



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	19NP0092
<b>Description / Site Address</b>	Approval of details reserved by condition no. 3 (lighting), no. 5 (solar panels) and no. 9 (historic building record) of planning permission 19NP0014 - 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 at Evistones Cottage, Rochester, Newcastle Upon Tyne, NE19 1RY
<b>Expiry date of publicity / consultations</b>	9 October 2019
<b>Last date for decision</b>	12 November 2019

### Details of Proposal

The application is for the approval of details reserved by condition 3, 5 and 9 attached to planning approval 19NP0014, which granted conditional permission for the 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 at Evistones Cottage, Rochester.

#### Condition 3

*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 125 of the NPPF.*

#### Condition 5

*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.*

*Reason: In order to preserve the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the National Planning Policy Framework (NPPF).*

#### Condition 9

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.

Reason: To ensure the historic significance of Evistones Cottage is recorded by virtue of it being a non-designated heritage asset in accordance with Core Strategy Policy 18.

### **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)**

Policy 1 Delivering Sustainable Development

Policy 3 General Development Principles

Policy 18 Cultural Heritage

Policy 19 Tranquillity

Policy 20 Landscape Quality and Character

Policy 25 Renewable Energy and Energy Efficiency

### **Northumberland National Park Local Plan 2017-2037 Publication Draft Plan**

Policy ST1 Sustainable Development

Policy ST2 General Development Principles

Policy DM11 Landscape, Tranquillity and Dark Night Skies

Policy DM13 Renewable Energy

Policy DM14 Historic Landscape Assets and Built Heritage

The NNP Local Plan has been submitted to the Secretary of State for examination. Paragraph 213 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy



in a local plan accords with the NPPF, the greater the weight that may be given to them. The adopted development plan is the Northumberland National Park Core Strategy (2009) and the policies within the Core Strategy are considered to be in accordance with the NPPF and can therefore be given due weight.

### **Relevant Planning History**

**11NP0036** – Construction of three-bay garage with associated storage, dog kennels and solar panels – Granted 26/8/11

**19NP0014** - 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 at Evistones Cottage – Granted 15/5/19

### **Consultation/Representations**

**Historic Buildings Advisor** – the details are considered satisfactory.

**Historic Environment Officer** – The Historic Building Record is sufficient to discharge condition 9.

**Visitor Development Officer** – Lighting scheme fully complies with NIDSP Lighting Master Plan.

### **Assessment**

The key material planning considerations relating to the conditions are discussed below. The principle of the development has already been established through the conditional approval of application 19NP0014.

### **Condition 3 Lighting**

Condition 3 requires the submission of details of external lighting to be installed as part of the scheme to ensure that there would be no harmful impact upon the tranquillity and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Skies Park (NIDSP) through excessive light pollution.

The proposed lighting scheme and specification intends for the lighting to be affixed to walls only, using low illumination units. Beam orientation would be downwards and fully shielded to ensure no upwards light spill. The units would be operated by sensors and would illuminate only at dawn and dusk. Lumen levels would be approximately 700. Lighting is proposed as such that it can only be seen from within the farmstead, reducing its impact upon the Park's Tranquillity to a minimum.



The Visitor Development Officer was consulted on the application who confirmed that the scheme was ideal for the development, stating that the scheme fully complies with the NIDSP Lighting Master Plan.

The Visitor Development Officer did recommend that bulbs of 3000k or less should be fitted to provide a warmer, white light. On the basis that he confirmed that the light does comply with the NIDSP Lighting Master Plan; it is not considered that there would be sufficient harm arising from lighting to warrant refusing the discharge of condition.

Taking into account the above details it is considered that the scheme accords with the requirements of Core Strategy policies 1, 3 and 19 and the NPPF. It is therefore recommended that condition 3 be discharged.

### **Condition 5 Solar Roof Slates**

Condition 5 requires the submission of details of solar panels to be installed as part of the scheme in order to preserve the visual appearance and amenity of the area, and the special qualities of the National Park.

The proposed solar roof panels, specifically GB Sol PV Slate would be located on the southern elevation of the approved outbuildings. The roof plane would face the nearby forested area to the south of the site. The tiles would cover approximately 40% of the south facing roof plane with the first two courses of tiles being natural slate to match those of Evistones House.

The solar roof slates have the appearance of natural slate but are slightly wider than typical roof slates. This difference in dimensions is minor enough for it not to be immediately obvious that the solar roof tiles are not regular roof tiles. They would not be visible from either the public domain or Evistones House ensuring that they would not cause harm to the visual appearance and amenity of the area.

Taking into account the above details it is considered that the scheme accords with the requirements of Core Strategy policies 1 and 3 of the NPPF. It is therefore recommended that condition 5 be discharged.

### **Condition 9 Historic Building Record**

Condition 9 requires that prior to demolition of the cottage and associated historic outbuildings, a Level 2 Historic Building Record shall be carried out and submitted to the Local Planning Authority to ensure the historic significance of Evistones Cottage is recorded by virtue of it being a non-designated heritage asset.



The Historic Buildings Advisor has confirmed that the Historic Buildings Record is acceptable.

The Officer is satisfied that the applicant has fulfilled the requirements of condition 9 through the appropriate completion and submission of the Level 2 Historic Building Record.

It is therefore considered that proposal accords with the requirements of Core Strategy policy 18 and chapter 12 of the NPPF. It is therefore recommended that condition 9 be discharged.

### **Emerging Policies**

This application relates to the following emerging policies;

Policy ST1	Sustainable Development
Policy ST2	General Development Principles
Policy DM11	Landscape, Tranquillity and Dark Night Skies
Policy DM13	Renewable Energy
Policy DM14	Historic Landscape Assets and Built Heritage

It is considered that the proposal accords with these emerging policies however little weight can currently be given to them.

### **Recommendation & Conditions**

The details submitted in respect of condition 3, 5 and 9 of 19NP0014 are **approved**, subject to implementation of the scheme in accordance with the plans and documents listed below.

- Lighting Plan Dwg. No. 1189-100 received 13<sup>th</sup> September 2019
- Proposed Roof Plan Stable Courtyard Scheme Dwg. No. 017 Rev. A received 13<sup>th</sup> September 2019
- Historic Building Record, Evistones Cottage, Rochester July 2019 prepared by Humble Heritage received 13<sup>th</sup> September 2019.

### **Background Papers**

19NP0092  
19NP0014



	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	<u><b>J Smith</b></u>	<u><b>29/10/2019</b></u>
<b>Head of Development Management</b>	<u><b>S Buylla</b></u>	<u><b>29/10/2019</b></u>