



Northumberland
County Council
L.A.C - North (2pm), 19 January 2023

Application No:	22/03343/FUL		
Proposal:	Alteration and refurbishment to accommodate Bailiffgate Museum. Install external access ramp. Remove escape stairs. New main entrance to North with new stair, new platform lift and glazed infills to enclose the arched openings. Installation of a Mezzanine including stair access and lift. Raising of chandeliers. Refurbishment of second floor to create meeting/storage area. Redecorate original entrance.		
Site Address	Northumberland Hall , Market Street, Alnwick, Northumberland NE66 1SS		
Applicant:	Bailiffgate Museum and Gallery 14 Bailiffgate, Alnwick, NE66 1LX,	Agent:	Mosedale Gillatt Architects East Lodge, Jesmond Old Cemetery, Jesmond Road, Newcastle Upon Tyne NE2 1NL
Ward	Alnwick	Parish	Alnwick
Valid Date:	4 October 2022	Expiry Date:	25 January 2023
Case Officer Details:	Name: Mrs Hannah Nilsson Job Title: Planning Officer Tel No: 07966329496 Email: hannah.nilsson@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 This application is brought to the North Northumberland Local Area Council Planning Committee as the building is owned by the Council.

2. Description of the Proposals

2.1 Planning permission is sought for the alteration and refurbishment to accommodate Bailiffgate Museum at Northumberland Hall, Alnwick. This proposed works include:

- Install external access ramp;
- Remove escape stairs;
- New main entrance to North with new stair;
- new platform lift and glazed infills to enclose the arched openings;
- Installation of a Mezzanine including stair access and lift;
- Raising of chandeliers;
- Refurbishment of second floor to create meeting/storage area;
- Redecorate original entrance.

2.2 The building subject to this application is Grade I Listed and is located within the Alnwick Conservation Area. A separate application for Listed Building Consent which links with this application is pending consideration.

3. Planning History

Reference Number: 11/03007/LBC

Description: Listed Building Consent for the installation of 2no signs

Status: PER

Reference Number: 13/00972/LBC

Description: Listed Building Consent: Proposed surface mounted plastic signs, staircase barrier (loose at one end), existing contemporary escape lighting maintenance, anti slip nosings to concrete escape stairs

Status: PER

Reference Number: 16/00686/CCD

Description: Replacement of first floor windows, ground floor fire exit and external stonework repairs

Status: WDN

Reference Number: 16/00687/LBC

Description: Listed Building Consent: Replacement of first floor windows, ground floor fire exit and external stonework repairs

Status: PER

Reference Number: 16/00091/LIC

Description: Premises licence application

Status: NOOBJ

Reference Number: 16/02570/DISCON

Description: Discharge of Condition 3 (Character) for Planning Permission 16/00687/LBC - Listed Building Consent: Replacement of first floor windows, ground floor fire exit and external stonework repairs

Status: PER

Reference Number: 21/01652/LBC

Description: Listed Building Consent for repairing damage caused by dry rot. Remove plaster and affected wood, treat masonry and reattach skirtings, architrave and joinery fixings.

Status: APPRET

Reference Number: A/LBC 87/A/30

Description: Repairs to stone leadwork, gutters, timber and the clock tower

Status: PER

Reference Number: A/82/A/346

Description: Extension (into adjoining shop)

Status: PER

Reference Number: A/79/A/247

Description: Improvements

Status: PER

Reference Number: A/81/A/47

Description: Fire escape

Status: PER

Reference Number: 22/03344/LBC

Description: Listed Building Consent for alteration and refurbishment to accommodate Bailiffgate Museum. Install external access ramp. Remove escape stairs. New main entrance to North with new stair, new platform lift and glazed infills to enclose the arched openings. Installation of a Mezzanine including stair access and lift. Raising of chandeliers. Refurbishment of second floor to create meeting/storage area. Redecorate original entrance.

Status: PDE

Reference Number: A/91/A/438

Description: Alterations,

Status: NOOBJ

Reference Number: A/91/A/437

Description: Alterations,

Status: NOOBJ

Reference Number: A/2005/0537

Description: Re-roofing of Northumberland Hall and installation of brass studs to steps

Status: PER

Reference Number: A/2004/0571

Description: Alterations to 3 no existing first floor doors

Status: PER

Reference Number: A/2001/0368

Description: Provision of disabled ramp access
Status: WDN

Reference Number: A/2001/0367

Description: Provision of disabled ramp access, lift with alterations

Status: PER

4. Consultee Responses

County Ecologist	No objection, informative regarding protected species recommended.
County Archaeologist	No objection.
National Amenity Societies	No comment to offer.
Building Conservation	Amendment to omit the timber fins to three external arches, this would harm architectural interest, alternatives should be considered such as reinstating the cast iron railings. Subject to this one minor amendment, and the conditions recommended below, the 'less than substantial harm' identified in this assessment should be weighed against the heritage / public benefit of bringing the Assembly Hall back into active use as a museum.
Alnwick Town Council	Support, but request that public access is maintained around the building.
Strategic Estates	No response received.
Historic England	No objection.
Public Protection	No comments/objections.
Architectural Liaison Officer - Police	No objections in relation to this proposal, there was a crime recorded in 2021 for Criminal Damage, where a glass door panel was smashed. Can it be clarified what type of glazing would be used for both the ground floor and glazed balustrades and if this would be laminated glass?
Highways	Amended plans and/or additional information required: Insufficient information has been provided at this time to make a suitable and substantive response within the defined consultation period.
Following reconsulation	Amended plans and/or additional information required: Insufficient information has been provided at this time to make a suitable and substantive response within the defined consultation period.
Following reconsulation	Imposition and implementation of condition (s): Required to ensure acceptability.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	59
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Conservation & affect LB,

Northumberland Gazette 13th October 2022

Summary of Responses:

No representations have been received.

6. Planning Policy

6.1 Development Plan Policy

STP 1 - Spatial strategy (Strategic Policy)

STP 2 - Presumption in favour of sustainable development (Strategic Policy)

STP 3 - Principles of sustainable development (Strategic Policy)

STP 4 - Climate change mitigation and adaptation (Strategic Policy)

STP 5 - Health and wellbeing (Strategic Policy)

ECN 1 - Planning strategy for the economy (Strategic Policy)

ECN 15 - Tourism and visitor development

TCS 1 - Hierarchy of centres (Strategic Policy)

TCS 2 - Defining centres in Main Towns (Strategic Policy)

TCS 3 - Maintaining and enhancing the role of centres (Strategic Policy)

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

QOP 5 - Sustainable design and construction

TRA 1 - Promoting sustainable connections (Strategic Policy)

TRA 2 - The effects of development on the transport network

TRA 4 - Parking provision in new development

ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

ENV 2 - Biodiversity and geodiversity

ENV 7 - Historic environment and heritage assets

ENV 9 - Conservation Areas

MIN 4 - Safeguarding mineral resources (Strategic Policy)

Alnwick & Denwick NP Policy E 1 : Providing for economic growth

Alnwick & Denwick NP Policy E 2: Location of economic growth

Alnwick & Denwick NP Policy E 5: Tourism development

Alnwick & Denwick NP Policy HD 1: Protecting landscape setting

Alnwick & Denwick NP Policy HD 2: Heritage assets at risk

Alnwick & Denwick NP Policy HD 5: Design in the wider town

Alnwick & Denwick NP Policy TCR 4: Market Place

Alnwick & Denwick NP Policy CF 1: Protecting key community facilities

ICT 2 - New developments

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

NPPG - National Planning Practice Guidance (2021, as updated)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, and following its recent adoption by the council, the development plan comprises policies in the Northumberland Local Plan (NLP) and the Alnwick and Denwick Neighbourhood Plan (ADNP).

7.2 The key planning issue raised by the proposal include:-

- Principle of development
- Design, Scale and Visual Impact
- Residential Amenity
- Impact on Heritage Assets
- Ecology

- Highways Access and Safety
- Broadband Connectivity
- Other Issues

Principle of Development

7.3 Policy STP 1 of the NLP sets the spatial strategy for the County. Alnwick is defined as a Main Town, which will be the main focus for employment, housing, retail and services. The proposal is within Alnwick and is therefore supported by policy STP1.

7.4 Policy STP 2 explains how the presumption in favour of sustainable development will be applied overall. In addition, Policy STP 3 identifies a number of sustainable development principles to which development proposals will be expected to adhere to where appropriate. It is considered that whilst the development accords with the majority, or failing that, through appropriate conditions and mitigation the criteria can be achieved.

7.5 Under policy ECN 15 of the NLP, Northumberland will be promoted and developed as a destination for tourists and visitors, while recognising the need to sustain and conserve the environment and local communities. ECN 15 sets out that this will be achieved through the development of new visitor attractions and facilities with the Main Towns and Service Centres prioritised for the development of significant new facilities and accommodation.

7.6 Policy E5 of the ADNP provides further support for tourism development subject to a range of criteria:

- i) Development is located where it will complement business and services in the town and will not adversely impact on the vitality and viability of the town centre;
- ii) Development will contribute positively to the weekend and evening economy of the town;
- iii) The scale and character of development will not have an unacceptable adverse impact upon the natural and historic environment;
- iv) Development can be accommodated within the physical infrastructure of the town;
- v) Development will not have adverse impacts on living conditions in residential areas;
- vi) Development will not have a significantly detrimental impact on the transport network and travel patterns.

7.7 Policy CF1 of the ADNP identifies Northumberland Hall as a key community facility which needs to be protected and developed as key community facilities and redevelopment for other uses will be refused unless appropriate alternative provision is made. It is considered that the proposal for the change of use is in accordance with this policy and will retain the building as a key community facility.

7.8 It is considered redevelopment of the existing building is supported in principle and would result in a development that would be compatible with the existing, surrounding town centre uses. Having regard to the development plan, the proposal would accord with national and local policy, which aims to ensure that new tourism development takes place in sustainable locations.

Design, Scale and Visual Impact

7.9 The NPPF (paragraph 14) seeks to achieve sustainable development through overarching objectives including environmental objectives. The environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.10 Local Plan Policy QOP1 sets out a number of design principles. Proposals will be supported where design makes a positive contribution to local character and distinctiveness, creates or contributes a strong sense of place, incorporates high quality materials, respects and enhances the natural and built environment, including heritage, ensures that buildings are functional for future uses, supports health and wellbeing and enhances quality of life, protect general amenity, supports positive social interaction, incorporates where possible green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.11 Local Plan Policy QOP 5 relates to sustainable design and construction. In order to minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate, proposals will be supported where they incorporate passive design measures which respond to existing and anticipated climatic conditions and improve the efficiency of heating, cooling, ventilation and lighting amongst other matters.

7.12 The supporting documents which accompany the application do not provide any information with respect to sustainable design and construction. It is therefore appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP1 and QOP5.

7.13 Policy QOP 1 of the NLP also sets out a number of design principles. Policy ENV 1 of the same document states that the character and significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced by taking an ecosystem approach to understanding the significance and sensitivity of the natural resource.

7.14 Policy TRC4 of the ANDP advises:

Proposals which improve the functionality, viability and vitality of Alnwick Market Place and its frontage buildings throughout the year, including new uses, renovation and refurbishment and associated lighting schemes and signage will be supported where they are designed to further the following principles:

- the primary uses of the Market Place for shops and markets, food and drink outlets, entertainment, community events, informal meeting and commercial business is developed and strengthened; and
- the historic character and significance of the Market Place, Northumberland Hall and Town Hall and other frontage buildings is respected and is preserved and enhanced.

7.15 It is considered that the proposed works would be acceptable and appropriate in all regards and would not have an unacceptable harmful impact upon the character and appearance of the immediate or wider area. It is therefore considered that the proposal is in accordance with Policies QOP 1 and ENV 1 of the NLP, Policy TRC 4 of the ADNP and the NPPF.

Residential Amenity

7.16 Policy QOP 1 of the NLP sets out a number of design principles, one of which is that development proposals should not cause unacceptable harm to the amenity of existing and future occupiers of the site and its surroundings. Policy QOP 2 of the NLP seeks to ensure that new development has a positive impact on amenity.

7.17 It is considered that given the location and existing use of the building, there would not be any substantive impacts on amenity resulting from the proposal in terms of loss of light, outlook or privacy. As such, the proposal is considered to be in accordance with the NPPF in this respect.

7.18 The proposals are therefore considered to be in accordance with Policies QOP 1 and QOP 2 of the NLP and the principles of the NPPF in relation to impact upon residential amenity.

Impact on Heritage Assets

7.19 Under Policy ENV7 of the NLP, decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance. Policy ENV 9 of the same document seeks to ensure that development within conservation areas should help to preserve or enhance the character or appearance of that area.

7.20 Policy HD2 of the Alnwick and Denwick Neighbourhood Plan (ADNP) states that where a development proposal helps to secure a sustainable future for a heritage asset at risk, or threatened by decay and under use, this will be a factor in its favour. Such proposals are encouraged. Policy HD7 of the same document sets out design criteria for new development within the historic centre of Alnwick.

7.21 In response to the initial consultation on this application, the Council's Conservation Officer has outlined that subject to an amendment and their recommended conditions, the proposal would result in 'less than substantial harm' which should be weighed against the heritage/public benefit of bringing the Assembly Hall back into active use as a museum.

7.22 In this case, it is considered that the 'less than substantial harm' both individually and cumulatively has been clearly justified and any harm kept to the minimum necessary. It is therefore considered that the public benefits, including securing the optimum viable use, is necessary to deliver the proposed museum use to bring the historic Assembly Hall back into active use as a publicly accessible building. It is also considered reasonable and necessary to attach the conditions put forward by the Conservation officer to ensure the 'less than substantial harm' that has been identified.

7.23 In conclusion, the less than substantial harm that has been identified is considered to be outweighed by these public benefits. It is therefore considered that

subject to such, the proposed development is acceptable in relation to Policies ENV 7 and ENV 9 of the NLP and the NPPF.

Ecology

7.24 Policy ENV 1 of the NLP sets out an approach to assessing the impact of development on the natural, historic and built environment. Policy ENV 2 of the NLP seeks to minimise the impacts of development on biodiversity and geodiversity and to secure net biodiversity gains and /or wider ecological enhancements through new development.

7.25 In response to the consultation on this application, the Council's Ecology Advisor has raised no objection and has recommended an informative regarding protected species.

7.26 It is therefore considered that subject to such, the proposed development would be acceptable in relation to the NPPF and Policies ENV 1 and ENV 2 of the NLP and the NPPF.

Highways Access and Safety

7.27 Policies TRA 1, TRA 2 and TRA 4 of the NLP relate to the transport network and seek to ensure sustainable connections, highway safety and appropriate parking provision in new development.

7.28 During the course of this application, the Councils' Highways Advisor has been consulted and following the submission of additional information by the agent, have responded that they have no objection subject to conditions and informatives which it is proposed to attach to the permission.

7.29 It is therefore considered that subject to such, the proposal would be acceptable in relation to Policies TRA 1, TRA 2 and TRA 4 of the NLP and the NPPF.

Broadband Connectivity

7.30 Policy ICT2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The Policy states that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.31 The current application does not state whether full-fibre broadband connections are proposed. It is therefore recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Other issues

7.32 It is noted that Alnwick Civic Society have submitted a response in support of the proposal, however, they have commented that because the development involves the loss of a number of small retail units, the authority may also want to consider compensatory measures that could help maintain Alnwick's retail mix, and

encourage a variety of independent traders. Whilst this loss is acknowledged, it is not considered reasonable to require the applicant to provide any compensatory measures in this instance.

7.33 In response to the Civic Society's suggestion that suitable conditions may be necessary to ensure that the commercial life of the town is not disrupted during construction, whilst there may be disruption, it is for a relatively limited period of time and will be conditioned in certain regards (construction method statement for highways purposes).

7.34 In response to the Designing Out Crime Officer's response, who has asked if it can be clarified what type of glazing would be used for both the ground floor and glazed balustrades, the agent has confirmed that they will be specifying laminated glass for both and it is considered that this is acceptable.

Equality Duty

7.35 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

7.36 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

7.37 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.38 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

7.39 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6

provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 The principle of the development is acceptable.

8.2 The proposed development would be acceptable in relation to design and appearance, residential amenity, impact on heritage assets, ecology, highways access and safety and broadband connectivity subject to conditions and informatives.

8.3 The development would be in conformity to the policies of the Development Plan and the National Planning Policy Framework.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

1. Drawing no 1024 104 Rev B titled Proposed External elevations as submitted 07 Dec 2022
2. Drawing no 1024 101 Rev B titled Site plan proposed as submitted 07 Dec 2022
3. Drawing no 1024 300 Rev First issue title proposed cycle shelter details as submitted 07 Dec 2022
4. Design and access statement as submitted 13 Sep 2022
5. Heritage statement as submitted 13 Sep 2022
6. Drawing no 1024 001 rev first issue titled site location plan as submitted 13 Sep 2022
7. Drawing no 1024 026 rev first issue titled third floor, roof & ceiling repair & alteration plans as submitted 13 Sep 2022
8. Drawing no 1024 025 rev first issue titled ground, first & second floor repair and alteration plans as submitted 13 Sep 2022
9. Drawing no 1024 027 rev first issue titled external elevations repair and alteration plans as submitted 13 Sep 2022
10. Drawing no 1024 106 rev first issue titled proposed main hall sections as submitted 13 Sep 2022

11. Drawing no 1024 103 rev first issue titled proposed third floor, roof & ceiling plans as submitted 13 Sep 2022
12. Drawing no 1024 102 rev first issue titled proposed floor plans as submitted 13 Sep 2022
13. Application form as submitted 13 Sep 2022

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. Development shall not commence until a Construction Method Statement, together with a supporting plan 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 and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

04. The development shall not be brought into final use until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

05. The development shall not be brought into final use until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

06. Prior to completion of the works, details of electric vehicle charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging point shall be implemented before the development is occupied. Thereafter, the electric vehicle charging point shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

07. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

Informatives

01. All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Similarly, all wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy nests or dependent young when on or near the nest, or to kill or take them.

Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a good chance of encountering protected species during works.

Care should be taken when removing any roof coverings, window frames or other external features which may support bats or nesting birds.

If protected species such as bats or nesting birds are encountered during development then works should cease immediately and professional advice should be sought straight away.

Applicants and contractors can obtain advice on bats by telephoning the National Bat Helpline on 0345 1300 228 <https://www.bats.org.uk/advice/bat-found-during-building-works>

The Chartered Institute of Ecology and Environmental Management (CIEEM) has an online professional directory should assistance be required.
<https://cieem.net/i-need/finding-a-consultant/>

Further information about protected species and the law can be found on the government website
<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

02. This is a planning permission granted under the Town and Country Planning Act. It does not convey any other form or consent that may be required from the Council. In particular building works may require approval under the Building Regulations and works affecting listed buildings may well require Listed Building Consent. Further information on these approvals can be obtained from the planning department at Northumberland County Council.

03. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

04. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

05. You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

Background Papers: Planning application file(s) 22/03343/FUL