



DELEGATED DECISION REPORT

Application Reference Number	20NP0013
Description / Site Address	A revised scheme pursuant to LPA ref: 19NP0014 - Demolition of an existing dwelling and outbuildings and the construction of a replacement dwelling and replacement outbuildings, including change of use from agricultural land to residential curtilage - granted on 15th May for two small extensions to the outbuildings, relocation of dog pen and insertion of bi-fold doors on replacement dwelling at Evistones Cottage, Rochester, Northumberland, NE19 1RY
Expiry date of publicity / consultations	20 March 2020
Last date for decision	24 April 2020

1. Details of Proposal



Fig 1 Location of proposal

The application seeks permission for a revised scheme pursuant to planning application 19NP0014 in relation to Evistones, a farmstead located within open countryside approximately 1 miles south of Rochester.

Planning permission was granted (19NP0014) on 15th May 2019 for the demolition of Evistones Cottage and outbuildings and the construction of a replacement dwelling and replacement outbuildings, including the change of use from agricultural land to residential curtilage.

Site visit March 2019



Fig 1 Evistones Cottage looking NW March 2019



Fig 2 Cottage looking SW March 2019



Fig 3 Evistones House facing SE March 2019



Fig 4 Evistones facing NW March 2019

The scheme approved as part of 19NP0014 has now commenced and Evistones Cottage has been demolished.



Site Visit March 2020



Fig 5 looking SW toward frame of new dwelling (right)



Fig 6 Evistones house facing SE outbuildings to right



Fig 7 Facing NW towards Evistones (temporary water butt)



Fig 8 Facing NW towards Evistones

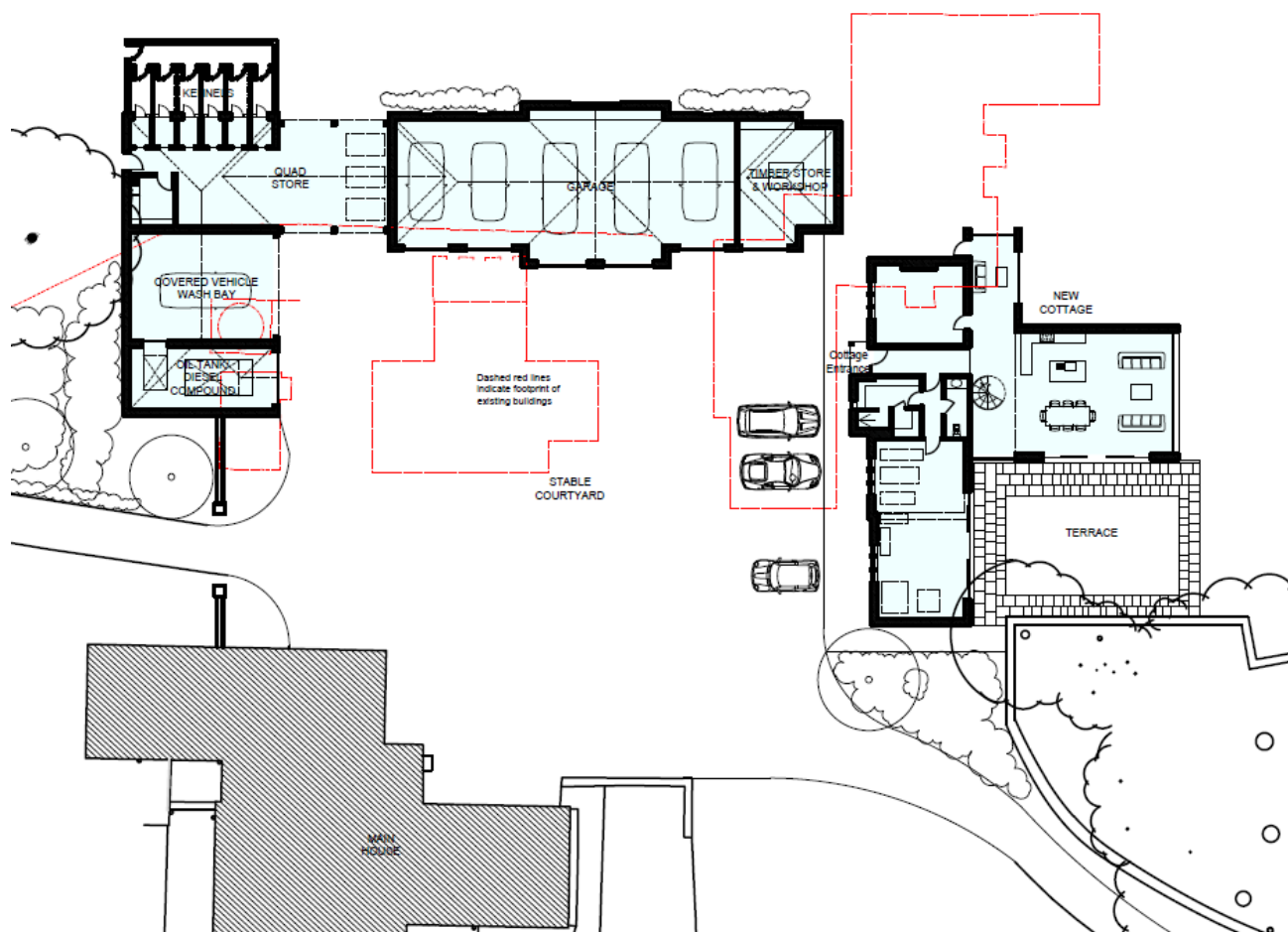


Fig 9 Approved scheme 19NP0014 showing outline of now demolished cottage and outbuildings.

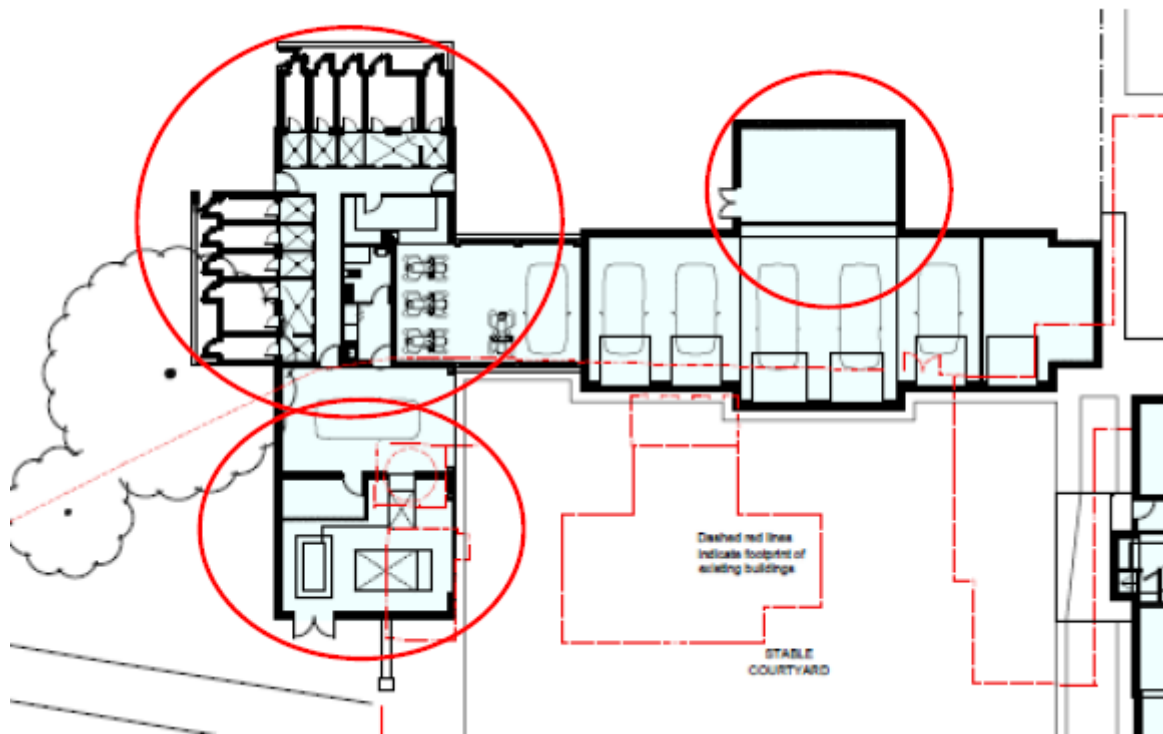


Fig 10 proposed changes circled

The applicant seeks to make a number of alterations to the scheme which the agent has stated as being essential to achieve the best operational layout. The proposed outbuilding is required to serve both Evistones House and the proposed replacement dwelling alongside farming operations.

Aside from the following changes, the proposal would remain the same as the approved scheme (19NP0014).

The changes proposed are as follows;

Outbuilding

- The erection of an additional outdoor enclosure forming a kennel pen associated with the approved indoor dog kennels.
- A extension to the compound room on the north west elevation.
- The erection of an additional plant room extension to the northeastern elevation of the approved outbuilding.

The proposed alterations would increase the outbuildings footprint by less than 100sqm.

The proposed alterations would be of the same materials and design ethos of the approved scheme, stone with stone quoins and a slate/ solar slate roof. It is also proposed, where feasible, existing material will be used. It is proposed that all doors would be of hardwood with aluminium gutters and pipework.



The proposed changes require a new full application by virtue of the proposed works to the outbuilding falling outside of the red line of the original application.



Fig 11 Outbuildings as approved

Out

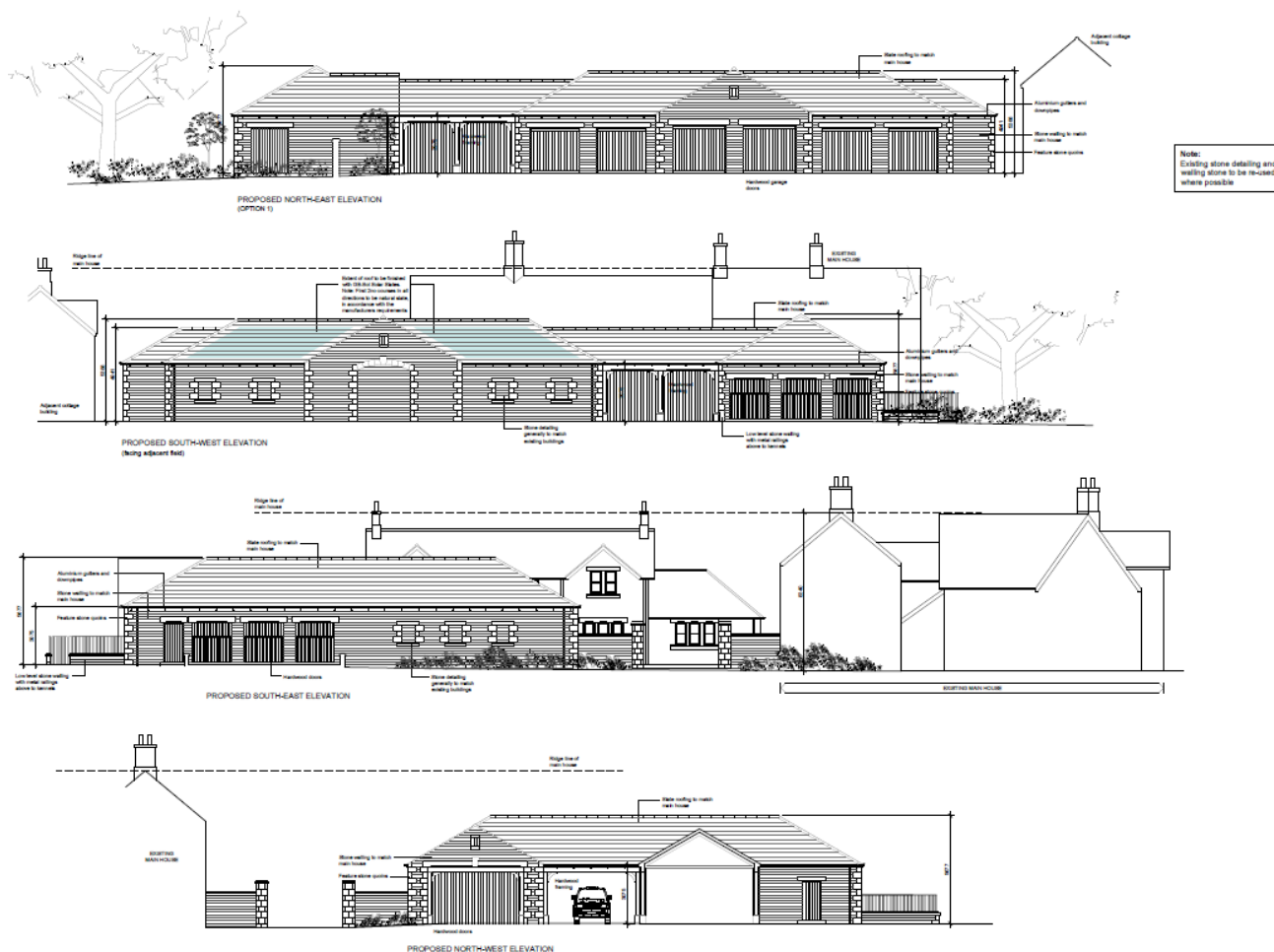


Fig 12 Outbuildings as proposed

Dwelling

- The introduction of bi-fold doors within the north east and north west elevations.

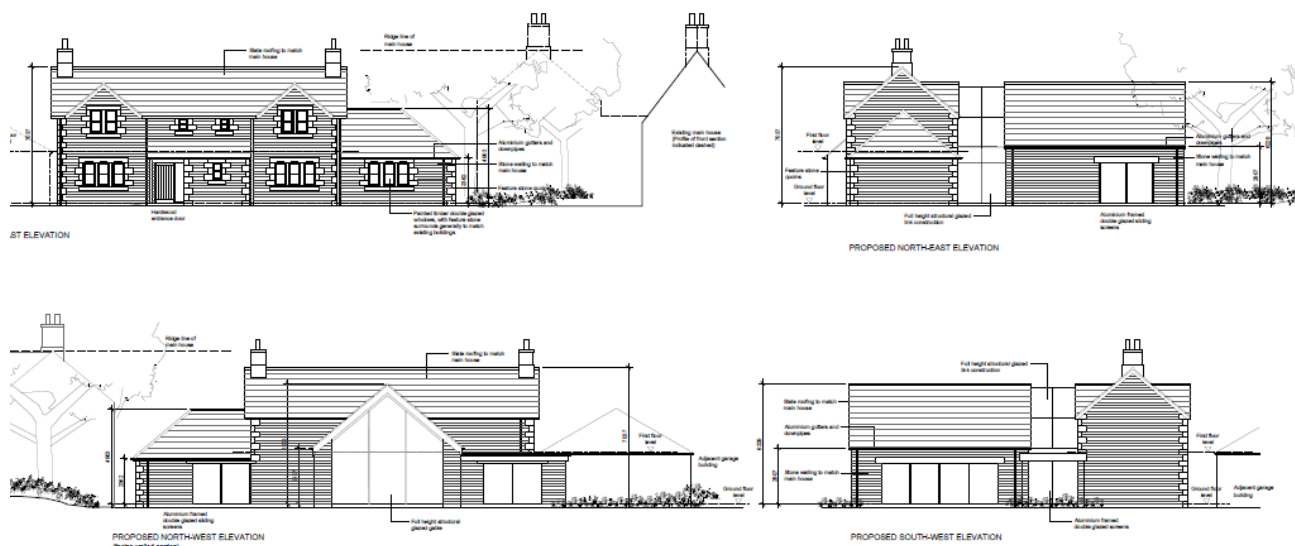


Fig 13 Elevations of dwelling showing fenestration as approved

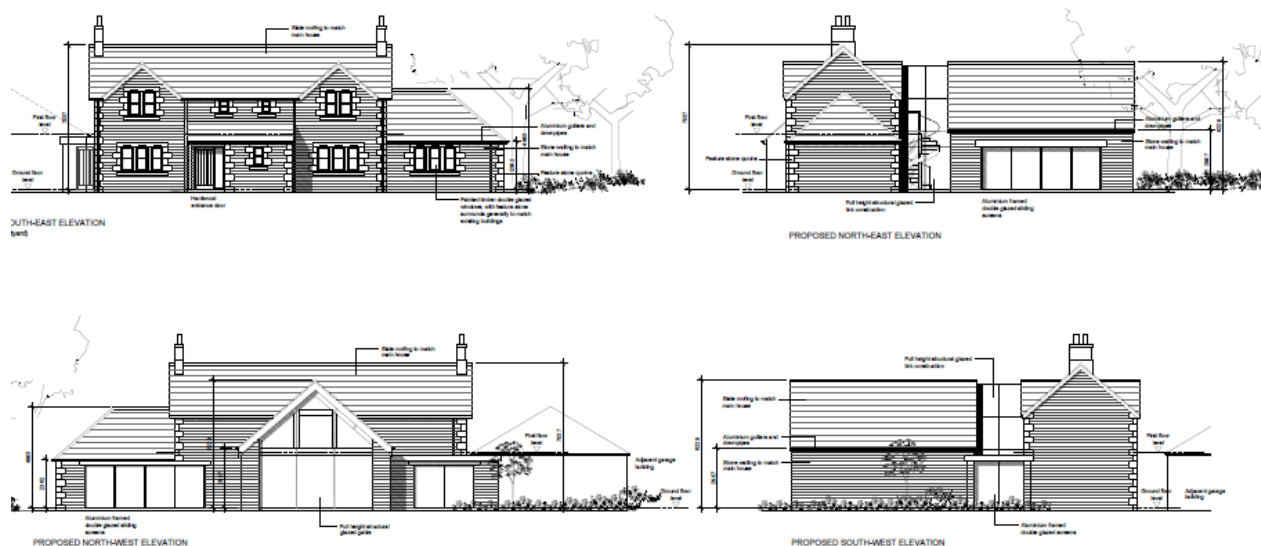


Fig 14 Elevations of dwelling showing fenestration as proposed

The bi-fold doors would be aluminum framed to match the already approved fenestration on the rear elevation.

2. 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 2	Climate Change
Policy 3	General Development Principles
Policy 5	General Location of New Development
Policy 9	Managing housing supply
Policy 10	New housing development
Policy 12	Transport and accessibility
Policy 14	A Sustainable Local Economy
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquillity
Policy 20	Landscape Quality and Character
Policy 21	Farming
Policy 25	Renewable Energy and Energy Efficiency
Policy 27	Water and Flood Risk
Policy 28	Utilities and Infrastructure



Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

Policy ST1 Sustainable Development
Policy ST2 General Development Principles
Policy ST4 Spatial Strategy
Policy ST5 New Housing
Policy DM2 Householder Development
Policy DM7 Rural Economy and Diversification
Policy DM8 Agricultural Development
Policy DM9 Transport and Accessibility
Policy DM10 Habitats, Biodiversity and Geodiversity
Policy DM11 Landscape, Tranquillity and Dark Night Skies
Policy DM14 Historic Landscape Assets and Built Heritage
Policy DM15 Archaeological Heritage

The NNPLP has been submitted to the Secretary of State for examination. The Inspector has agreed Main Modifications that he considers will make the plan sound and there is currently an ongoing consultation on these modifications. As some policies within the NNPLP are currently under consultation, it is considered they can currently be afforded little weight. However, it is anticipated that Local Plan Policy DM1, DM4, DM7, DM8, DM11 and DM15 will not be altered and are relevant to the current application, as such can be given more weight.

Supplementary Planning Guidance

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

3. 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 – Granted 15/8/19

19NP0092 - 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 – Approved 28/10/19

4. Consultation/Representations



NCC Development Management – No comments received

Historic England – Do not consider the proposal falls under their guidelines for consultation. No comments made.

Environment Agency – No comments to make

NCC Public Protection – have requested condition be attached to permission relating to water supply, gas protection and land contamination.

NCC Highways Department – No observations.

Historic Environment Officer – No further comments over and above original comments make on application 19NP0014

Access and Recreation Officer – as the proposal are not likely to impact upon existing public access within the area, no objections.

Ecologist – The Ecologist has confirmed that their comments regarding 19NP0014 still stand and requests those comments be taken as their response to this application; that should the proposed mitigation methods be conditioned then no objections would be made on the application.

Rochester Parish Council – The Council have no objections to make.

Historic Buildings Advisor – Building Conservation consider that the proposed changes will not have any major impact upon the design or appearance of the approved scheme.

Northumbrian Water – No observations.

Public Responses - The application has been advertised by a site notice displayed on the 6th March 2020 and notification letters sent to 2 neighbouring properties. No representations have been received.

5. Assessment

The key material planning considerations are:

- The principle of the development;
- Design, Visual Impact and Residential Amenity
- Impact upon National Park special qualities (landscape ecology cultural heritage and tranquillity)



- Other - Flood risk, Highways, utilities, fresh water provision, land contamination, ground gas protection, renewable energy

As set out above, the application proposes changes to a previously approved scheme, (19NP0014) which has been commenced and is a fall-back position on this application.

The Principle of Development

The principle of development was established as acceptable through planning permission 19NP0014. Whilst larger than the buildings it would replace, the proposal was considered to cause no harm to the surrounding area given its sympathetic and subordinate relationship to Evistones House and very remote location with few public viewpoints. It was also established that the proposed replacement house and outbuildings would be in shared use, under single family ownership and that the scheme would allow for the growth and succession planning of the family business. However, this revised application proposes to increase the size of the outbuildings further and there are new emerging policies from the Northumberland National Park Local Plan that hold further weight now than in May last year.

- Replacement dwelling and replacement outbuildings

The application site is located approximately 1 mile south of Rochester Village which is within the open countryside. With regards to development within the open countryside, Core Strategy policy 5 limits development to specific circumstances, which includes replacing an existing building where the new building is not materially larger than the building it replaces.

It was accepted under permission 19NP0014 that the specifics of the proposed replacement dwelling and outbuildings at Evistones were acceptable as a departure from Core Strategy Policy 5 despite them being materially larger than the buildings they replaced. This was because it was not considered that there would be any additional harm to the immediate and wider surround area for the following reasons:

- The site is remote and contained.
- There are limited views of the site from the public domain.
- The size of the proposal would cause no more harm than the existing buildings.
- The primary concern is the loss of an asset not the size of its replacement.
- The proposal is similar to what it replaces.
- The buildings are to be located sufficiently far from Evistones House reducing their impact on their immediate surroundings.

In considering this proposal, the amendments do not propose any increase in volume of the replacement house. This aspect of the permission 19NP0014 has been implemented with



the demolition of the cottage. Therefore the principle of development of the replacement cottage is accepted.

In terms of the outbuildings, this proposal adds a further 91 square metres to the outbuildings. The agent explains this is required for functional and operational requirements of the applicant, for the storage of vehicles, dog kennels and other equipment. Whilst the replacement outbuildings would be over three times the floor area of the original outbuildings these small additions proposed in this scheme (additional plant room (35 square metres), extension to compound room (16 square metres) and relocation of the kennel arrangements (40 square metres)) would not cause any additional harm to the immediate area. Whilst this aspect of the proposal would conflict with Core Strategy Policy 5, the proposal would accord with the NPPF, paragraph 83 which supports sustainable growth and expansion of all types of business in rural areas through well designed buildings. As such national policy supports the principle of development and the proposal would not be significantly different from the scheme approved under reference 19NP0014.

- Emerging policies

As outlined above in section 2, emerging policies which are part of the Northumberland National Park Local Plan are now considered relevant for consideration. Emerging policy ST4 relates to the Spatial Strategy for new development and sets out where development will be permitted in the open countryside. Part 2b) permits new buildings where there is an essential need for development to meet the needs of farming and land management activities. As such it is considered this proposal would be supported by emerging Policy ST4, as this policy does not limit the size of the buildings.

The proposals are also supported by emerging policies DM2 (Householder development) and DM8 (agricultural development) due to the mixed use nature of the proposals to support the agricultural use at Evistones farm as well as provide garaging and ancillary householder development for Evistones House and Evistones Cottage. Policies DM2 and DM8 of the emerging NNPLP can be given weight as they are not subject to consultation as part of the Local Plan process. The proposed outbuildings would accord with emerging Policy DM8 in that the replacement outbuildings would be appropriate in form, height and size to their setting and would not have an adverse impact upon the landscape and special qualities of the National Park. The buildings are physically and functionally related to the main farm house and would accord with emerging Policy DM8. Emerging Policy DM2 permits new outbuildings for residential properties and again this proposal would accord with the policy in that they are proportionate in size for the two dwellings on site and are appropriately sited in relation to existing built development on site.

Replacement dwelling

As discussed in 19NP0014, the replacement dwelling would replace an existing dwelling; it would not result in a net increase in permanent residential dwellings. Its occupation would



therefore not require restrictions in perpetuity through a Section 106 legal agreement to persons meeting the Authority's local need criteria as set out within policy 10. Any grant of planning permission would also not require an agricultural occupancy condition, owing to the replacement nature of the dwelling, which is not tied in this way.

Change of use

The original application 19NP0014 proposed a change of use of agricultural land to the north west of the site to residential curtilage which was approved. The current application proposes the same change of use to land. Given this element of the proposal remains the same as approved under 19NP0014, the original assessment of this change of use remains valid and so the current application in this regard is considered acceptable and in accordance with Core Strategy Policy 3.

Design, Visual Impact and Residential Amenity

Design

The NPPF highlights the importance of good design principles within planning, as echoed by Core Strategy policy 3. Policy ST2 of the emerging NNPLP places a similar emphasis on good design.

The current application proposes only minor changes to the dwelling, through the additional of aluminium bi-fold French doors to the rear and side of the property. Other than these changes, the dwelling would remain as was deemed acceptable in terms of design under application 19NP0014.

The scale and proportion of the proposed bi-fold doors are considered sympathetic with the overall design of the house, using modern materials that match those of similar windows with the dwelling's approved design.

As set out above, the current application proposes 3 extensions to the outbuilding. One would provide a plant room, another, a kennel with outdoor runs to the south west and south east. The outbuilding as approved forms an L-shape and would see two single-storey extensions, both measuring 5.1m deep to the rear of the building. The plant room would be 8.2m wide with a height of 5.6m. The kennel would be of the same height and would measure 8.5m wide. Each kennel run would measure 4m deep and 8.5m wide, providing 10 runs in total. The runs would be bordered with a dwarf wall and metal railings. The railing would measure 1.4m in height.

A third extension is proposed at the kick of the 'L' to provide a compound room. It would extend a further 3m north east than the approved design with a height of 5.6m.



The extensions would be constructed in natural stone and slate, with timber doors and aluminium guttering, matching the main section of the outbuilding.

Other than these changes, the outbuildings would remain as was deemed acceptable in terms of design under application 19NP0014. As per the original application, to ensure the appropriate appearance of the development and a high standard of design is achieved, a condition ensuring natural stone and natural slate is used is considered appropriate in this instance.

The proposed extensions and windows are considered to be sympathetically designed in relation to the overall design of the dwelling and outbuildings in terms of their positioning form, scale, height, massing and siting, thus complying with Policy 3 of the Core Strategy and emerging Policy ST2.

Visual Impact

In assessing the original application, it was considered that due to the remoteness of the site and the difficulty viewing the site from the public domain, the proposal's visual impact would be minimal. Furthermore, the proposed plant room and kennels would not be visible from either Evistones House or the new dwelling. The only proposed element that would be seen from either property would be the extension to the compound room. Given the relative small scale of the proposed extensions, it is not considered that they would pose further visual impact upon the site or the wider area.

Taking into account the above points, it is considered the proposal's visual impact will be minimal, thus safeguarding the wellbeing of local communities and therefore complying with Core Strategy Policy 3 and emerging policy ST2.

Residential Amenity

The proposed glazing to Evistones Cottage would be located such that it would look onto a terraced area of garden space and woodland. The proposed glazing would not be visible from nearby Evistones House, the only other dwelling in the vicinity and so no amenity issues would arise as a result of the inclusion of these proposed windows.

As mentioned earlier in the report, the kennels and plant room would not be visible from either Evistones House or the approved dwelling. Whilst the compound room would come closer to Evistones House by 3m than the previously approved scheme, it would still leave a separation distance of 10.5m which is considered acceptable, given the compound room is in the ownership and use of the applicant/ occupier of Evistones House.



Taking into account the above points, it is considered the proposal would cause no significant loss of light, loss of privacy or direct overlooking, thus complying with Policy 3 of the Core Strategy.

The proposals are also considered to comply with policy ST2 of the emerging NNPLP, which supports development where *'it will not have an unacceptable adverse impact upon the amenities of adjoining occupiers....The siting, orientation, layout, scale, height, massing and density of the proposal are compatible with existing buildings and the local built form.*

Impact upon National Park Special Qualities

Cultural Heritage

Policy 18 states that the National Park will support proposals which conserve enhance and promote the quality and integrity of the cultural heritage of the National Park, Particularly those which preserve the special architectural or historical interests of the locally listed buildings as echoed by Policy DM14 of the emerging NNPLP.

As mentioned in the assessment of application 19NP0014, the application site encompasses Evistones, a non-designated heritage asset, listed as Grade iii within The Historic Buildings of the National Park report by John Grundy. The application sought to demolish and replace Evistones Cottage, originally a keeper's cottage associated with Evistones House, itself, originally a shooting lodge. The Grundy report did not mention Evistones Cottage, suggesting its historic significance was low but given the Cottage's relationship to the shooting lodge it is assumed that it is a part of the entry.

As mentioned earlier in the report, work has commenced on the approved scheme and Evistones Cottage has now been demolished. A level 2 record of the cottage was completed as part of 19NP0014 which has since been submitted to and approved by the Authority.

The Historic Buildings Advisor was consulted on the current application who has confirmed that the proposed changes would not have any major impact upon the design or appearance of the approved scheme. No concerns were raised over the proposed change's impact upon Evistones House.

The Historic Environment Officer was also consulted on the scheme who confirms that they had no further comments to make over and above their original feedback and wish for those comments on 19NP0014 to be taking into account. Given their recommendation for a Level 2 record has already been completed, there would be no requirement for this condition to be attached to any approval for this scheme.



Given the proposed changes are relatively minor and all but one extension is out of sight of Evistones House, it is not considered that the current application would result in any significant impact upon the historic environment over and above the previously approved scheme. It is therefore considered that the proposal is acceptable and in accordance with Policy 18 of the Core Strategy and Policy DM14 of the emerging NNPLP.

Tranquillity

It was discussed as a part of application 19NP0014 that the scheme was intended to facilitate and help enhance an already existing farming operation. It was considered that the proposal would not give rise to a significant amount of noise or traffic. Due to the nature of the changes proposed as part of the current scheme, it is unlikely that the current proposal would alter this and therefore will have no greater impact than under the previously approved scheme.

Given the location of the site and in order to protect the tranquillity and dark skies of the National Park through the installation of any external lighting required in association with the development, a condition was attached to 19NP0014 requiring the details of any such external lighting be submitted to and approved in writing by NNPA prior to installation, in order to ensure that it was appropriate within its setting. The information was subsequently submitted and discharged under application reference 19NP0092. As such, it is not considered reasonable or necessary to attach the same condition to the current application.

A revised condition is however to be attached advising the applicant that the external lighting should be installed in accordance with the information discharged under 19NP0092 and any change to the approved lighting scheme would require the approval of the LPA.

Subject to the inclusion of such a condition it is considered that the proposed development would accord with Core Strategy policy 19, Policy DM11 of the emerging NNPLP and the NPPF.

Ecology

In considering the information provided in support of application 19NP0014, the Ecologist raised no objections in relation to biodiversity, subject to the mitigation measures detailed within the Ecological Appraisal and Bat Survey being made a condition as part of any permission.

One change was made to the proposed mitigation measures in the form of provision of a larger bat roost than previously approved.

The Ecologist has been consulted on the current application and does not wish to change their original comments relating to 19NP0014, explaining that they still stand and



specifically, the revised bat roost is considered acceptable. As such, the Ecologist raises no objection to the current proposal subject to the proposed ecological mitigation as found with the Ecological Appraisal and Bat Survey being secured by means of a suitable condition.

As it is considered that the proposed scheme will have minimal additional impact on biodiversity over and above those related to 19NP0014, subject to the inclusion of such a condition, the development is considered to be acceptable in terms of impact upon biodiversity, in accordance with Core Strategy policy 17 and the NPPF. The proposals are also considered to accord with the requirements of policy DM10 of the emerging NNPLP.

Landscape

It was discussed as part of 19NP0014 that whilst the development proposes additional and replacement structures on the site, their sheltered, proportionate and subservient nature and location adjacent to woodland contributed to a scheme that had little negative impact on the immediate surrounding landscape. The approved scheme's broadly like for like nature, it's remoteness from nearby properties and the public realm all contribute to a scheme whose impact on landscape character and sensitivity of the National Park as a whole is not adversely affected.

Given the scale of the changes proposed as part of the current scheme and the remoteness of the site, it is considered the proposal will have minimal impact upon the landscape character and sensitivity of the National Park. The proposal is therefore considered to accord with Core Strategy Policy 20, emerging policy DM11 and the NPPF.

Other

Flood risk

The site as a whole covers a large area by virtue of a long access track which crosses the River Rede. Part of the access track enters into a Flood Zone 2 and Flood Zone 3. The location of the Farmstead itself is over 500 metres from the flood zone and is itself not affected by the risks of flooding. As part of the assessment of 19NP0014, it was considered that proposal would not experience flooding and was not likely to result in any additional flooding elsewhere and therefore to be in accordance with Core Strategy Policy 27.

The changes proposed as part of the current application would not change this, as such the current proposal is considered to accord with the requirements of Core Strategy Policy 27 and emerging policy ST1 with respect to flooding.

Utilities



As part of application 19NP0014, it was proposed that the existing septic tank for Evistones Cottage would be used for the proposal. This was considered acceptable, given the proposal did not increase the number of houses on site and the new outbuildings remained in agricultural use, thus resulting in no further demand on the existing system. The changes proposed as part of the current application would not change the proposed provision, as such the current proposal is considered to accord with the requirements of Core Strategy Policy 28.

Water supply

It has been highlighted by Northumberland County Council Public Protection that the site's water supply is taken from a private source and that the current supply is under review, having been inspected in 2014 and a number of improvements recommended. A new borehole is proposed within the red line of the application site. A condition therefore is recommended as part of any approval for the submission of a scheme for the provision of a sufficient and wholesome supply of water to the development and its full implementation before the proposal's occupancy.

Highways

NCC Highways department have been consulted and raise no objections to the proposal. The changes proposed as part of the current application would not raise any further impacts upon the safety of the highway, and as such the current proposal is considered to accord with the requirements of Part c of Core Strategy Policy 3, emerging policy DM9 and the NPPF.

The NNPA Access Officer reiterated their views from 19NP0014 that the proposal would not likely impact upon existing public access within the area.

Renewable Energy

Application 19NP0014 proposed solar roof slates to be located on the south west roof plane of the proposed outbuilding. The changes proposed within the current application would not alter the provision of the solar roof slates and so renewables will continue to be provided as part of the proposal. As such the proposal would accord with the requirements of Policies 2 and 25.

Condition 5 of application 19NP0014 required that details of the solar roof slates were submitted for approval. This condition was discharged as part of application 19NP0092. A condition ensuring the use of these solar roof slates as part of the current scheme is recommended as part of any approval.

Land Contamination



The agent has submitted a Contamination Assessment (Screening Assessment Form) and demonstrated that site has not been subjected to any harmful risks.

Public Protection have requested condition is attached to any approval requiring that if during re-development contamination not previously considered is identified, then an additional written Method Statement regarding this material should be submitted to and approved in writing by the Local Planning Authority. While this element of the condition is considered reasonable, it has also been requested that '*Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition*'. Officers do not consider it reasonable or necessary to require formal discharge of the condition if no contamination is encountered and as such it is recommended that this element of the requested condition is not attached.

Ground Gas Protection

It was highlighted by Northumberland County Council Public Protection that the site is within a Coal Authority Development Low Risk area and the approach of the Public Health Protection Unit is that the creation of habitable dwellings in such locations requires the installation of gas protection measures. Public protection have therefore recommended a condition requiring a validation and verification report be submitted to and approved to ensure against the accumulation of gas. A second condition is also recommended, requiring a report detailing protective measures to prevent the ingress of gas to CS2 standards.

The original scheme approved under 19NP0014 has been commenced, and as part of that scheme a ground gas risk assessment has been carried out. This concluded after a number of separate site surveys that no gas protection measures were considered necessary. As such it is considered that there is no requirement for the required conditions and officers are satisfied that this aspect has been addressed by the applicant without the need to attach further conditions.

Conditions

As this permission is a standalone permission it is considered necessary to ensure the conditions attached to 19NP0014 remain in place to ensure suitable control over the whole development. These include ensuring the ridge height of the replacement dwelling is kept to the specified height, and to remove permitted development rights to ensure the cottage remains subsidiary in size to the main house.

6. Conclusion

The principle of a replacement dwelling, replacement outbuildings and associated development was accepted under planning permission 19NP0014. This proposal makes minor design changes and comparatively minor increases in the size of the proposed



replacement outbuildings. Given these additions would not impact upon the landscape character or special qualities of the National Park, they are considered acceptable in principle. Whilst they technically conflict with Core Strategy Policy 5 in terms of overall size, they do accord with paragraph 28 of the NPPF and the emerging policies in the Northumberland National Park Local Plan. The proposal would accord with the emerging policies of DM2 and DM8 of the Northumberland National Park Local Plan, which although yet to be adopted the relevant policies are not proposed to change and can be given weight.

The proposals are acceptable amendments to an approved scheme and as such are considered appropriate to be dealt with under the emergency delegated powers granted to the Chief Executive in extraordinary circumstances.

7. 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 forms received 27th February 2020
 - Covering letter received 18th Feb 2020
 - Letter from e3 Ecology Ltd – re: larger bat loft provision dated 21st Feb 2020, received 27 Feb 2020
 - Heritage Statement received 18th February 2020
 - Planning Statement received 27th February 2020
 - Foul Drainage Assessment Form received 17th April 2020
 - Ecological Appraisal and Bat Survey received 18th February 2020
 - Drainage Philosophy received 27th February 2020
 - Contamination Assessment received 18th February 2020
 - Location Plan, drawing number 001 rev. E received 17th April 2020
 - Ownership Plan received 28th Feb 2020
 - Visual Study received 18th Feb 2020
 - Topographical survey of land, Drawing number 17J097 Rev. 001 received 27th February 2020



- Existing site layout, Drawing number 017 Rev. -- received 27th February 2020
- Proposed Drainage Plan sheet 1 of 2 , Drawing number 18T1690-180 Rev. P1 received 27th February 2020
- Proposed Drainage Plan sheet 2 of 2 , Drawing number 18T1690-181 Rev. P1 received 27th February 2020
- Elevational Survey, Drawing number 17J204 Rev. 001 received 28th February 2020
- Landscape Master Plan received 18th February 2020
- Proposed overall site layout, Drawing number 042 Rev. A received 18th February 2020
- Proposed roof plan, Drawing number 045 Rev. -- received 18th February 2020
- Proposed Ecological mitigation plan, Drawing number 046 Rev A received 18th Feb 2020
- Proposed site layout, Drawing number 041 Rev. A received 18th February 2020
- Proposed replacement cottage elevations, Drawing number 044 Rev. A received 18th February 2020
- Proposed Layout Drawing number 040 rev. A received 17th April 2020
- Proposed Domestic/ Agricultural Outbuilding Proposed Elevations Drawing number 043 Rev – received 7/4/2020

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, 2, 3, 5, 9, 10, 12, 14, 17, 18, 19, 20, 21, 25, 27 and 28 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The fixing of external lighting shall be carried out in accordance with those details approved under application 19NP0092. Prior to the fixing of any additional external lighting or change to the approved lighting specification, full details shall be submitted to, and agreed in writing by, the Local Planning Authority. Details of additional lighting / change to approved specification 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 thereafter, unless removed entirely.



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.

- 4 The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed in Section G of the '*E3 Ecology Ltd Ecological Appraisal and Bat Survey, Evistones Cottage, Rochester – February 2019 Final*' drawing '*Proposed Ecological Mitigation Plan*', Drawing number 046 Rev A and letter from e3 Ecology Ltd – re: larger bat loft provision dated 21st Feb 2020 . In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing
- Bat boxes
- Bat crevices
- Barn Owl box
- Artificial nest sites for swallows

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).

- 5 The solar roof slate specification approved under application 19NP0092 shall be carried out in accordance with the approved details. Should any changes be proposed to these panels, full details shall be submitted to, and agreed in writing by, the Local Planning Authority prior to their installation.

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).

- 6 The development hereby approved shall be constructed using only natural stone and natural slate.

Reason: In order to preserve the proposed high quality design of the buildings in accordance with Core Strategy policies 1 and 3 and the National Planning Policy Framework (NPPF).



7. The outbuildings hereby approved shall not be brought into use until the solar roof tiles are installed in accordance with the approved plans and specifications.

Reason: To ensure an appropriate level of renewable energy is achieved in accordance with the requirements of Policy 25.

8. The ridge height of the cottage hereby approved shall be no higher than 6.9m from existing ground level.

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).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other Order revoking or re-enacting the Order), no development permitted by Classes A,B,C,E, of Schedule 2 Part 1 of the Order shall be carried out without the approval of a formal application to the Local Planning Authority.

Reason: To prevent subsequent development from resulting in an overdevelopment of the site, or causing harm in terms of neighbouring residential amenity, visual amenity or from impacting upon the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3, and the NPPF.

10. Prior to the first occupation of Evistones Cottage, a scheme for the provision of a sufficient and wholesome supply of water to the development shall be submitted to and agreed in writing, by the local planning authority. The scheme shall specify the provisions to be made to ensure that there will be a sufficient quantity and quality of water to serve both the new development and any existing consumers already on the supply (based on an average household consumption of 146 litres per person per day or such other quantity as may be required by any non-domestic water usage).

Reason: In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development in accordance with Core Strategy policy 3 and the NPPF.

11. If during development contamination not previously considered is identified, then a method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall not be occupied or brought into use until the method statement has been submitted to and approved in



writing by the Local Planning Authority and measures proposed to deal with contamination have been carried out.

Reason: To ensure that any contaminants not previously considered within the site are dealt with in an appropriate manner to afford protection to the end user in accordance with Core Strategy policy 3 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.

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.

Background Papers

20NP0013
19NP0092
19NP0014



	Signature	Date
Head of Development Management	Susannah Buylla	17/04/2020
Chief Executive	Tony Gates	21/04/2020