

Northumberland National Park

Northumberland National Park Authority, Eastburn, South Park, Hexham, Northumberland NE46 IBS T: 01434 605555 F: 01434 611675

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

1. Site Address

Number

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Suffix		
Property name	Twice Brewed Inn	
Address line 1	B6318 Military Road Twice Brewed To Housesteads	
Address line 2		
Address line 3		
Town/city	Bardon Mill	
Postcode	NE47 7AN	
Description of site loca	ation must be completed if postcode is not known:	
Easting (x)	375099	
Northing (y)	566882	
Description		
2. Applicant Deta	ails	
Title		
First name		
Surname	Twice Brewed	
Company name	Twice Brewed LLP	
Address line 1	Twice Brewed Inn,	
Address line 2	B6318 Military Road Twice Brewed	
Address line 3		
Town/city		i -
	Bardon Mill	
Country	Bardon Mill	

2. Applicant Deta	ils		
Postcode	NE47 7AN		
Are you an agent actin	ng on behalf of the applica	nt?	
Primary number			
Secondary number			
Fax number			
Email address			
2 Amout Dataile			
3. Agent Details Title			
First name	Simon		
Surname	Timperley		
Company name	Simon Timperley RIBA		
Address line 1	The Old Gardens		
Address line 2	Frankham		
Address line 3	Fourstones		
Town/city	Hexham		
Country	United Kingdom		
Postcode	NE47 5DL		
Primary number			
Secondary number			
Fax number			
Email			
4. Site Area			
What is the measurem (numeric characters or	nent of the site area?	176.00	
Unit	Sq. metres		
5. Description of	the Proposal		
Please describe detail	s of the proposed develop	ment or works including any ch	ange of use.
If you are applying for below.	Technical Details Conser	t on a site that has been grante	d Permission In Principle, please include the relevant details in the description
Construction of a plane	etarium building		
Has the work or chang	ge of use already started?		© Yes

6. Existing Use		
Please describe the current use of the site		
Public house garden		
Is the site currently vacant?		
Does the proposal involve any of the following? If Yes, you will need	to submit an appropriate contamination assessment with your application.	
Land which is known to be contaminated	© Yes ■ No	
Land where contamination is suspected for all or part of the site		
A proposed use that would be particularly vulnerable to the presence of co	ontamination	
7. Materials		
Does the proposed development require any materials to be used external	ally? ● Yes ● No	
Please provide a description of existing and proposed materials and	finishes to be used externally (including type, colour and name for each mater	rial):
Walls		
Description of existing materials and finishes (optional):	NA	
Description of proposed materials and finishes:	Untreated timber cladding	
Roof		
Description of existing materials and finishes (optional):	NA	
Description of proposed materials and finishes:	Natural slate	
Doors		
Description of existing materials and finishes (optional):	NA	
Description of proposed materials and finishes:	Dark grey aluminium glazed	
Windows		
Description of existing materials and finishes (optional):	NA	
Description of proposed materials and finishes:	Dark grey aluminium	
Are you supplying additional information on submitted plans, drawings or	a design and access statement?	
If Yes, please state references for the plans, drawings and/or design and	access statement	
Proposed elevations		
8. Pedestrian and Vehicle Access, Roads and Rights of		
Is a new or altered vehicular access proposed to or from the public highw	ray?	
Is a new or altered pedestrian access proposed to or from the public high	way?	
Are there any new public roads to be provided within the site?	© Yes ● No	
Are there any new public rights of way to be provided within or adjacent to	o the site? Yes No	

ο.	redestriali and venicle Access, Roads and Rig	giits of way			
Do	the proposals require any diversions/extinguishments and/or	creation of rights of way?	ℚ Yes	No	
9.	Vehicle Parking				
	pes the site have any existing vehicle/cycle parking spaces or vaces?	will the proposed development ac	dd/remove any parking Yes	○ No	
Ple	ease provide information on the existing and proposed number	of on-site parking spaces			
-	Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces	
(Cars	62	62	0	
_					
10	. Trees and Hedges				
Are	e there trees or hedges on the proposed development site?		○Yes	No	
An de	nd/or: Are there trees or hedges on land adjacent to the proposivelopment or might be important as part of the local landscape	sed development site that could in echaracter?	nfluence the	No No	
req we	Tes to either or both of the above, you may need to provide quired, this and the accompanying plan should be submitt bsite what the survey should contain, in accordance with commendations'.	ed alongside your application.	Your local planning authority	should make clear on its	
11	. Assessment of Flood Risk				
sh	the site within an area at risk of flooding? (Check the location of ould also refer to national standing advice and your local plant cessary.)			No	
If Y	es, you will need to submit a Flood Risk Assessment to c	onsider the risk to the propose	ed site.		
ls :	Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?				
Wi	ill the proposal increase the flood risk elsewhere?		ℚ Yes	No	
Но	w will surface water be disposed of?				
	Sustainable drainage system				
~	Existing water course				
	Soakaway				
☐ Main sewer					
	Pond/lake				
12	. Biodiversity and Geological Conservation				
ls t	there a reasonable likelihood of the following being affects near the application site?	ed adversely or conserved and	enhanced within the applicati	ion site, or on land adjacent to	
	assist in answering this question correctly, please refer to ological conservation features may be present or nearby;			y important biodiversity or	
0	Protected and priority species: Yes, on the development site				
	Yes, on land adjacent to or near the proposed development No				
h)	o) Designated sites, important habitats or other biodiversity features:				

12. Biodiversity and Geological Conservation				
 Yes, on the development site Yes, on land adjacent to or near the proposed development No 				
c) Features of geological conservation importance: Yes, on the development site Yes, on land adjacent to or near the proposed development No				
13. Foul Sewage				
Please state how foul sewage is to be disposed of: Mains Sewer Septic Tank Package Treatment plant Cess Pit Other Unknown				
Are you proposing to connect to the existing drainage system?	Yes	○ No ○ Unknown		
If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references	erences			
Site plan				
14. Waste Storage and Collection				
Do the plane incompared areas to store and old the collection of weets?	Yes	No No		
Have arrangements been made for the separate storage and collection of recyclable waste?	⊇ Yes	⊚ No		
15. Trade Effluent				
Does the proposal involve the need to dispose of trade effluents or trade waste?	⊇ Yes	⊚ No		
16. Residential/Dwelling Units Please note: This question has been updated to include the latest information requirements specified by governme Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to	ent. worka	round this issue.		
Does your proposal include the gain, loss or change of use of residential units?	□ Yes	⊚ No		
17. All Types of Development: Non-Residential Floorspace				
Does your proposal involve the loss, gain or change of use of non-residential floorspace? Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.	Yes	○ No		
Please add details of the Use Classes and floorspace.				
Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.				

17. All Types of	f Development: Non-Residential F	loorspace			
Use Class		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Gift shop a	nd planetarium (Class E)	0	0	101.7	101.7
Total		0	0	101.7	101.7
	al institutions and hostels please additionally	indicate the loss or gain	of rooms:		
employees?	ng employees on the site or will the proposed	I development increase	or decrease the number	of • Yes • No	
Existing Employee		dove on the			
·	e following information regarding existing emp	nioyees:			
Full-time	23				
Part-time	30				
Total full-time equivalent	38.00				
Proposed Employe	ees				
If known, please cor	mplete the following information regarding pro	posed employees:			
Full-time					
Part-time	3				
Total full-time equivalent					
19. Hours of Op	pening				
Are Hours of Openi	ng relevant to this proposal?			⊋Yes ⊚ No	
20. Industrial o	r Commercial Processes and Mac	hinery			
Does this proposal	involve the carrying out of industrial or comm	ercial activities and prod	cesses?	⊋Yes ⊚ No	,
Is the proposal for a	Is the proposal for a waste management development?				
If this is a landfill a should make it clea	application you will need to provide further ar what information it requires on its webs	information before yo	our application can be	determined. Your was	te planning authority
21. Hazardous	Substances				
Does the proposal i	involve the use or storage of any hazardous s	substances?		⊋Yes ⊚ No	
22. Site Visit					
Can the site be see	n from a public road, public footpath, bridlewa	ay or other public land?		⊚ Yes □ No	

## Page 25. Site Visit ### Page 27. The application Advice ### Page 27. The application Advice ### Page 27. The application Advice #### Page 27. The application				
The application Advice Has assistance or prior advice been sought from the local authority about this application? 23. Pre-application Advice Has assistance or prior advice been sought from the local authority about this application? 24. Authority Employee/Member (Nin respect to the Authority, is the applicant and/or agent one of the following: a) a monitor of size of a state	22. Site Visit			
Has assistance or prior advice been sought from the local authority about this application? 24. Authority Employee/Member With respect to the Authority, is the applicant and/or agent one of the following: a) a member of staff b) an elected member of staff b) an elected member of staff of velicled to an elected member of the purposes of this question, "related to "means related, by birth or otherwise, closely enough that a fair-minded and the Local Planning Authority. Do any of the above statements apply? 25. Ownership Certificates and Agricultural Land Declaration 26. Declaration and the purpose of the date of this application nobody except myself/the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural colding. 26. Declaration with a freehold interest or leasehold interest with at least 7 years left to run. " 'agricultural holding' has the meaning given by deference to the definition of 'agricultural tenant' in section 65(8) of the Act. 27. Over 15 a person with a freehold interest or leasehold interest with at least 7 years left to run. " 'agricultural holding' has the meaning given by deference to the definition of 'agricultural tenant' in section 65(8) of the Act. 28. Declaration 28. Declaration made 28. Declaration 28. Declaration made 28. Declaration 29. Declaration grammission/consent as described in this form and the accompanying plane/drawings and additional information. Iwe confirm that, the the set of Myroyuc knowledge, any facts stated are true and accourte and any opinions given are the genuine opinions of the person(s) giving them. 29. Declaration by 29. Declaration by 29. Declaration by 29. Declarati	The agentThe applicant	ty needs to make an appointment to carry out a site visit, w	hom should they contact?	
24. Authority Employee/Member With respect to the Authority, is the applicant and/or agent one of the following: a) a member of staff b) an elected member c) related to a mether of staff c) related to a member of staff c) related to an elected member list as an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority, Do any of the above statements apply? 25. Ownership Certificates and Agricultural Land Declaration 25. ENTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner' of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural tonant' in section 55(8) of the Act. NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the and is, or is part of, an agricultural holding. Person role The applicant Timperley Declaration 10. Mr 11. He Mr 11. He Mr 12. Declaration made 26. Declaration 12. Declaration proper insistion/consent as described in this form and the accompanying plans/drawings and additional information. Dive confirm that, to the best of my/ower knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. 28. Declaration 12. Declaration of the person(s) giving them. 28. Declaration proper is a person of the person(s) giving them. 29. Declaration proper is a person of the person(s) giving them.	23. Pre-application	on Advice		
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