

Reference No. 19NP0054

TOWN AND COUNTRY PLANNING ACT 1990: Sections 191 and 192

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010: Article 35**

NOTICE OF APPROVAL FOR CERTIFICATE OF LAWFUL DEVELOPMENT OR USE

Agent :

Mr Craig Ross
George F White
4-6 Market Street
Alnwick
Northumberland
NE66 1TL

Applicant :

Ms M Almond
c/o George F White

Application for Lawful Development Certificate in respect of the continued use of High Tipalt as an unrestricted dwelling house (Class C3) at High Tipalt, Greenhead, CA8 7JB

In pursuance of powers under the above Act the Local Planning Authority hereby GRANTS the certificate described above for the reasons given in the attached schedule.

Schedule of Reasons for Approval

That the Local Planning Authority grant the application for Lawful Development Certificate for application 15NP0037:

- I. Site: High Tipalt, Greenhead, CA8 7JB, as shown on location plan (1:1250) (Submitted on 31st May 2019)
- II. For: The continued use of High Tipalt as an unrestricted dwelling house (Class C3)
- III. Reason: It is considered that from an assessment of the evidence provided, and after full consideration of the balance of probability, the applicant has been in continuous breach of condition 13 of planning approval 05NP0057 for a period in excess of 10 years. It is therefore recommend that the certificate is issued, confirming that the use of High Tipalt as an unrestricted dwelling house is lawful.

APPLICATION REFERENCE NUMBER: 19NP0054



Northumberland
National Park

Dated this: **14 October 2019**

National Park Officer

Your attention is drawn to the notes attached.



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).