

Reference No. 21NP0027

TOWN AND COUNTRY PLANNING ACT 1990

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

Applicant :

Mr & Mrs R Carrdus
Threestoneburn
Powburn
Alnwick
Northumberland
NE66 4JN

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

Extension of property into attached stables and change of use of attached outbuilding to provide self-contained unit of ancillary residential accommodation. Rebuilding of existing porch at Threestoneburn, Powburn, Alnwick, Northumberland, NE66 4JN

as described in application reference **21NP0027** 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:

- Application form, received 19th April 2021;
- Location Plan received 26th April 2021;
- Site Plan proposed, received 26th April 2021;
- Plans as existing - ground floor plan, project kw-108-RBC, Drg no 001A, received 19th April 2021;
- Plans as existing - first floor plan + sections, project kw-108-RBC, Drg no 002A, received 19th April 2021;
- Elevations as existing sheet one, project kw-108-RBC, Drg no 003A, received 19th April 2021;
- Elevations as existing sheet 2, project kw-108-RBC, Drg no 004, received 19th April 2021;

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- Plans as proposed – sketch proposals – ground floor plan, project kw-108-RBC, Drg no 005F, received 29th July 2021;
- Plans as proposed – sketch proposals – first floor plan + sections, project kw-108-RBC, Drg no 006E, received 1st July 2021;
- Elevations as proposed – sketch proposals – sheet one, project kw-108-RBC, Drg no 007C, received 1st July 2021;
- Elevations as proposed – sketch proposals – sheet two, project kw-108-RBC, Drg no 008D, received 1st July 2021;
- Covering letter, Reuben & Bidy Cardus, received 19th April 2021;
- Ecological Impact Assessment, Budhaig Environmental, December 2020 Update, received 19th April 2021;
- Design, Access and Justification Statement including Planning Support Statement, Threestoneburn House, May 2020, JFL/1246 received 19th April 2021;
- Threestoneburn House Walkaround, received 26th April 2021;
- Flood Risk Report received 21st April 2021;
- Appendix A – Flood Mitigation for Threestoneburn, received 19th April 2021;
- Flood Video, received 19th April 2021.
- Foul Drainage Assessment received 26th April 2021;
- Clearwater E Range Package Treatment Plan product specification received 12th July 2021;
- Contaminated Land Screening Assessment, received 26th April 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, DM2, DM6, DM10, DM11, DM12, DM14 and DM15 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. The development hereby approved should be carried out in strict accordance with the proposed mitigation and enhancement measures detailed within Section 7 of the 'Ecological Impact Assessment, ThreestoneBurn House, Roddam, Northumberland, Budhaig Environmental, December 2020' Report, received 19th April 2021 and annotated on drawings kw-108-RBC-005E, kw-108-RBC-007C and kw-108-RBC-008D. In particular, attention is drawn to the need to undertake the development in accordance with the requirements of, but not limited to, the following:

- Seasonal restrictions to avoid maternity and hibernation periods;
- No breathable roofing membrane to be used;
- Tool box talk for contractors;
- Creation of a bat loft and provision of 2 wall shelters;
- Provision of 2 bat boxes in the Dutch barn;
- Roosts to be fitted with one way exclusion flaps;

- Works to known roosts to be undertaken by hand under the provision of the project ecologist;
- Provision of two bat tiles;
- Restoration of roosts to wall tops and chimney areas on 'like for like' basis;
- Loft and roof space of the farmhouse to be restored to enable bats to continue to use the space;

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Local Plan policy DM10, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

4. Prior to first occupation of the development hereby approved, a minimum of two additional swallow nest cups shall be installed in the Dutch Barn.

Reason: To provide a net gain for biodiversity in accordance with the requirements of Local Plan policies ST2 and DM10 and the NPPF.

5. The conversions hereby approved shall be used for domestic purposes ancillary to the main dwelling house of Threestoneburn only and shall not be used as a separate self-contained dwelling.

Reason: The provision of principal residence housing in the open countryside location would be contrary to the spatial strategy advocated by Local Plan policies ST4 and ST5.

6. If during redevelopment contamination not previously considered is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that risks from land contamination to the future users of the development are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with the requirement of Local Plan policy ST2 and the NPPF.

7. Prior to first occupation, the converted stables and bothy shall be connected to the package treatment plant hereby approved and shall be retained as such thereafter, unless first agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable infrastructure measures are put in place to accommodate foul waste generated by the development, in accordance with Core Strategy policy 28 and the NPPF.

8. The mortar to be used in the rebuilding of the porch should be a Natural Hydraulic Lime (NHL) 3.5 Lime mortar only.

Reason: To ensure that the proposed mortar mix respects the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

9. Prior to installation, large scale details at a scale of 1:5 or 1:10 of all new and replacement windows should be submitted for the written approval of the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed windows respect the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

10. All new windows should be recessed by approximately 100mm within their openings, should be timber with a painted finish and should not incorporate trickle vents.

Reason: To ensure that all new windows are installed in a manner which protects and enhances the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

11. All new / replacement Velux Conservation rooflights should be vertically proportioned and flush fitting.

Reason: To ensure that the proposed rooflight are installed in a manner which respects the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF

12. Prior to installation, large scale details at a scale of 1:5 or 1:10 of all new and replacement external doors and frames should be submitted for written approval by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed door details respect the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF

13. Large-scale details at a scale of 1:5 or 1:10 of all new and replacement shutters should be submitted for the written approval of the Local Planning Authority prior to installation. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the shutters can be accommodated without harm to the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

14. Prior to the removal of the window in the lounge, a photograph of a sample panel of the proposed infill stone (with lime mortar) and the lintels and sills to be fitted within the opening to be built up should be submitted for written approval by the LPA. The works should be undertaken in complete accordance with the approved details.

Reason: To ensure that the details respect the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

15. Prior to installation, full details of the precise location and design of the grille(s) to the extractor fan outlet(s) serving both the kitchen and bothy should be submitted for written approval by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the grille(s) do not detrimentally impact the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

16. Full details of the location and number of any additional conservation rooflights to be fitted to the first-floor hall shall be submitted to the Local Planning Authority for approval prior to their installation. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed rooflight(s) are located to respect the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

17. Prior to full repointing of the stable building and bothy, a photograph of a one square metre sample area of repointing using NHL 3.5 should be submitted for approval by the LPA. All repointing works should be undertaken in accordance with the approved details.

Reason: To ensure that the repointing is undertaken in a manner which respects the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

18. Prior to installation of the proposed flue pipe to the bothy, precise information including position, height, and diameter, should be submitted for approval by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the flue can be accommodated without harming the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

Informative Notes:

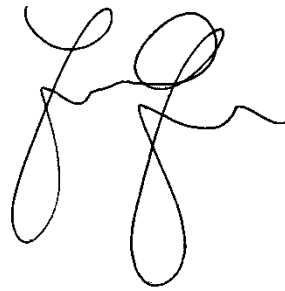
1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.
3. Whilst any construction works are ongoing, care should be taken to not obstruct access to any rights of way or in any way prevent or deter public use of paths without the necessary legal diversion or closure order having been made.

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: **10 August 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).**