



DELEGATED DECISION REPORT

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| Application Reference Number | 19NP0057 |
| Description / Site Address | Construction of a timber tower (holiday accommodation) including installation of package treatment plant at Hesleyside Huts, Hesleyside Hall, Bellingham, Northumberland, NE48 2LA |
| Expiry date of publicity / consultations | 13 September 2019 |
| Last date for decision | 25 September 2019 |

Details of Proposal

The application seeks permission for the construction of a timber tower and Package Treatment Plant to provide tourist accommodation within the grounds of Hesleyside Hall, 1.5 miles west of Bellingham. Hesleyside Hall is a Grade ii* listed building, set in grounds registered under the Historic Buildings and Monuments Act 1953 within the Register of Historic Parks and Gardens for its special historic interest. The landscaped park dates from around 1776 with three radial avenues emerging from the hall. The application site is located within the south east extremity of the park, within an area of trees, known as Spring Plantation. Parking for guests would be accessed by an existing track which serves the huts, located north of the site and guests would walk up through the plantation to the timber tower.

There are currently 5 existing units providing tourist accommodation on the grounds, 3 are traditional shepherd's huts and the others are bespoke in design. The proposed timber tower would be approximately 149 metres from the nearest hut and 430 metres from the Hall. The application was submitted in tandem with a similar application for an additional unit (19NP0056) that unit would be located 70 metres north west of the proposal site.

The proposed building would have a bespoke design departing from the traditional shepherd hut style. The applicant explains that the proposal draws inspiration from bastle houses, peel towers and tower houses typical of the Border Reivers' era. Constructed from timber, the tower would be a cuboid structure on a relatively small footprint. Measuring 9m high by 4m wide/ deep, the structure would accommodate 4 floors, incorporating 1 bedroom, kitchen, bedroom, living area and bathroom.

The tower would be constructed from timber and clad in blackened timber with external natural stone steps to the entrance. To emulate the fortified nature of a peel tower or bastle house, the tower's fenestration is shuttered and the building can be completely encapsulated in its timber cladding. The top floor is a roof terrace with bath, allowing the occupier to sit within the canopy of the surrounding trees. The structure would be seated on screw piles to protect existing tree roots.



The Package Treatment Plant would be located approximately 100 metres north of the proposed tower, within woodland, sloping down towards the B6320 road. The system itself is relatively small, the processing plant being approximately the site of an oil drum being mostly located underground.



Fig 1 location plan – location of tower in red, treehouse under determination in orange and existing huts in blue.



Fig 2 Looking towards proposed parking along access



Fig 3 Looking north to site



Fig 4 looking from house to site (out of shot)



Fig 5 Looking south from site



Fig 6 looking east from site towards construction entrance



Fig 7 looking north from tree line (site to right)



Fig 8 looking west from site



Fig 9 Indicative shot of existing hut parking

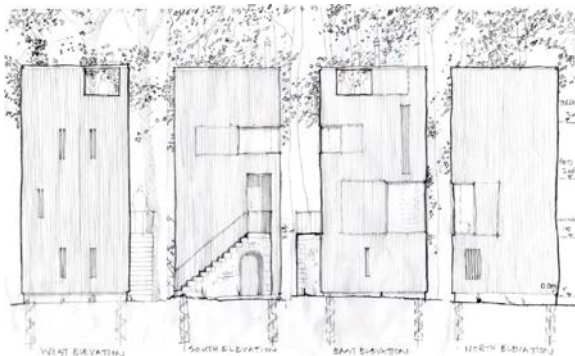


Fig 10 Proposed elevations

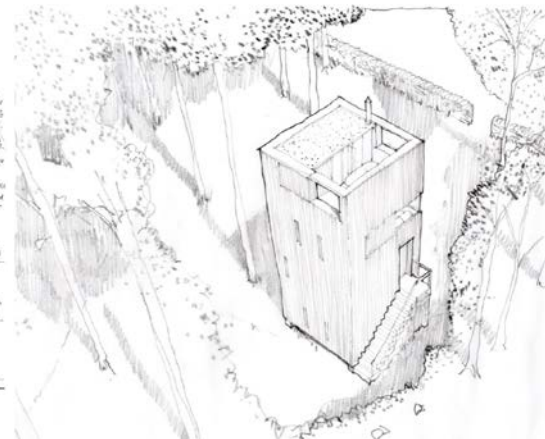


Fig 11 Proposal from the air

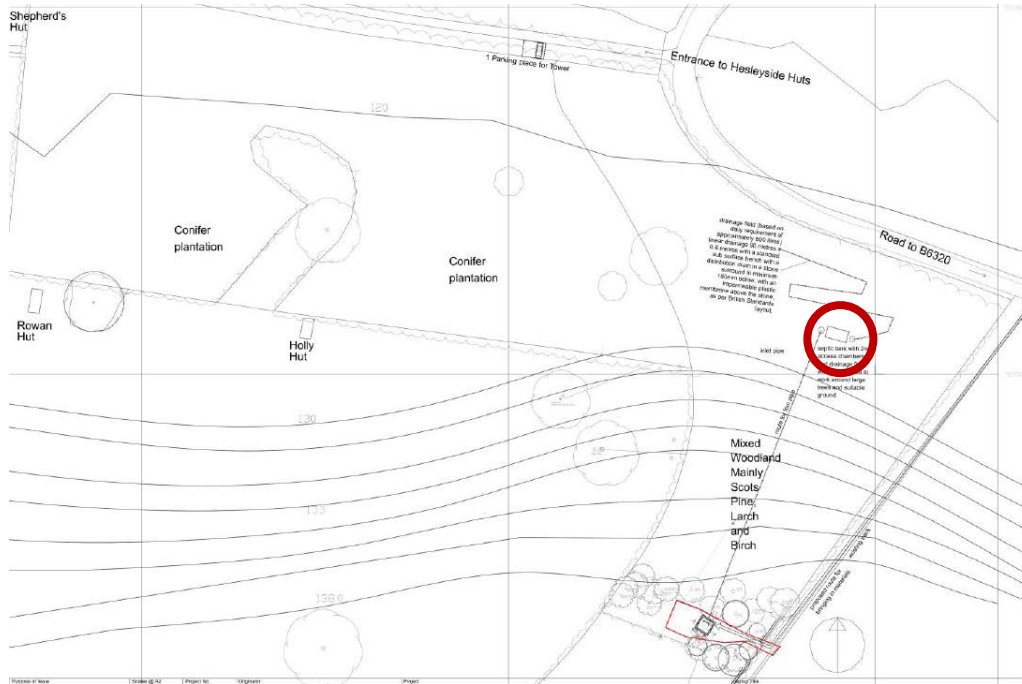


Fig 12 Location plan showing Package Treatment Plant to north east of site

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

Local Policies

Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)

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| Policy 1 | <i>Delivering Sustainable Development</i> |
| Policy 3 | <i>General Development Principles</i> |
| Policy 5 | <i>General Location of New Development</i> |
| Policy 9 | <i>Managing Housing Supply</i> |
| Policy 10 | <i>New Housing Development</i> |
| Policy 12 | <i>Transport and Accessibility</i> |
| Policy 14 | <i>A Sustainable Local Economy</i> |
| Policy 15 | <i>Sustainable Tourism & Recreation Development</i> |
| Policy 17 | <i>Biodiversity and Geodiversity</i> |
| Policy 18 | <i>Cultural Heritage</i> |



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| Policy 19 | <i>Tranquillity</i> |
| Policy 20 | <i>Landscape Quality and Character</i> |
| Policy 25 | <i>Renewable Energy and Energy Efficiency</i> |
| Policy 28 | <i>Utilities and Infrastructure</i> |

Supplementary Planning Guidance

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

Relevant Planning History

19NP0056 - Construction of fairy-tale rustic tree house (holiday accommodation) and installation of package treatment plant – currently being determined.

16NP0095 - Construction of one "shepherd's hut" to provide tourist accommodation – Approved.

15NP0008 - Erection of one "hut on wheels" to provide tourist accommodation – Approved.

14NP0064 - Erection of one "Shepherd's Hut" ("Roulotte") to provide tourist accommodation – Approved.

13NP0026 - Erection of 2 No. "Shepherd's Huts" to provide tourist accommodation – Approved.

Consultation/Representations

Historic England – Do not wish to offer comments

The Gardens Trust – Do not wish to comment at this stage

NCC Public Protection – No comments

NCC Highways - No observations: No issues arise from the proposal

Historic Environment Officer – No objection. Consideration should be given to landscape change. The sensitive design limiting below ground impact is welcomed.

Historic Buildings Advisor - the proposed development will cause no harm to the important heritage assets of the Hall and the historic parkland.



Access and Recreation Officer – no objection

Ecologist – Subject to a condition requiring the implementation of recommended mitigation within the application's ecology report and a condition to safeguard tree roots, no objections.

Landscape and Forestry Officer – the surrounding woodland is sufficient to screen the proposal from receptor sites. However, the existing woodland management plan's prescription for part of this woodland is clear fell. Should a condition requiring the alteration of the existing woodland management plan be added to ensure continuous forest cover, then no objections.

Bellingham Parish Council – no comments received

The application has been advertised by a site notice displayed on the 6th August 2019. There are no neighbouring properties in the vicinity to consult. No representations have been received in response.

Assessment

Matters to be taken into consideration as part of this application are:

- The principle of the development
- Design and visual impact and amenity
- Cultural Heritage (Impact on Listed Building and Historic Garden)
- Impact upon the National Park Special Qualities
- Highways
- Surface water and foul drainage
- Renewable Energy

The Principle of the Development

The National Planning Policy Frameworks (NPPF) emphasises a presumption in favour of sustainable development to steer decision making. Core Strategy Policy 1 looks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The effects of the proposed scheme on these special qualities are discussed in detail in this report.

The application site is located within open countryside whereby Core Strategy Policy 5 restricts development to the re-use of existing buildings. New buildings are only permitted where they could not be located elsewhere and would provide opportunities for the public to understand and enjoy the special qualities, whilst not negatively impacting on them.



In seeking to support a sustainable economy, Policy 14 of the Core Strategy supports proposals that enable the creation and expansion of new businesses that relate to the special qualities of the National Park but do not negatively impact upon them. Particularly those that result in the expansion of existing tourism employment uses and those employment activities that are home-based.

Policy 15 of the Core Strategy supports proposals for sustainable tourism developments that maximise opportunities for visitors to increase their understanding and enjoyment of the special qualities of the national park whilst not adversely impacting on them, particularly those that integrate with existing visitor facilities.

The application forms part of an existing holiday accommodation business, comprising of 5 units within the historic grounds of Hesleyside Hall. These are owned and run by the applicant who runs the business from their home, Hesleyside Hall. The business provides visitors the opportunity to stay in close proximity with the surrounding historic landscape and hall without negatively impacting upon them.

As mentioned in the applicant's Design and Access Statement, the tower would form part of an expansion and diversification of the existing tourism business to help increase the income of the estate and fund urgent repairs to the historic fabric of the Hall. The proposal would also offer the opportunity for visitors to understand and enjoy the special qualities of the Park that the development helps to preserve, in accordance with Policy 1, 14 and 15.

In seeking to support a prosperous rural economy, paragraph 83 of the NPPF states that planning policy and decisions should allow for the sustainable growth and expansion of all types of business in rural areas through well-designed new buildings. Specifically sustainable rural tourism and leisure developments which respect the character of the countryside will be supported. The proposal is considered to be in line with the aims of the NPPF.

The scheme would not be located within a local centre or smaller village as identified within Core Strategy Policy 5 the focus for new development within the National Park. However, Policy 5 does allow for developments within the open countryside where they will i) conserve and enhance the special qualities of the National Park and ii) it will provide opportunities for the public to understand and enjoy the special qualities. As assessed below, whilst the proposal is not considered to enhance the special qualities of the National Park, it is not considered that it will cause any harm to them.

In accordance with part aii) of Policy 5, the proposal would allow for the public to understand and enjoy the special qualities of the National Park. This in context with Policy 14 and 15 which recognised proposals that provide tourist accommodation and economic development may need to be located within the open countryside. Paragraph 8.10 of the Core Strategy recognises that *'it may not always be possible for development to be located*



within the identified settlements. Tourism and recreation development is an example of such a development which provides opportunities for the public to understand and enjoy the special qualities. The Sustainability Appraisal assessed this policy approach as offering strong benefits in terms of local job creation and the support of sustainable tourism’.

The benefits that would flow from the proposal’s positive contribution to the local rural economy and tourism, and the opportunities the proposal would offer visitors to experience, enjoy and understand the special qualities of the Park outweigh the minimal impacts arising from the proposal.

On the basis of the above, on balance, it is considered that the proposal would accord with the requirements of Core Strategy policies 5, 14 and 15 subject to consideration to the impact upon the special qualities of the National Park.

Holiday Accommodation occupancy

The proposed development relates to the provision of tourist accommodation only. It is therefore considered appropriate to attach a condition restricting the occupancy of the accommodation to holiday use only, as permanent residential accommodation in this location would conflict with Core Strategy policies 9 and 10 and would require a Local Needs restriction in accordance with Core Strategy policy 10.

Design, Visual Impact and Amenity

Core Strategy Policy 3, along with the Building Design Guide Supplementary Planning Document sets out design principles of new development within the National Park. The policy states that materials should be appropriate to the site and its setting. The Design Guide states that development with the open countryside should sit comfortably with the landscape and take care not to harm views.

The proposed tower would be constructed of sustainably sourced timber and insulated with sheep’s wool in line with the applicant’s low energy principles. It would sit on screw pile foundations and its base would float above the woodland floor.

It would be clad in darkened larch with timber doors and windows, some of which would be louvered whilst the rest would be shuttered. The building would be accessed via a door on the first floor from a set of natural stone steps. The shutters allow the occupant to completely lock down the building in the style of a bastle house.

The proposed tower is a considered and high quality design that would sit sympathetically and almost naturally within the landscape, taking inspiration from local bastle houses and peel towers.



Fig 13 showing the 20m tree line with white arrow showing proposed location of 9m high tower

The setting of the tower has been carefully considered by the applicant, siting the tower within established woodland. The scale of the tower at 9m high, sits within a tree line at 20m high. The Scots Pine and Larch trees that would surround the proposed tower are considered large enough to reduce the buildings sense of scale, giving it a proportionate place within the landscape. The coverage of trees result in the application site being very shaded and the proposed darkened larch cladding of the tower would allow it to blend easily into the tree cover and the shade it provides.

A condition is recommended as part of any approval to ensure the tower's darkened larch cladding is maintained so that the structure remains as unobtrusive as possible.

The tower is considered appropriate for its setting. The proposal therefore accords with the requirements of Policy 3 with respect to design.

The nearest dwelling to the site is 350m to the south however it is not visible from the site due to the lay of the land. Given the dense tree cover and remoteness of the site, there are no opportunities for the proposal to give rise to any amenity issues.

The package treatment plant element of the proposal, being located within the woodland and being mostly underground would cause very little disturbance to the appearance of the area. The only visible element of the system being its lid, a small air duct and a kiosk measuring 1.2m h x 750mm w and 400mm d. It would be suitably treated in dark green powder coating, matching the colour of the surrounding vegetation. A condition is recommended as part of any approval to ensure the colour of the package treatment plant is maintained so that the structure remains as unobtrusive as possible.

Taking into account the above information, it is considered that the proposal accords with Policy 3 of the Core Strategy in this regard.

Cultural Heritage (Impact on Listed Building and Historic Garden)



Policy 18 of the core strategy seeks to protect the cultural heritage of the Park by supporting proposals that conserve, enhance and promote the quality and integrity of the cultural heritage of the Park. Particularly supporting proposals that:

- b. give protection to Listed Buildings and Historic Parks and Gardens that do not conflict with national planning policy;
- c. preserve the special architectural or historical interest of locally listed buildings;
- d. recognise the opportunities for education and tourism founded on cultural heritage;
- e. promote the role that cultural heritage has in helping to secure social and economic regeneration.

The proposed tower, its parking facility and sewage treatment has been sensitively located out of sight and far from Hesleyside Hall within woodland. It would not be visible in context with the Hall, nor easily from within the landscaped areas of the historic park. Much like the existing holiday units, it is spaced far from the nearest hut as to afford a sense of privacy and remoteness.

The Package treatment plant being located far from the hall and out of site would not raise any concerns over its effects on cultural heritage.

As part of any approval, a condition is recommended to ensure its removal should it cease operation for a period exceeding twelve months, to avoid potential for a deteriorating and disused structure on site in a historically sensitive location.

The Historic Environment Officer was consulted on the scheme who advised that the proposal was carefully considered to reduce harm to the historic environment, away from the main views to and from Hesleyside Hall. The proposal is to be located within woodland and consideration of the effect of its removal should be made. However, the siting of this proposal, in line with that of existing consented structures, would appear to reduce harm to the parkland setting and therefore there can be no reasonable objection.

The Historic Buildings Advisor was also consulted on the application who advised that the proposal could not be viewed from the hall or public highway and as a result, the proposal would not cause harm to the heritage assets of the hall and historic parkland.

Taking into consideration its design and location, the proposal would have no harmful impact on the setting of the Grade ii* listed building and the Historic Park. It is considered therefore to accord with Policy 18 and Chapter 16 of the NPPF.

Impact upon the National Park Special Qualities

Tranquillity



Policy 19 of the Core Strategy supports proposals that conserve or enhance the tranquillity of the National Park. As discussed earlier in the report, the proposed location of the tower is remote, shielded from view from the public domain and is of a design intended to blend into its surroundings, offering a retreat for visitors. The design and access statement mentions that pathways will not be lit. That all guests are asked to arrive with torches to aid movement between car and huts. There will be no additional lighting other than a small number of low impact low energy lights in the hut and a small, Dark Skies compliant, low energy external light attached to the hut for safety reasons. No details of the proposed external lighting has been submitted, as such a condition is attached to ensure compliance with the details submitted and to control any future lighting at the building, the access to the building and the parking area.

The Landscape and Forestry Officer was consulted on the application and confirmed that they did not believe there would be any detrimental effects upon the Dark Sky Park status of the part of the National Park as a result of the proposal.

One parking space is provided for the site and the tower has accommodation for two guests, it is therefore anticipated that traffic to and from the site will be minimal. Car parking is not proposed up to the tower and so car movements will be restricted to the proposed car parking area.

Given the nature of the proposal as a retreat and its intentions for guest relaxation, it is anticipated that any noise created as a result of the proposal will be negligible.

It is anticipated as a whole that the proposal will generate a low level of impact upon the tranquillity of the Park and given its remote and concealed nature, will have little to no impact upon the sense of openness of the Park or its quiet enjoyment. As such, the proposal is considered to be in accordance with Policy 19 of the Core Strategy.

Biodiversity/ Geodiversity

Policy 17 of the Core Strategy encourages proposals which do not adversely affect the biodiversity of the Park. The NNPA Ecologist was consulted and advised that they had no objections to the proposed tree works which included the removal of one small birch and that if the measures recommended within the tree report were conditioned, the remaining trees will be safeguarded. The ecological report does not highlight a likely ecological impact from the proposal; the measures recommend within the report should be conditioned. The nearby SSSI or rivers are unlikely to be effected by the proposal and the proposed package treatment plant is considered acceptable. It was noted that firewood would be provided to guests and gathering of wood would be disallowed.

The application states that foul sewage will be dealt with by means of a connection to the proposed Package Treatment Plant and that the system has the capacity to deal with the



increased demand from the proposed tower. It was mentioned in the Ecologist's comments that the use of a Package Treatment Plant for waste water was acceptable.

The Ecologist gave no objections to the proposal subject to the recommended conditions be applied to any approval.

Given the low ecological impact nature of the proposal and the minimal work required in terms of tree clearance, the proposal is considered to be in keeping with the aims of Policy 17 of the Core Strategy.

Landscape

Policy 20 of the Core Strategy seeks to ensure proposals will conserve and enhance the beauty and heritage of the National Park while being responsive to landscape change.

The proposed tree house would be located on the treeline of a block of mature Sitka Spruce, identified as compartment 9 of the Hesleyside Woodland Management Plan. The area of woodland to the south east of the site, a mix of broadleaved and conifer woodland is known as compartment 1j. No trees are to be removed as part of the proposal.

The Landscape and Forestry Officer was consulted on the application who advised that the proposal being located with existing woodland and being constructed of suitable materials was relatively uncontroversial. That the woodland plays a key role in effectively screening the proposal from the road, the nearest receptor site.

The consulting Officer goes on to say that the management prescription for compartment 1j is to selectively fell the conifers and restock with natural regeneration and control any rhododendron. The Landscape and Forestry Officer considers this to be acceptable. However, compartment 9's management prescription, the nearest to the proposal is to clear fell and in the view of the Landscape and Forestry Officer, clearing of this compartment could result in the proposal (during winter months) being detrimental to the landscape setting and sense of place at Hesleyside Hall.

The Landscape and Forestry Officer has therefore recommended that the Hesleyside Woodland Management Plan is amended to include the retention of the tree belt to the north and east of the development. Subject to the recommended condition, the consulting Officer does not have any objections to the proposal.

The application is clear that the surrounding woodland is an intrinsic part of the scheme, allowing occupants to feel close to nature and live amongst the trees. It would be detrimental to the project if the surrounding trees were removed to such a degree that the proposal would be visible from nearby receptor sites. However, a condition requesting that the existing Hesleyside Woodland Management Plan be updated or replaced to ensure



continuous, all year round screening within compartment 9 and 1j is recommended as part of any approval.

The consulting officer recommends, to ensure the retention and management of these blocks of woodland as continuous forest cover woodland, with a newly emergent ground story, the conifers would have to be selectively thinned over a period of time to prevent them succumbing to wind throw, not clear felled, and replaced with native broadleaves. A small number of conifers/ever green shrubs such as holly should be planted to provide for all year round screening.

As discussed earlier in the report, the proposed site cannot easily be seen from the public domain as part of the wider landscape and the proposed structure and package treatment plant would be well screened. There are no public rights of way nearby, the nearest being north of the river, to the north of the site. Nor is the site easily seen from the road, due to the lay of the land. It is considered that the proposal would be ideally place to conserve the quality of the landscape when viewed from prominent locations. With the inclusion of a condition recommending the surrounding woodland be changed to one under continuous forest cover, the proposal is considered to accord with Policy 20 of the Core Strategy.

Highways

The proposal would be accessed by an existing track used to access the current huts, the state of which is considered to be acceptable. A single parking space is proposed which would be located near to an existing car parking area for other huts. Given the proposal accommodates 2 people at any one time, a small but insignificant increase in traffic is expected. Highways were consulted and returned with no objections however, it was stated that the existing access point is not ideal, given the steep incline of the road which encourages faster/ slower speeds. It was conceded however that the access is existing and the one further holiday let would not exacerbate the usage on site. The Access and Recreation Officer was consulted who commented that, there would be no impact on existing rights of way. Taking into account the above, it is considered there would be no impact upon highway safety and as such, the proposal accords with Policy 3 and 12 in this regard.

Surface water and foul drainage

As discussed in the biodiversity section of the report, the proposal includes the installation of a Package Treatment Plant to which foul drainage would be directed.

Core Strategy policy 28 advises that the development of utilities and infrastructure projects, including sewage disposal, which serve local community and business needs will be supported where the following criteria can be met, as assessed in turn below.



- a) *The proposal does not have an unacceptable impact upon the landscape quality or character, either individually or in combination with other proposals;*

The proposed package treatment plant associated with the proposed structure would not have a detrimental impact upon landscape character or views of this part of the National Park, as assessed in detail within the Design, Visual Impact and Amenity section of this report. The requirements of policy 28 part a) are therefore met by the proposed scheme.

- a) The siting and appearance of the proposed development seeks to minimise impact upon the special qualities of the National Park;

The proposed package treatment plant is considered to be acceptable in terms of impacts upon the special qualities of the National Park by virtue of its siting and appearance. It is therefore considered that the scheme would meet with the requirements of policy 28 part b).

Planning Practice Guidance states that connecting to a public sewer is the favoured option, followed by a package treatment plant and then a septic tank. The applicant has stated within their submission that a connection to the mains sewer is not possible as the nearest is 1.868km to the east of the property. It is accepted that a connection to the public sewer in this instance would be unfeasible.

In situations such as this, the next preferred option would be a connection to a sewage treatment plant. The proposed system would be a Matrix CLF01A (9 population), intended to serve the tower (2 guests) and the Fairy-tale tree house which is currently being determined 19NP0056 (max 4 guests), meaning it would be operated well below capacity (intended for 9 users), ensuring that it can cope with the anticipated flow number of 800 litres a day.

The proposed Package Treatment Plant as detailed in the application is considered to be of sufficient capacity to deal with the increased demands of the proposed building, including the proposed cabin being determined as part of application 19NP0056. Even so, a condition requiring the tower to be connected to the Package Treatment Plant prior to their first occupation is considered appropriate.

The development is therefore considered to be acceptable in terms of foul drainage, in accordance with Policy 28 of the Core Strategy and the NPPF.

The applicant confirms in the proposal that the scheme would be connected to existing services, including an existing electricity supply and a private supply of water by way of a bore hole. Public Protection were therefore consulted who replied with no comments.

Renewable Energy



Policy 25 of the Core Strategy encourages all new tourism development to be high energy efficient and embed renewable energy with the development offsetting at least 10% of predicted energy requirements. Policy 2 of the Core Strategy seeks to support proposals that contribute to reducing climate change. The proposal include internal low energy lighting, materials with the lowest embodied carbon as possible, high performance windows and doors, with high insulating wall material. These energy efficiency methods are considered to be consistent with the aims of Policy 2 and 25.

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:

- Planning Application Form received 29/7/2019
- Design and Access Statement received 3/6/2019
- Foul Drainage Statement received 26/7/2019
- Mains sewer confirmation letter received 26/7/2019
- Percolation test results received 26/7/2019
- Letter confirming water treatment plant specification received 26/7/2019
- Foul Drainage Form received 26/7/2019
- Tree Survey received 26/7/2019
- Ecological Appraisal received 26/7/2019
- Heritage Statement received 26/7/2019
- Public sewer location plan received 26/7/2019
- Ariel and ground level view plans received 3/6/2019
- Matrix sewage treatment systems Operation and maintenance manual received 12/9/2019
- Site Plan showing footpath received 23/8/2019
- Site Plan received 26/7/2019
- Plan sections and elevations received 3/6/2019
- Location Plan received 3/6/2019
- Base Plan received 26/7/2019



- Confirmation email of existing service provision – electrical and water received 13/9/2019

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, 5, ,9, 10, 12,14, 15, 17, 18, 19, 20, 25 and 28 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The development hereby approved relates to 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 prevent a permanent and unrestricted residential use in an inappropriate open countryside location where this would not otherwise be in accordance with Core Strategy policies 5 and 9 and paragraph 55 of the NPPF.

4. Prior to the fixing of any external lighting associated with the development, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority.

Details 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 during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquillity and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Policies 1 and 19 of the Core Strategy and paragraph 180 of the NPPF.



5. The accommodation hereby approved shall not be occupied until it has been connected to the package treatment plant in accordance with the Foul Drainage Assessment Form.

Reason: To ensure that appropriate infrastructure is in place to protect local amenity the wellbeing of local communities and to ensure the proposal accords with Core Strategy Policy 3 and the NPPF.

6. The package treatment plant hereby permitted shall be dark green or dark brown, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the surround area and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the NPPF.

7. The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed in Section H of the '*E3 Ecology Ltd Ecological Appraisal Hesleyside Hut July 2019*'.

The development shall be carried out in accordance with the approved details.

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).

8. The development hereby approved should be carried out in strict accordance with section 5 Pre-construction & Site Preparation Works, section 6 Tree Protection measures during construction and section 7 Post-construction Considerations of the '*Elliott Consultancy Ltd. Arboricultural Survey, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan Larch Tower, Hesleyside Huts July 2019*'.

The development shall be carried out in accordance with the approved details.

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).

9. The holiday accommodation hereby permitted shall be clad in darkened larch, unless otherwise first agreed in writing by the Local Planning Authority.



Reason: In the interests of the amenity of the surrounding area and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the NPPF.

10. Should the holiday accommodation hereby permitted become permanently disused for a period exceeding twelve months, it shall be removed from the site in its entirety.

Reason: To prevent an adverse impact upon the visual amenity of the area, in accordance with Policies 1, 3, 18 and 20 of the Core Strategy.

11. The accommodation hereby approved shall not be occupied until a Woodland Management Plan (which could be an amendment to the existing Hesleyside Woodland Management Plan 2013-2033) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall identify a continuous forest cover woodland prescription for woodland compartments 1j and 9 for the lifetime of the development including routine and emergency maintenance and details of any subsequent replanting following the removal of any trees.

Reason: In the interests of the visual amenity and landscape character of the area and to ensure the development is in accordance with Core Strategy policy 20 and the NPPF.

Informative Notes

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.

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.

Background Papers

19NP0057

19NP0056

| | Signature | Date |
|---------------------------------------|------------------|-------------|
| Planning Officer | J Smith | 19/09/19 |
| Head of Development Management | S Buylla | 19/09/19 |