



CANALSIDE HOUSE, BREWERY LANE, SKIPTON, NORTH YORKSHIRE, BD23 1DR
TEL: 01756 797501 EMAIL: INFO@RURALSOLUTIONS.CO.UK WEB: WWW.RURALSOLUTIONS.CO.UK

REGISTERED IN ENGLAND NO. 6839914 VAT REGISTRATION NO. 972 8082 90

2nd August 2019

Mr J Smith
Planning Department
Northumberland National Park
Eastburn, South Park
Hexham
Northumberland
NE46 1BS

Dear Jay,

**EVISTONES COTTAGE, ROCHESTER
DISCHARGE OF CONDITIONS 3, 5 & 9 (LPA REF: I9NP0014)**

Please find enclosed a single application (Planning Portal Reference: PP-08148718) for the discharge of Conditions 3, 4 and 9 of planning permission reference I9NP0014.

BACKGROUND

Planning permission was granted on 15 May 2019 for the following description of development:

Demolition of existing dwelling and outbuildings and the construction of a replacement dwelling and replacement outbuildings, including change of use from agricultural land to residential curtilage.

The full planning permission to which this discharge of conditions application relates was granted subject to 10 conditions; This application seeks Northumberland National Park Authority's ('NNPA') approval of details relating to 3 of those planning conditions. There are no other conditions imposed on the consent that require the submission of further details. The Authority's approval of the enclosed details will provide the necessary consent to enable the delivery of the scheme to commence.

DISCHARGE OF CONDITIONS

The information submitted in respect of each condition is detailed below.

Condition 3 (Lighting)

Condition 3 states:

“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.”

To seek full discharge of Condition 3, please find enclosed:

- Lighting Plan (Drawing Ref: 1189-100).

The enclosed lighting plan provides details of the specific location of all external lighting units. Lighting is proposed to the external walls of buildings only and will be provided by low illumination outdoor downlighters. All lights will have a downward beam orientation and be fully shielded to ensure no upward light spill. Lights will be provided on a sensor and will be operational during the dusk and dawn hours. Lumen/Lux levels will be approximately 700, provided by a 7w LED bulb – no light will spill beyond the property boundaries and no lighting is proposed within the garden areas. The supplier details and extract of proposed lighting design is provided on the submitted plan.

The lighting scheme fully accords with the NNPA Lighting Master Plan, Dark Skies Policy and requirements of Condition 3.

Condition 5 (Solar Roof Panels)

Condition 5 states:

“Prior to the commencement of the construction of the outbuildings hereby approved, samples and details of the following external facing materials shall be submitted to and approved in writing by the local planning authority:

- Solar roof panels

The development shall be constructed in accordance with the approved details.”

To seek full discharge of Condition 5, please find enclosed:

- GB Sol PV Slate Data Sheet; and
- Roof Plan showing extent of PV Roof Panels (Drawing Ref: 3317-017 Rev A).

The submitted plan provides details of the extent of PV Roof Panels (to be supplied by GB Sol, see Data Sheet) to the south facing roof of the outbuildings. The first 2no. courses of roof slate will comprise natural slate before the PV Roof Panels are added (in accordance with manufacturer requirements). Samples of the PV Roof Panels are available and should you wish to view these please contact us directly and we will arrange these to be delivered to your offices. The requirements of Condition 5 are met in full.

Condition 9 (Historic Building Record)

Condition 9 states:

“Prior to demolition of the Cottage and associated historic outbuildings, a Level 2 Historic Building Record shall be carried out. On completion of the Historic Building record it should be submitted to the Local Planning Authority for its records.”

To seek full discharge of Condition 9, please find enclosed:

- Historic Building Record dated July 2019 (prepared by Humble Heritage).

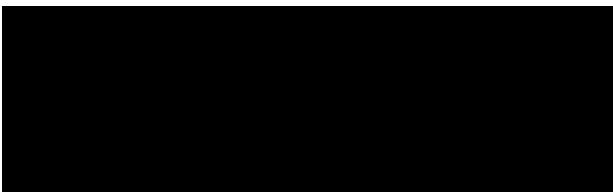
Although Condition 9 does not explicitly require discharging and/or details of the Historic Building Record to be ‘approved in writing’ by the LPA, the Historic Building Record is submitted for the purposes of compliance and to ensure the historic significance of the buildings to be demolished (Evistones Cottage) is recorded on the Authority’s file.

SUMMARY

I trust that the above and enclosed are sufficient for you to validate the application and undertake the necessary consultations, and I look forward to receiving confirmation of this at your earliest opportunity.

Should you have any queries on the enclosed or wish to discuss any of the above matters with me further, please do not hesitate to get in touch.

Yours sincerely



Laura Precious
Senior Planner

