

Reference No. 21NP0001

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

Agent :

Mr Andrew Richardson
Richardson Surveying & Architecture Ltd
17 Aynsley Terrace
Consett
Durham
DH8 5NF

Applicant :

The Star Inn Ltd
Harbottle
Northumberland
NE65 7DG

Under the above Act, Northumberland National Park Authority hereby grants planning permission for:

Conversion of existing garages/stores into restaurant with associated kitchen and bar servery/reception. Construction of new ancillary pot-wash attached to proposed kitchen at Star Inn, Harbottle, Morpeth, Northumberland, NE65 7DG

as described in application reference **21NP0001** and in the plans and drawings attached to it, 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:

- Design & Access Statement produced by Richardson Surveying Architecture received 13 January 2021
- Application Form Received 13 January 2021
- Land Contamination Assessment received 13 January 2021
- Heritage Statement produced by Richardson Surveying Architecture received 13 January 2021
- Bat Survey and Roast Appraisal produced by Stuart Johnson Ecologist received 13 January 2021
- Structural Assessment received 13 January 2021

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- Existing Site, Roof & Location Plan Dwg No. 20-37-03 received 13 January 2021
- Existing Elevations Dwg No. 20-37-02 received 13 January 2021
- Existing Plans and Section Dwg No. 20-37-01 received 13 January 2021
- Proposed Elevations Dwg No. 20-37-05 received 13 January 2021
- Proposed Plans & Section Dwg No. 20-37-04 received 13 January 2021
- External Lighting Plan Dwg No. 20-37-07A received 8 February 2021
- External Lighting Specification received 8 February 2021
- Proposed Site & Roof Plans Dwg No. 20-37-06A received 8 February 2021
- Kitchen Canopies and Ventilation System Quote received 8 March 2021
- Flanged Silencer Technical Specifications received 8 March 2021
- O.N.100 Odour Neutraliser Technical Specifications received 8 March 2021
- Electrostatic Precipitation Unit Technical Specification received 8 March 2021
- Technical Data Fan Model SQU23/4-3HT received 8 March 2021
- Technical Data - Fan Model 1DENP+SQU23/4-3HT+1DENP received 8 March 2021
- Technical Data - Fan Model 2DENP+SQU23/4-3HT+2DENP received 8 March 2021
- UV-O Odour Control Units Technical Specifications received 8 March 2021
- Noise Assessment produced by LA Environmental Consultants received 19 May 2021
- Odour Assessment produced by Ricardson Surveying Architecture received 19 May 2021

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 ST1, ST2, ST4, DM1, DM2, DM7, DM9, DM10, DM11, DM14 and DM15 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
 - i. details of temporary traffic management measures, temporary access, routes and vehicles;

- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in construction of the development
- v. measures to control the emission of dust and dirt;

Reason: To limit the effects of the construction phase of the development on the surrounding environment, in the interests of residential amenity, and in the interests of highway safety, in accordance with Northumberland National Park Local Plan policies ST1, ST2 and the NPPF.

4. Prior to the fixing of any additional external lighting in addition to that proposed within this application development hereby approved, full details shall be submitted to and agreed in writing by the Local Planning Authority. Details of external lighting 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 effect upon the tranquility and intrinsically dark character of the area, including the Northumberland International Dark Sky Park through excessive light pollution, in accordance Local Plan policy DM11 and the NPPF.

5. A scheme for the fitting of very high-level odour control (As defined by the Guidance on Control of Odour and Noise from Commercial Kitchen Exhaust System dated Jan 2005), Shall be submitted to and approved in writing by the Local Planning Authority, and the use of the premises shall not commence until the odour control scheme so approved has been implemented. Thereafter, the odour control equipment so required shall be maintained fully in accordance with the approved manufacture scheme.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with Local Plan Policy ST2.

6. No kitchen exhaust ventilation system shall be operated on the premises before 11:00:00 on weekdays, Saturdays and on Sunday nor after 21:00:00 hours on weekdays, Saturdays, Sundays, or Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with Local Plan Policy ST2.

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. There is a possibility that bats or their roosts may be found in these buildings. All species of bats and their roost sites are protected under the Habitats Regulations, 2010.

Any chemical timber treatments used in the course of these works must be of a type known to be harmless to bats, and access for bats should be maintained to all roof voids that will not form part of the living space of the new dwellings.



Northumberland
National Park

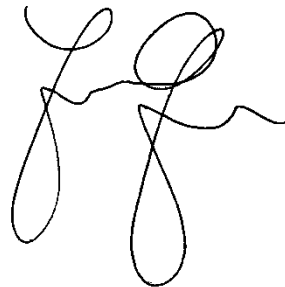
Should any bats, or evidence of bats, be found prior to or during the development, all works must stop immediately and a suitably qualified ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant qualified ecological consultant.

Please contact Natural England on 0300 060 3900 for further information or assistance

Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies in the National Planning Policy Framework and the Northumberland National Park Core Strategy and Development Policies Document. As a result, the Local Planning Authority has been able to grant permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **9 June 2021**



National Park Officer

Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge planning conditions may result in the development not being authorised and subject to legal challenge.

NOTES

- 1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice (subject to the additional provisions below).**
- 2. If this is a decision to refuse planning permission for a householder application or for a minor commercial application or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice. This process does not apply to any decision in circumstances where an appeal against the refusal to grant listed building consent is submitted at the same time as an appeal against the refusal to grant planning permission.**
- 3. If this is a decision to refuse advertisement consent or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 8 weeks of the date of this notice.**
- 4. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice whichever period expires sooner.**
- 5. Notice of Appeal may be submitted to the Planning Inspectorate electronically via <https://acp.planninginspectorate.gov.uk> or on the Planning Appeal Form which may be obtained from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000)**
- 6. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.**



7. **Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.**

8. **If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he or she may serve on the Council within the boundaries of which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 and Sections 32-37 of the Planning (Listed Buildings and Conservation Areas) Act 1990).**