



DELEGATED DECISION REPORT

Application Reference Number	21NP0001
Description / Site Address	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
Expiry date of publicity / consultations	13 February 2021
Last date for decision	11 March 2021 (agreed extension until 9 June 2021)

The application seeks approval for the conversion of the existing garage/store into a restaurant with associated kitchen and bar servery/reception at Star Inn, Harbottle. A potwash extension is also proposed. The application site is located to the northern side of the 'C' road which passes through the village in an east-west direction. Residential properties are located to the south, east and west with the remains of Harbottle Castle (a Scheduled Ancient Monument) to the north. The site is located within the Northumberland International Dark Sky Park.

The property is a circa 1850s two-storey complex of buildings, comprising a public house with residential flat, shop, store, courtyard, beer garden and outbuildings. The courtyard is accessed to the east of the existing public house leading to the shop, cellar, toilets, and access by way of stairs to the first-floor store and beer garden area to the north of the site. To the west, a gate located on the boundary with the highway leads to a path which runs along the side of the property. A recently approved single storey rear extension is under construction directly to the rear of the existing pub. The boundary is bordered with a 1m high picket fence.

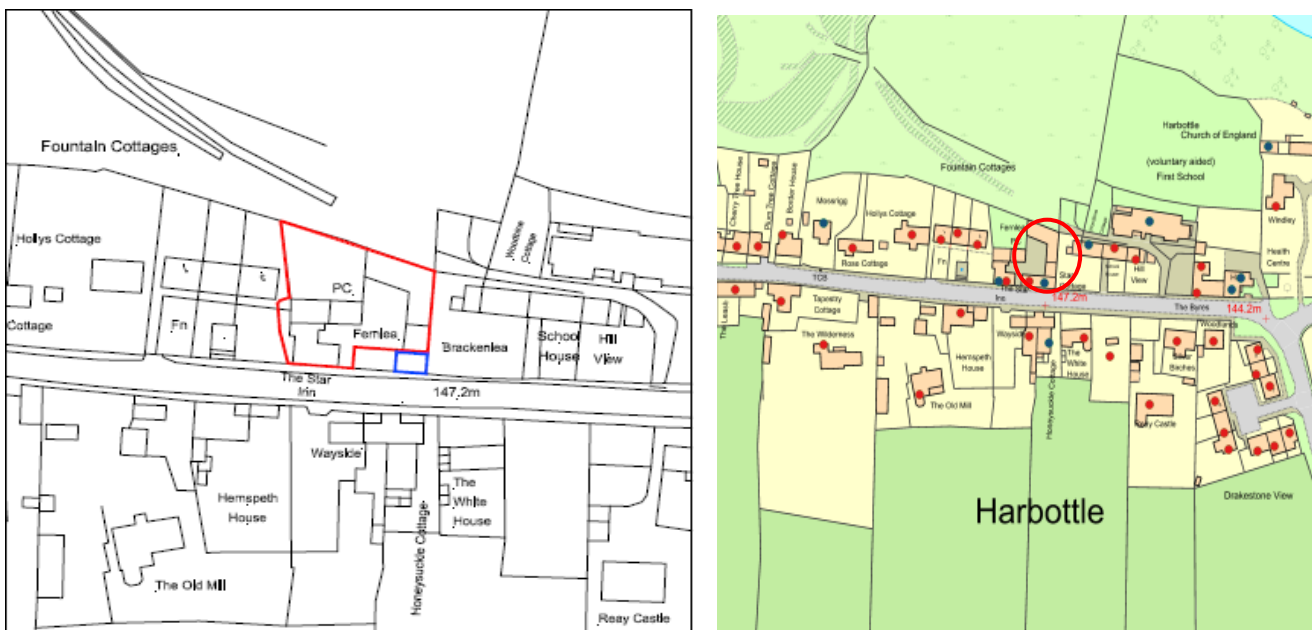


Figure 1: Site Location

Although not Listed, the property is mentioned in the Grundy 1987 Historic Building Survey as being 'A late 18th to early 19th century house. Built of finely-dressed stone with Welsh slate roof and late



19th century brick chimneys. It is a small two-storey, three-bay house, with a 20th century bow window; 20th century door and sashes elsewhere in original openings. Worthy of note however, for its fine stonework, which includes a square plinth'. The property is a locally listed building.

The proposed pot wash would be 3m in depth, 3.5m in width and 3m in height. The potwash would be constructed in timber.

It is noted that this application was originally submitted as a larger scheme which included a conversion to the two-storey stable building to the north of the site to holiday accommodation. This element will now be submitted under a separate cover and will not be assessed as part of this application.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

Local Policies

Northumberland National Park Local Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM1	<i>Community Facilities and Infrastructure</i>
Policy DM6	<i>Conversion of Buildings</i>
Policy DM7	<i>Rural Economy and Diversification</i>
Policy DM9	<i>Transport and Accessibility</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>
Policy DM15	<i>Archaeological Heritage</i>

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)



Relevant Planning History

- 20NP0034** Construction of single-storey rear extension to provide additional accommodation to landlord's flat and construction of timber pergola with glass roof to rear elevation *Planning Permission Granted Conditionally 6 August 2020*
- 20NP0008** Advertisement Consent - Installation of hanging sign and swan neck lighting on existing bracket *Advertisement consent granted 13th March 2020;*
- 20NP0001** Alterations to buildings, including installation of UPVC windows to various elevations, including French windows and patio doors to rear. Installation of 2 flues and solar panels. *Planning permission conditionally granted 26th March 2020;*

Consultation/Representations

Harbottle Parish Council: No Response Received

NNPA Historic Environment Officer: No Objection There will be no harm to heritage assets in the area and this is a positive development which takes full account of the heritage of the village. The proposal will secure a future for a non-designated heritage asset in the village. No objections to the re-used and new openings of the southern elevation. Pleased to see the use of traditional materials in keeping with the local vernacular of the area.

NNPA Ecologist: No objection: The submitted bat survey and report concluded that there are no constraints on the development of this building with regards to bats, and therefore I have no objections to the application. It is noted that lighting is to be on a timer and dark sky friendly which is also supported.

NNPA Visitor Development Officer: Initial Objection: The Authority's Visitor Development Officer originally noted that none of the light fittings recommended could be described as being 'fully-shielded'. All of the proposed lights would allow light to shine upwards above the horizontal plane into the night sky.

However, the officer appreciated the developer's aim to retain the 'heritage feel' of the new development, both the '*Black Outdoor Security PIR Motion Sensor Half Lantern Wall Light Lamp*' and the '*Traditional Swan Neck Outdoor Wall Light (IP65) in Black*' would be considered acceptable if they were each fitted with a light bulb of less than 3000k in colour temperature and a lumen output of less than 600 lumens.

With regards to the '*Anders Oval Outdoor Bulkhead Eyelid Wall Light – Black*' though this too would be acceptable with a bulb of less than 600 lumens and a colour temperature of less than 3000 kelvin, there are better designed, fully-shielded luminaires that the developer may wish to consider



as an alternative option, including the *Ugo LED Anthracite Outdoor Round Eyelid Flush Wall Light 120mm* (with a 3000k LED fitted as standard).

Further Information Received:

The applicant subsequently agreed to alter the proposed Bulkhead Eyelit Wall Light to the Ugo LED Eyelid Flush Wall Light. The applicant also submitted additional information including the bulb types proposed by the Visitor Development Officer. The officer was satisfied the alterations to the submission addressed their initial concerns.

NCC Public Protection: Initial Objection: Public Protection initially objected due to the lack of the submission of both an odour assessment and a noise assessment to support the inclusion of an extractor flue on the eastern elevation of the proposed restaurant.

Further Information Received: The applicant subsequently submitted additional information regarding the proposed kitchen extractor flue. This included a Noise Assessment conducted by LA Environmental Consultants and an Odour Assessment conducted by Richardson Surveying Architecture.

As a result of the additional information provided, Public Protection withdrew their objection as the applicant has demonstrated by way of assessment that noise and odour from the Kitchen Extraction Ventilation (KEV) will not impact upon the sensitive receptors that live in close proximity to the proposed restaurant. Subject to conditions.

NCC Highways: Initial Objection: Highways originally raised concerns as the cycle and waste storage referred to in the submitted Design & Access Statement was not highlighted in the submitted plans.

The highways officer also highlighted that the submission of a Construction Management Plan should be included as a pre-commencement condition subject to the application gaining approval.

Further Information Received:

The applicant subsequently submitted revised drawings which highlighted both the cycle storage and waste facilities. This addressed the concerns originally raised by the highways officer.

Public response: The application has been advertised by a site notice erected on 20 January 2021 and one letter was received by the authority. The occupier of Bottle Cottage, the neighbouring property to the east of the application site raised concerns that the proposed potwash was attached to their property. After receiving the proposed measurements of the potwash, it was clear that this element of the proposal would be solely located within the curtilage of the Star Inn.



Assessment

The key material planning considerations are:

- The principle of the development.
- Design and amenity.
- Impact Upon National Park special qualities
- Highways
- Other issues

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 ST1 of the Local Plan adopts an assumption in favour of sustainable development and defines the qualities which are deemed to represent 'sustainable development'. Paragraphs a), c), e), g) & h) of Policy ST1 are of specific relevance as they seek to ensure that development '*makes the National Park a high-quality place to live and work*', '*contribute positively to the built environment*', '*improve biodiversity*', '*makes efficient use of land and infrastructure*' and '*improve public access to, and enjoyment of the special qualities of the National Park*'. The degree to which the proposals accord with these qualities is discussed throughout the report.

Location of new development

Policy ST4 directs development towards a number of named settlements within Northumberland National Park. The application site is located within Harbottle which is identified within Policy ST4 as one of the named settlements which will be the focus for new development within the National Park.

Policy DM6 supports the conversion of buildings within the National Park subject to a number of criteria. Part 1 states that '*Proposals for the conversion of buildings within the named settlements identified by Policy ST4 will be permitted.*' Further to this, paragraph's 3 a) and b) of Policy DM6 list two relevant acceptable uses for converted buildings within the Park. Both '*Employment, education or training use*' and '*Holiday accommodation or tourism facilities*' would be relevant to the provision of a restaurant and reception room. A structural survey has been submitted to provide evidence that the building is capable of conversion. Therefore, it is considered that the proposed conversion of the existing store would comply with the requirements of Policy DM6.

Policy DM7 is supportive of development that contributes to the economic and social well-being of local communities within the National Park, where, amongst others it '*promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand*' and encourages proposals that '*provide additional facilities, or better use of existing facilities, including those which provide further opportunities to understand and enjoy the special qualities of the National Park*'. The extension of an existing public house which acts as both a community hub and rural business is welcomed by the authority. The pub currently serves as an information point



for the National Park and the extension of such facilities will help to provide further opportunities to understand and enjoy the special qualities of the National Park.

In addition, paragraph 3 of Policy DM7 supports proposals for tourism and recreational development subject to a strict criteria. The proposal complies with this as it '*conserves and enhances the natural beauty, wildlife, tranquility and cultural heritage of the National Park*' and '*is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape*' this is discussed in detail throughout the remainder of the report. The proposal also '*protects opportunities for people to increase their awareness of the National Park*' as the Star Inn currently houses a Public Information Point for the National Park.

The proposed conversion of the existing stores into a restaurant with associated kitchen and bar/servery and reception would be installed to improve the experience of customers using the public house. Policy DM1 provides direction on appropriate forms of community facilities and infrastructure within the National Park. Public Houses are recognised as a community facility within the policy. This policy is supportive of proposals which provide for new community facilities within named settlements, including Harbottle. The proposals are therefore considered to accord with the requirements of Local Plan policy DM1.

On the basis of the above, it is considered that the principle of the development is acceptable subject to consideration of impacts on the special qualities of the National Park and all other material considerations, as discussed in more detail below.

Design and amenity

Design

Local Plan policy ST2 places an emphasis on ensuring new development is of a high-quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular. In addition, the siting, orientation, layout, scale, height, massing and density of the proposal are compatible with existing buildings and the local built form.

In terms of external alterations, the only alterations proposed are the construction of a potwash, the provision of two flues along the existing roof space and alterations to external openings.

As can be seen in Figure 2, the single storey store currently consists of a traditional stone and slate building with 4 large timber doored openings. The application proposes to retain the original openings but replace the four timber doors with folding glass doors. No new openings are proposed externally as part of the development. This ensures the proposal would create a contemporary design without compromising the historic built fabric of the original building.



Figure 2: Existing openings

Two new flues are proposed across the single storey building roof. They would serve a wood burning stove in the eating rooms and an extractor hood over the kitchen grille respectively. The stove flue would be 150mm in diameter, black in colour and fixed to the south wall of the two-storey building. The kitchen extractor flue would be 0.3m in diameter, black in colour and located on the eastern roof slope. One large flue is already located on the southern edge of the single storey building. The proposal of two additional modest flues would be a typical feature of a commercial building and as a result raises no material impacts in terms of design.

A modest extension is proposed to the south-western corner of the courtyard. This would house the proposed potwash and would be accessed directly from the kitchen. The extension would be constructed in an L-shaped manner and would project 3m in depth, 3.5m in width and 3m in height. The potwash would be constructed in timber framed walls with a profiled sheet roof. An existing lean-to plastic sheet canopy is in place at the site.

The extension is considered appropriate in terms of siting and scale due to its modest dimensions. The ridge height of the extension would match the eaves of the original building which ensures it would reflect the existing building levels.

The proposed potwash would be discretely located within the south-western corner of the courtyard and would not form a dominant feature of the streetscape. The modern materials would differentiate the proposal from the historic built fabric and would ensure it would be read as a contemporary addition.

An external door and window would be located on the northern elevation of the potwash. The fenestration would be finished in powder coated aluminium. This would reflect the existing powder



coated aluminium fenestration throughout the courtyard, ensuring the extension harmonises with its surroundings.



Figure 3: Location of proposed pot wash

On the basis of the above, it is considered that the proposals would accord with the requirements of policy ST2 of the Local Plan in relation to design.

Amenity

Amongst others, Policy ST2 states that development will be permitted where '*The proposal will not have an unacceptable adverse impact upon the amenities of occupiers*'.

The proposed potwash extension would be located immediately to the east of the rear elevation of the neighbouring property, Bottle Cottage. Concerns were originally raised by the occupier that the proposed potwash extension would be attached to the rear elevation of Bottle Cottage. However, the dimensions submitted highlight that the potwash would be located solely within the curtilage of the Star Inn. The potwash is designed in an L-shaped manner to remain within the curtilage of the property.

Given the relationship between the two properties and as the extension is single storey, it is not considered that the proposal will result in any unacceptable impact on the amenity of the residents of this property through an unacceptable loss of daylight or sunlight. Similarly, as there are no rear facing windows located in the northern elevation of Bottle Cottage it is not considered that the proposals would lead to unacceptable overlooking or loss of privacy.



As two new flues are proposed across the roof of the single storey building, Northumberland County Council Public Protection were consulted on the proposals. Public Protection originally raised concerns over the lack of both an odour assessment and a noise assessment to demonstrate that the flue would not lead to a material amenity impact to the occupiers of the adjacent properties to the east.

The applicant subsequently submitted additional information regarding the proposed kitchen extractor flue. This consisted of a Noise Assessment conducted by LA Environmental Consultants and an Odour Assessment conducted by Richardson Surveying Architecture.

The results of the Noise Assessment concluded that it is not expected that noise from the proposed development would be noticeable at the nearest noise sensitive receptors and therefore would not be intrusive and would result in '*no observed adverse effect*' and therefore there would be no change *in the quality of life* of nearby residents.

The Odour Assessment concluded that odour control equipment would be required due to the high level of odour emitting from the extractor flue.

As a result of the additional information, Public Protection subsequently withdrew their objection subject to conditions attached to any final decision notice as the applicant has demonstrated by way of assessment that noise and odour from the Kitchen Extraction Ventilation (KEV) will not impact upon the sensitive receptors that live in close proximity to the proposed restaurant.

The conditions requested by Environmental Health Officers were that the applicant must provide a scheme for the fitting of very high-level odour control and this shall be submitted and approved by the Local Planning Authority prior to the commencement of development. In addition to this, a second condition was requested limiting the hours of operation of the kitchen flue from 11:00 to 21:00. Both of these conditions are attached to the final decision notice. The applicant agreed to the use of both of these conditions.

As described in detail above, the proposal satisfies the aims and objectives of Policy ST2 of the Northumberland National Park Local Plan.

Impact upon National Park special qualities

Biodiversity

Policy DM10 of the Local Plan offers support for proposals which maintain and enhance the biodiversity of the National Park. The application has been supported by a Bat Survey Report. As the proposals involve works to a traditional stone and slate property, the Authority's Ecologist has been consulted on the proposals.

It is noted that the submitted bat survey refers to a wider scheme of development which incorporates the two-storey stable building to the north of the site. No development is proposed to this building as part of this application.



The submitted bat survey concludes that there is no evidence to show that bats use the garage area (single storey building) as a roosting habitat. The Authority's ecologist confirmed this and was satisfied that the proposals would not lead to any potential impacts to roosting bats.

The Authority's ecologist also supported the timers attached to the proposed external lighting as this would prevent any impacts to migratory species and ecological habitats.

On the basis of the above it is considered that the proposals will not materially impact the local biodiversity resource and there is not considered to be any conflict with the requirements of Local Plan policy DM10 or the NPPF.

Cultural Heritage

Policies DM14 and DM15 of the Local Plan are supportive of proposals which conserve and enhance the National Parks historic landscapes and archaeological heritage. Section 16, notably paragraphs 197 – 199 of the NPPF provides the framework under which LPAs should consider applications which impact on non-designated heritage assets.

As the proposals relate to alterations of a non-designated heritage asset within the Harbottle Historic Village Atlas area, the Authority's Historic Environment Officer has been consulted.

The Historic Environment Officer confirmed that they had no objections to the scheme in principle as the proposal would secure a positive future for a non-designated heritage asset in the village. The officer supported the retention of the original openings and raised no concerns to the internal removal of an original partition wall within the kitchen as the original stubs would be retained to show where they once stood. Support was also given to the use of traditional materials in keeping with the local vernacular of the village which allows the host building to maintain its original character.

On the basis of the above, it is considered that the proposals will not harm any heritage assets in the area as the proposal is a positive development which takes full account of the heritage of the village. As a result of this, there would be no conflict with the requirements of Local Plan policies DM14 or DM15 and the NPPF.

Tranquility

Local Plan policy DM11 requires amongst others that '*The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained*' and '*All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies.*'



The site is in a sensitive location within the Northumberland International Dark Sky Park. The application was supported by an External Lighting Plan and associated specifications. As a result of this, the authority's Visitor Development Officer who advises the Authority on Dark Sky matters, was consulted on the proposals.

The Visitor Development Officer initially raised concerns that none of the light fittings initially proposed would be considered '*fully-shielded*' as described in the Design & Access Statement submitted alongside the application. All of the lights proposed would shine upwards above the horizontal plane into the night sky.

After discussion more appropriate dark sky lighting was proposed and is now considered acceptable, this includes *Black Outdoor Security PIR Motion Sensor Half Lantern Wall Light Lamp* and the *Traditional Swan Neck Outdoor Wall Light (IP65) in Black and Ugo LED Anthracite Outdoor Round Eyelid Flush Wall Light 120mm* (with a 3000k LED fitted as standard).

The proposals as amended would not cause a material impact to the Northumberland International Dark Sky Park and as a result satisfy the aims and objectives of Policy DM11 of the Local Plan.

Landscape

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change. To achieve this, new development will need to ensure that '*the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour*' and '*the cumulative and/or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park.*'

The potwash extension would be located within the courtyard of the pub and would not be visible out with the immediate surrounding area of the courtyard. Given the modest nature of both the extension and proposed flues, any impact on landscape character over and above the extremely localised impacts considered in relation to design would be minimal and insufficient to warrant refusal of the application.

In relation to visual amenity, the proposed flues would be located across the eastern roof slope of the single storey building. While it would be viewable from the main road through the village (Figure 4) to the east, the flues would be a typical feature of a commercial building and would reflect the character of the building it forms part of. There would be no significant impact on visual amenity.

Given the location of the potwash extension within the courtyard of the public house and its modest scale, it is considered that this element of the scheme would have minimal impact on visual amenity.

On the basis of the above it is considered that the impact of the scheme on landscape character or visual amenity would be extremely limited and insufficient to warrant refusal of the application. The



proposals are therefore considered to accord with the relevant requirements of, Policy DM11 of the Local Plan and the NPPF.



Figure 4: Vantage point from main thoroughfare in Harbottle

Highways

Policy ST2 requires proposals to ensure the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highways safety, the local road network or public rights of way. As the proposals involve the provision of cycle storage, Northumberland County Council (Highways) were consulted on the proposals.

Concerns were originally raised by the Highways Officer as both the cycle storage and waste disposal facilities mentioned in the Design & Access Statement were not highlighted on any of the submitted plans. The applicant subsequently updated the submitted drawings to highlight an external cycle store and bin store. The Highways Officer was satisfied that both stores were appropriate in terms of location and scale.

The Highways Officer also advised that a Construction Method Statement should be included as a pre-commencement condition attached to any potential decision notice. The statement should include access arrangements, appropriate locations for the parking of vehicles associated with the works, storage of materials and equipment, and any necessary vehicle/road cleaning facilities. The applicant has agreed to the use of this pre-commencement condition.

On the basis of the above, Highways have raised no objection to the further information. They have however recommended that a condition is attached to any permission which may be issued



requiring the proposed cycle parking to be implemented prior to completion of the buildings approved. They have also recommended that informatives are attached to remind the applicant not to store building materials or equipment, or deposit mud, debris or rubbish, on the highway.

Other Issues:

Land Contamination

A Land Contamination Assessment was submitted in support of the application. The assessment concluded that Asbestos Cement Roof sheets were located on the north roof of the two-storey element of the Star Inn. This building does not form part of the proposals and therefore NCC Public Protection raised no objection to the proposals.

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:

- 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
- 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.

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

Background Papers

Application File 21NP0001
EIA Screening Report

	Signature	Date
Planning Officer	Adam Ewart	07.06.2021
Head of Development Management	<i>Susannah Buylla</i>	9 th June 2021