

Reference No. 19NP0029LBC

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Agent :

Mr Tristan Spicer
16 Hallstile Bank
Hexham
Northumberland
NE46 3PQ

Applicant :

Lilburn Farming Partnership
North Middleton House
Wooler
Northumberland
NE71 6QY

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

Listed Building Consent - Repair of existing farm buildings at Langleeford House, Wooler, Northumberland, NE71 6RG.

as described in application reference **19NP0029LBC** 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 2nd April 2019;
 - Location Plan received 2nd April 2019;
 - Langleeford Farm, Ground Floor Plan Drawing no E01 received 2nd April 2019;
 - Langleeford Farm, First Floor Plan Drawing no E02 received 2nd April 2019;
 - Langleeford Farm, Existing Elevations (North & West) Drawing no E03 received 2nd April 2019;
 - Langleeford Farm, Existing Elevations (South & West) Drawing no E04 received 2nd April 2019;
 - Langleeford Farm, Proposed Ground Floor Plan, Drawing no P01 received 30th April 2019;
 - Langleeford Farm, Proposed First Floor Plan, Drawing no P02 received 2nd April 2019;

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- Langleeford Farm, Proposed Elevations (North & West), Drawing no P03 received 2nd April 2019;
- Langleeford Farm, Proposed Elevations (South & East), Drawing no 04, received 2nd April 2019;
- Specification for the Farm Buildings at Langleeford, Doonan Architects Ltd., received 2nd April 2019;
- Repairs to Langleeford Farm Buildings, received 2nd April 2019;
- Design, Access & Heritage Statement received 2nd April 2019;
- Farm Buildings at Langleeford Northumberland, An Historic Building Assessment, July 2018, received 2nd April 2019;
- Langleeford Barn, Proposed Development Bat & Barn Owl Report – Summer 2018, Ruth Hadden, received 2nd April 2019;

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 and 18 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. The development hereby permitted shall be carried out in strict accordance with the detail contained within the documents 'Specifications for the farm buildings at Langleeford' and 'Repair to Langleeford Farm Buildings' received on 2nd April 2019;

Reason: To ensure that the works are carried out in a manner appropriate to the character of the Listed Building and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

4. The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed in Section 2 of the 'Langleeford Barn, Proposed Development Bat & Barn Owl Report – Summer 2018, Ruth Hadden' Report. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing restrictions;
- Working methods;
- Contractor induction and provision of Method Statement;
- Provision of two Schwegler 2F bat boxes on trees prior to commencement of works;
- Provision of bat crevices on the on the renovated building;
- Access for brown long eared bats and swallows;

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core

Strategy Policy 17, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

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 unauthorized 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.

3. In relation to bats, the applicant should be aware of the need to apply for a Natural England Low Impact Class licence prior to any works commencing on the building.

Dated this: **20 May 2019**



National Park Officer

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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).