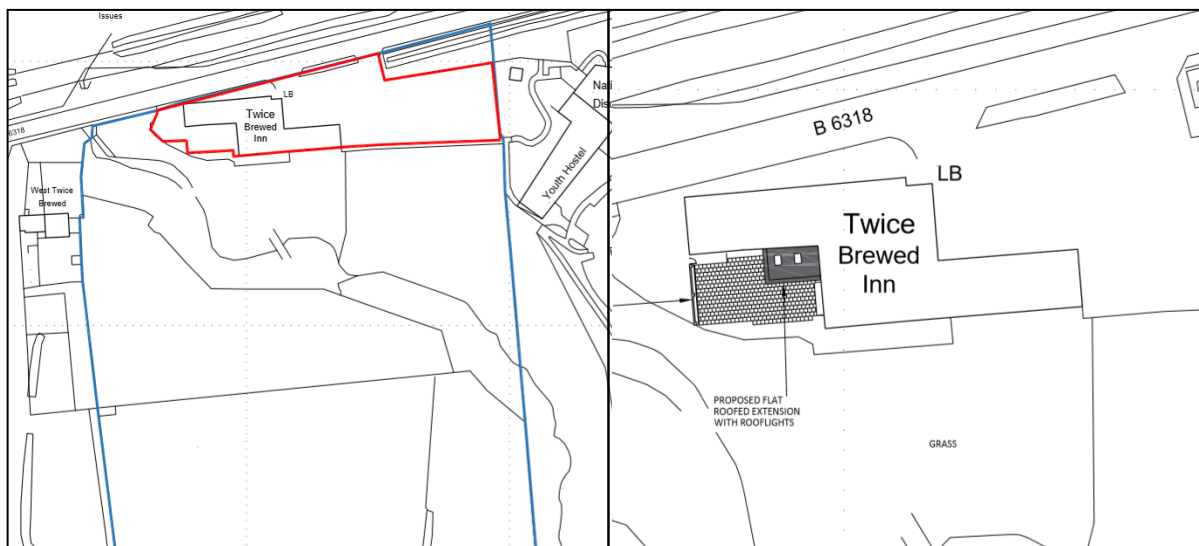


**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	19NP0114
<b>Description / Site Address</b>	Construction of glazed sunroom extension at Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN
<b>Expiry date of publicity / consultations</b>	9 January 2020
<b>Last date for decision</b>	13 February 2020

**Details of Proposal**

The application seeks approval for the erection of a sunroom to the rear of the Twice Brewed Inn. The application site is located to the south of the Military Road (B6318), immediately to the west of the Sill National Landscape Discovery Centre / YHA and to the east of West Twice Brewed.



**Figure 1:** Location Plan

The application seeks approval for the erection of a sunroom. It would be located to the rear of the property and occupy an existing paved area currently used as a beer garden which is enclosed on three sides, only being open to the south. The sunroom would be single storey, adjoining the two-storey western elevation of the existing dining room and the two-storey southern elevation of the bar. It would have a width of 7.74m, depth of 4.24m and a height to the flat roof of approximately 2.5m. The sunroom would be constructed from full height aluminium glazed units with a dark grey single ply roof. Access to the sunroom would be via existing double doors from the bar area.

The information submitted in support of the application indicates that the sunroom is required as the existing bar and restaurant / function room are often full to capacity and use of the beer garden is restricted to periods of good weather. The provision of a sunroom would provide for a year round increase in the capacity of the bar area by approximately 20 people.



## **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	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 14	<i>A Sustainable Local Economy</i>
Policy 15	<i>Sustainable Tourism &amp; Recreation Development</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>

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

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM7	<i>Rural Economy and Diversification</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>

The NNPLP has been submitted to the Secretary of State for examination. We are awaiting comments from the Inspector as a result of the Hearing at the end of January 2020. As policies within the NNPLP are currently untested, it is considered they can currently be afforded little weight. However it is not considered that consideration of the policies within the NNPLP would materially alter the assessment of the proposals as undertaken below.

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.



### Supplementary Planning Guidance

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

### Relevant Planning History

- 18NP0087** Change of use of land to campsite accommodating up to 20no. pitches  
*Planning permission refused 22/11/2018*
- 18NP0030** Advertisement Consent in respect of 3 signs – Retrospective *Conditional*  
*Advertisement Consent granted 06/06/2018*
- 17NP0040** Non material amendment to planning permission 16NP0103  
*(approved 19/05/2017)*
- 17NP0028** Proposed new access into the car park (*withdrawn by applicant*)
- 16NP0103** Construction of extension to public house for microbrewery (*approved with*  
*conditions, 22/12/16*)
- 15NP0063** Change of use of part of dining room to be used as a temporary visitor  
information point and ancillary sales (*approved with conditions, 29/09/15*)
- 15NP0054** Approval of details reserved by condition 10 and 13 of planning permission  
14NP0038 (Once Brewed redevelopment on adjacent site) in respect to  
construction management (*approved 16/09/15*)
- 14NP0068** Advertisement Consent in respect of one sign (*approved with conditions,*  
*22/09/14*)
- 09NP0025** Proposed construction of covered veranda at rear of public house (*withdrawn,*  
*14/07/09*)
- 03NP0050** Installation of cycle stands and cycle lockers (*approved with conditions, 16/9/03*)
- 03NP0007** Construction of porch/bus shelter (*approved with conditions, 15/04/03*)
- 96NP0061** Construction of aerial tower and radio equipment cabin (*refused 12/12/96*)
- 81NP0026** Erection of illuminated sign (*refused 05/10/81*)
- 74NP0048** Display of an illuminated projecting sign (*refused*)
- 73NP0132** Extension (*approved with conditions*)



**70NP0068** Extension of hotel and restaurant (*approved with conditions*)

### Consultation/Representations

**Henshaw Parish Council: No response**

**Historic England: No objection:** The proposals are unlikely to have any significant impact on Roman archaeological remains or harm the setting of the Vallum or wider World Heritage Site.

**NCC Highways: No objection:** Subject to informatives advising the applicant i) not to store materials or equipment or ii) deposit mud / debris / rubbish on the highway;

**NNPA Historic Environment Officer: No objection:** low risk of harm to adjacent heritage assets or their setting.

The application has been advertised by means of a site notice and letters sent to two neighbouring properties. No representations have been received in response.

### Assessment

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and amenity;
- Impact upon National Park special qualities
- Highways

#### **The principle of the development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy 1 of the NNPA Core Strategy Local Development Framework (Core Strategy) seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park. The effects of the proposed scheme on these qualities are discussed in more detail later in this report.

Strategic Policy ST1 of the emerging Northumberland National Park Local Plan (NNPLP) adopts a presumption in favour of sustainable development, setting out the criteria for such development and specifying development that would be deemed unsustainable. It is considered that the proposal is in accordance with Policy ST1, however little weight can be given to this policy at this time.

The application site is located within the open countryside whereby Core Strategy 5 policy limits development to the re-use of existing buildings, with new buildings only permitted where these could not be located elsewhere and would not impact detrimentally upon the special qualities of the National Park. In this instance the proposals relate to the extension of an established restaurant / brewery, which, as assessed below, would not result in harm to the special qualities of the National



Park. In this regard it is considered that the proposed development would not conflict with the aims and objectives of Core Strategy policy 5 and the NPPF. Although it can presently be given little weight, the proposals are also considered to accord with policy ST4 of the emerging NNPLP.

NNPA Core Strategy Policies 14 and 15 also aim to create and retain a sustainable local economy through the provision of support for sustainable tourism and recreation developments which relate to, and allow opportunities for, visitors to increase their understanding and enjoyment of the special qualities of the National Park without detrimentally impacting upon them. Policy 15 offers specific support for proposals which integrate with existing visitor facilities or include the conversion of buildings. In this instance, the proposals relate to the extension of an established brewery / restaurant which is adjacent to the Sill National Landscape Discovery Centre, a focal attraction for visitors to the National Park. The proposals are therefore considered to accord with the requirements of Core Strategy policies 14 and 15. Although, it can currently be afforded little weight, the proposals are also considered to accord with the requirements of policy DM7 of the emerging NNPLP.

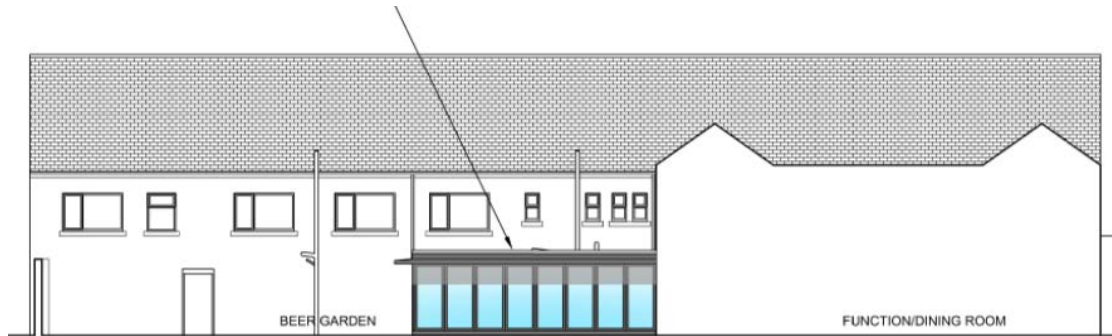
### **Design and amenity**

Core Strategy policy 3 is supportive of proposals which '*demonstrate high quality design and construction, which protects and enhances local character and distinctiveness through careful integration with the existing built form*'. Policy ST2 of the emerging NNPLP places a similar emphasis on high quality design although it can currently be afforded little weight. In this instance the proposal relates to the provision of new single storey extension to rear of the building.



SOUTH (REAR) ELEVATION

**Figure 2:** Existing (above) and proposed (below) southern elevation



SOUTH (REAR) ELEVATION

The extension would be located to the rear of the property, adjoining the existing building to the north and east. The NNPA Design Guide Supplementary Planning Document (SPD) notes successful extensions '*not only respect character, but are subservient to the existing building in terms of height, scale and massing*'. It is considered that the extension complies with this guidance as it would clearly be subservient to the existing building, nestling between the existing southern / western elevations of the property and having a significantly lower roof height.

The extension would primarily be constructed from glazed units with a flat roof. The rear of the building which the sunroom would adjoin is a combination of stone / render with a traditional slate roof. It is however considered that the extension could be accommodated without an undue impact on the character of the existing building as the existing is of substantial two storey construction while the sunroom would be a modest single storey extension and would only extend part way along the existing south / west elevations of the property. The use of glazed units in contrast to the existing stone / render would also clearly mark it out as a modern extension. On this basis it is considered that the extension accords with the requirements of Core Strategy policy 3 and the Design Guide SPD.

Existing buildings would shield the sunroom from The Sill / YHA to the east with a large boundary wall being located between the sunroom and West Twice Brewed. While the proposals would increase the capacity of the internal bar area, it would reduce the area of the external beer garden. The sunroom would also be located further from the neighbouring properties than the existing bar / brewery. On this basis it is considered that any impact on the amenity of neighbouring properties over and above those associated with the existing arrangements would be minimal. As such, it is considered that the proposals accord with the requirements of Core Strategy policy 3 in this regard. Although it can currently be afforded little weight, the proposals are also considered to accord with the requirements of Policy ST2 of the emerging NNPLP.

### **Impact on National Park special qualities**

#### *Cultural Heritage*

Core Strategy Policy 18 is supportive of proposals which conserve, enhance, and promote the quality and integrity of the cultural heritage of the National Park. Although they can currently be



afforded little policies DM14 and DM15 of the emerging NNPLP similarly look to conserve and enhance historic landscape assets and the archaeological heritage of the National Park. The proposals relate to the extension of a building on to an existing area of paved beer garden. As the proposals are located within the Hadrian's Wall World Heritage Site, the NNPA Historic Environment Officer and Historic England have been consulted.

Historic England has noted that the application is in close proximity to the line of the Hadrian's Wall Vallum, a scheduled monument and part of the Hadrian's Wall World Heritage Site. However, given the scale and location of the development, and the essentially negative results of the archaeological work undertaken in connection with other development works at this property, Historic England consider it unlikely to have any significant impact on Roman archaeological remains. In addition, given the scale, location and design of the extension, Historic England do not consider that the development would harm the setting of the Vallum or wider World Heritage Site. As such, Historic England have raised no objection to the proposals and are satisfied that no archaeological works are required in connection with the application. The NNPA Historic Environment Officer similarly raised no objection, noting that the proposals pose a very low risk to adjacent heritage assets or their setting.

On the basis of the above it is considered that the proposals accord with the requirements of Core Strategy policy 18. Similarly, although it can currently be afforded little weight, the proposals are considered to accord with the requirement of policies DM14 and DM15 of the emerging NNPLP.

### *Landscape*

Core Strategy policy 20 states that '*The natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change*'. Although it can be currently given little weight, policy DM11 of the emerging NNPLP places a similar emphasis on conserving and enhancing the natural beauty and heritage of the National Park while being responsive to landscape change.



**Figure x:** Views towards the location of the proposed extension from the south



In this instance the proposals relate to a single storey extension to the rear of an existing property. The existing building would prevent views of the sunroom from the north and east while a boundary wall would prevent views from the west. From the south, the sunroom would be viewed against the backdrop of the existing two storey element of the property and would be read as part of this building. As such, given the nature, scale and location of the proposal, it is considered that any impact on landscape character or visual amenity outside of the immediate environs would be minimal. The proposals are therefore considered to accord with the requirements of Core Strategy policy 20.

### *Tranquility*

The site is in a sensitive location within the Northumberland International Dark Sky Park. No specific detail of any external lighting which may be required in connection with the proposed development has been submitted as part of the application. A condition restricting the installation of external lighting is however not considered appropriate in this instance given that the scheme relates to an existing pub / brewery which already has numerous external lights, including in the general vicinity of the proposed sunroom. However, an informative has been attached advising the applicant that the site is located in a sensitive location and providing details of lighting suitable for use within the International Dark Sky Park. The proposal is therefore considered to accord with the requirements of Core Strategy Policy 19.

By virtue of the scale, nature and location of the proposals, it is not considered that the proposed development would detrimentally impact upon the tranquillity of the surrounding area in terms of noise or traffic.

As the proposals relate to the extension of an existing building situated on an area of paving with no works to the roof involved, it is considered that the proposals would have no detrimental impact on biodiversity.

### **Highways**

The proposed sunroom would increase the capacity of the bar by approximately 20 customers. While no new parking spaces are to be provided, the applicant has advised that there are 46 existing parking spaces within the site and an additional 191 spaces available at the adjacent Sill National Landscape Discovery Centre.

NCC Highways have been consulted on the proposals and have raised no objection. This is on the basis that Highways do not consider that the proposals will raise any highway safety issues or result in the loss of any parking spaces. Highways have however recommend that informatives are attached to any permission which may be issued advising the applicant not to store building materials or equipment or deposit mud / debris / rubbish on the highway. Subject to the imposition of appropriate informatives, it is considered that the proposals accord with the requirements of Core Strategy policy 3 in respect of highway safety and parking.





### **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:

- Application form, received 17<sup>th</sup> December 2019;
- Location Plan, received 19<sup>th</sup> December 2019;
- Existing Site Plan, Twice Brewed Inn Sunroom Extension, Project no 0253, Dwg No S01 received 17<sup>th</sup> December 2019;
- Proposed Site Plan, Twice Brewed Inn Sunroom Extension, Project no 0253, Dwg No S02 received 17<sup>th</sup> December 2019;
- Existing Ground Floor Plan, Twice Brewed Inn, Project no 0253, Dwg No 101 received 17<sup>th</sup> December 2019;
- Proposed Ground Floor Plan, Twice Brewed Inn, Project no 0253, Dwg No 102 received 17<sup>th</sup> December 2019;
- Existing Elevations, Twice Brewed Inn, Project no 0253, Dwg No 201 received 17<sup>th</sup> December 2019;
- Proposed Elevations, Twice Brewed Inn, Project no 0253, Dwg No 202 received 17<sup>th</sup> December 2019;
- Planning, Design, Access and Heritage Statement, Twice Brewed Inn, received 19<sup>th</sup> December 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, 17, 18, 19, and of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

### **Informative Notes**

1. 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.
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. The application site is located within the Northumberland International Dark Sky Park. The '*Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park*' and an additional guide to unacceptable / acceptable lighting is attached. It is recommended that any external lighting required in connection with the development is undertaken in accordance with the Guidance.
4. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 6006400 for skips and Containers licences.
5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

**Background Papers**

Application File 19NP0114  
EIA Screening Report

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	C Godfrey	05/02/2020
<b>Head of Development Management</b>	S Buylla	05/02/2020