any feet within the watercourse
- Minimise the amount of exposed ground on banks from which surface water drains
- Install hay bales/sedimats downstream prior to the commencement of works
- Consider the use of geotextile silt fences at the toe of the slope where ground is exposed to reduce silt transport
- Ensure any plant and wheel washing is carried out in a designated area of hard standing at least 10 metres from the watercourse.
- Any concrete and cement mixing and plant and tool washing areas should be sited a minimum of 10 metres from any watercourse
- Fuel, oil and chemical storage on site must be secure

- Spill kits approved for the stored materials should be kept close to the fuel, oil and chemical storage area and contactors should be trained in their correct use.
- Biodegradable hydraulic oil should be used in plant working in or near watercourses
- If cleaning of stonework is to be undertaken use physical cleaning instead of liquid chemicals such as caustic and acid solution.
- Use vacuum attachments on power tools wherever possible to reduce dust generation.
- All contractors should be fully briefed on the pollution control measures
- Any pollution incidents reported to the EA Incident Hotline.

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM10, Chapter 15 of the NPPF and the Conservation of Habitats and Species Regulations 2010.

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 development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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.

Dated this: 13 August 2021

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).**