

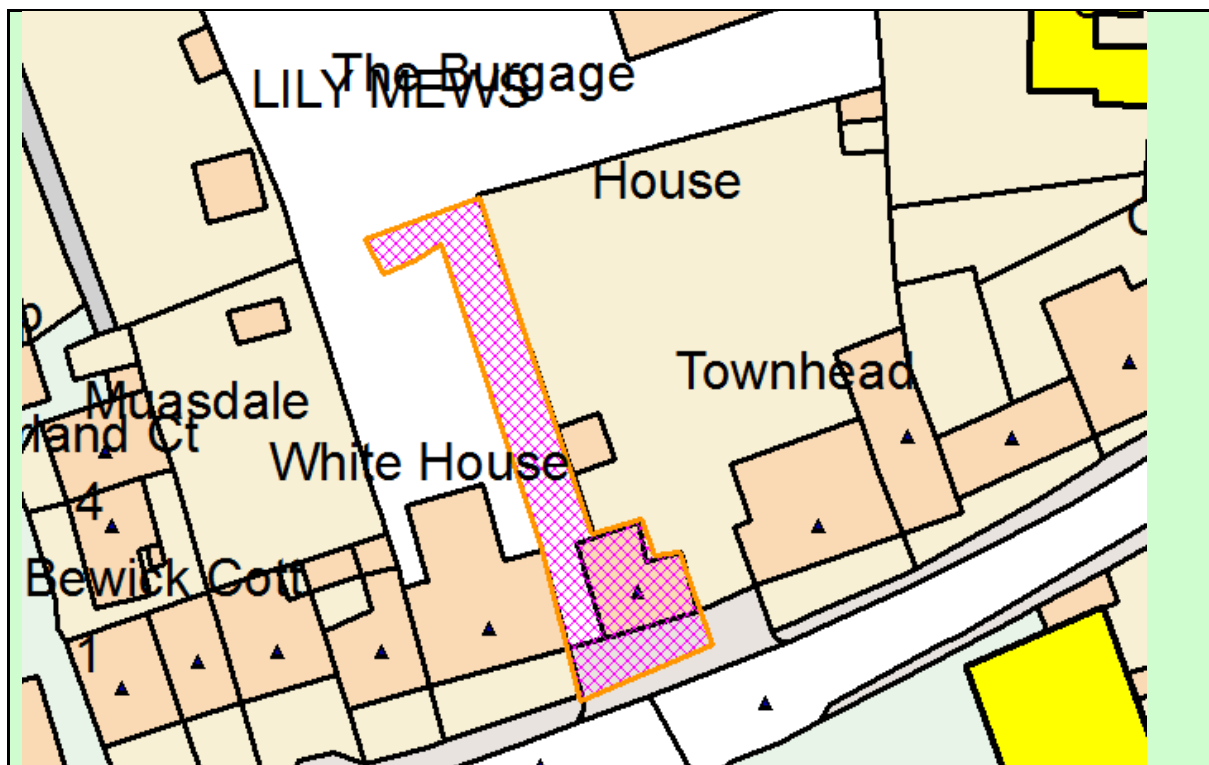


Northumberland County Council

Tynedale Local Area Council Planning Committee Tuesday 14th February 2023

Application No:	22/00414/FUL		
Proposal:	Retrospective permission change to holiday let with associated external changes including rear extension, creation of patio area to front and erection of stone wall.		
Site Address	The Parlour, The Green, Acomb NE46 4PJ		
Applicant/ Agent	Jenny Ludman 26 Hallgate, Hexham NE46 1XD		
Ward	Hexham Central With Acomb	Parish	Acomb
Valid Date	14 February 2022	Expiry Date	11 April 2022
Case Officer Details	Name: Mr Callum Harvey Job Title: Senior Planning Officer Tel No: 07966 325 979 Email: Callum.Harvey@northumberland.gov.uk		

Recommendation: That Planning Permission be GRANTED for the proposed development



1. Introduction

- 1.1 This application is subject to objections from the Parish Council and the Built Heritage and Design officer. Following referral to the Director of Planning and the Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Chair Referral Scheme, it was agreed that this application be determined by Members of the Tynedale LAC Planning Committee.

2. Description of the Proposals

- 2.1 The application site, known as The Parlour, is located on The Green in Acomb.
- 2.2 The Parlour is a single storey building of stone and slate construction, likely dating from the 18th century. The building forms part of a historic grouping of farm buildings, with the former farmyard to the rear now developed as residential housing known as Lily Mews. Thought to have once been used as a smithy, The Parlour was later utilised as a dairy with photographic evidence illustrating the outbuilding housing livestock. Following the cease of the farm operations the building has been in storage use until its conversion to a holiday let in July 2021. The Parlour remains in the ownership of the occupier of White House.
- 2.3 Retrospective planning permission is currently sought for the use of the building as a one-bedroom holiday let unit. The building benefits from a small area of curtilage to the front. The proposal seeks approval for a car parking bay to the rear, adjacent to the detached garage at White House which was recently approved by Members under decision 22/03046/FUL.
- 2.4 The re-use of the building has included an unauthorized flue to the front roof pitch, an unauthorised stone wall to the front curtilage, the use of vertical timber cladding to the western gable elevation of the rear extension, and the use of new roof slates.
- 2.5 The application site falls within the Acomb Conservation Area, and is clearly visible from Main Street and from The Green. The adjacent White House is considered a non-designated heritage asset, and the proposed works are within the setting of White House. The site is also within the Lower Risk Coal Advice Area as identified by the Coal Authority.

3. Planning History

Reference Number: 14/02291/FUL

Description: Demolition of one disused, corrugated steel shed and smaller garden structures, and erection of 3 no. dwellings including one house and two bungalows each with a double garage and large garden areas.

Renovation of dairy building at site entrance into an office.

Status: Permitted

Reference number: 16/01241/VARYCO

Description: Variation of conditions 10 (landscaping), 11 (conservation strategy), 15 (method statement), and 24a (archaeological), Remove condition 17 (method statement - duplicate) of approved planning application 14/02291/FUL

Status: Permitted

Reference Number: 19/00652/FUL

Description: Construction of a two storey rear extension to existing dwelling

Status: Refused

Reference Number: 19/04166/FUL

Description: Proposed two storey rear extension.

Status: Refused

Reference Number: 20/01020/FUL

Description: Proposed two storey rear extension.

Status: Permitted

Reference Number: 20/04195/FUL

Description: Two storey rear extension.

Status: Permitted

Reference Number: 22/03046/FUL

Description: Retention of garage and garden wall, retrospective change of use of former open land to curtilage of property (Amended Description 03/10/2022).

Status: Permitted

4. Consultee Responses

Acomb Parish Council	<p>Acomb Parish Council supports the variations to the original Planning Application for the development of the Parlour.</p> <p>However, it objects to its change of use to holiday accommodation. Whilst it recognises that it enhances tourism in the parish, the Parish Council is concerned about the parking arrangements for the property.</p> <p>The application suggests that one parking space will be made available behind the White House. Parking in this part of Acomb Village is very difficult normally and it is unclear whether or not the allocated space is part of the highway or is private land. In any event, as it is part of only 3 "visitor" spaces for the White House and the development behind, it is likely that the allocated space will not be available. This also assumes that there will only be 1 vehicle at the holiday accommodation. In that event, the only parking would be in front of the property (this is inadequate), on the highway</p>
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	<p>(this is already overcrowded and dangerous near the crown of a hill) or on The Green (around The Pant) and this is a private road, not a public highway.</p> <p>It seems that parking arrangements are likely to be unsatisfactory and the Parish Council objects to the change of use on that basis.</p>
<p>Built Heritage and Design</p>	<p>Objection.</p> <p>The proposed change in class use would not in itself result in harm to the host. However, the application seeks planning permission for works which are neither sympathetic to the host or the special character of the Conservation Area.</p> <p>Roof Covering - It is noted that the original roof covering at the time of the redevelopment scheme was corrugated sheeting. Its removal and replacement with indigenous Welsh slate was not only deemed to accord with best conservation practice but was also an appropriate enhancement to the historic building which preserved the character of the Conservation Area. The proposals before us seek to retain a specification of slate which fails to be appropriate in the context of the established character of the village. Welsh slate (Bangor Blue) has been historically utilised in the County, chosen for its durability (100 year + useful life), resistance (to acids, alkalis, chemicals), and colour which collectively make it a very cost-effective roofing material. Its blue/purple hue is particularly inherent which in turn contributes to the County's roofscapes and local distinctiveness. The proposed roof slate is not indigenous and fails to be acceptable in terms of hue, durability and resistance. It results in harm to the host and the character of the Conservation Area.</p> <p>Flue - The application seeks to retain a flue. This projects on the southern slope of the roof and is manufactured in stainless steel. Again, this fails to accord with best conservation practice and requires revision to include repositioning the flue to the rear slope of the building and treating it in a matt black finish.</p> <p>Rainwater Goods – As with the slate, the proposed use of cast-iron rainwater goods was previously approved on the basis that the specification appropriately responded to the heritage significance of the host and special character of the Conservation Area. The use of aluminium downpipes and gutters on this building dilutes that enhancement and results in harm.</p> <p>Timber cladding – The application includes the retention of unauthorised timber cladding. The submitted report offers that the timber cladding, is not readily visible from the wider</p>

	conservation area (Heritage Statement, pg. 11). However, impact to a Conservation Area is not predicated by visibility and it is considered that the use of cladding at this location is an incongruous treatment to the host, is discordant within the street scene and historic grouping (with the White House) and in turn the character of the Conservation Area.
Highways	No objection, proposed car parking arrangement acceptable. Conditions recommended.
Archaeology	No objection. No conditions recommended.
Forestry Commission	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	5
Number of Objections	1
Number of Support	1
Number of General Comments	0

Notices

Site Notice - Affecting the Character or Appearance of a Conservation Area:
Displayed 5th April 2022

Press Notice - Hexham Courant: Advertised 24th February 2022

Summary of Responses:

1 letter of objection has been received raising the following concerns:

- Insufficient car parking within the application site, and subsequent highway safety impact from the resulting parking on the adjacent highway;
- Proposed use would likely lead to noisy occupiers, leading to impact on amenity of neighbouring properties;
- Use of materials is not sympathetic to the character or appearance of surrounding buildings, which are within the Conservation Area.

1 letter of support has also been received raising the following points:

- Principle of holiday accommodation use is supported;
- Have not noted any parking issues as a result of the use of the building;
- The building has been restored in a very sympathetic manner and looks very appropriate for its setting.

The above is a summary of the comments received. The comments can be read in full here:

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R75E9UQSMA000>

6.1 Development Plan Policy

Northumberland Local Plan (March 2022)

Policy STP 1 Spatial strategy
Policy ECN 1 Planning strategy for the economy
Policy ECN 11 Employment uses in built-up areas and home working
Policy ECN 12 A strategy for rural economic growth
Policy ECN 15 Tourism and visitor development
Policy QOP 1 Design principles
Policy QOP 2 Good design and amenity
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment
Policy ENV 7 Historic environment and heritage assets
Policy ENV 9 Conservation Areas
Policy WAT 3 Flooding
Policy POL 1 Unstable and Contaminated Land
Policy POL 2 Pollution and air, soil and water quality

Acomb Neighbourhood Plan (2019)

Policy 4 Flooding
Policy 7 Local Economy
Policy 8 Acomb Conservation Area
Policy 9 Non-designated Heritage Assets
Policy 10 Design in New Development

6.2 National Planning Policy

National Planning Policy Framework (July 2021)
National Planning Practice Guidance (2018, as updated)

6.3 Other documents

Planning (Listed Buildings and Conservation Areas) Act (1990)

Historic England's 'Conservation Principles, Policies and Guidance' (2008)

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 the development plan comprises policies in the Northumberland Local Plan and the Acomb Neighbourhood Plan. The National Planning Policy Framework (NPPF) (July 2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 The main issues for consideration in the determination of this application are:

Principle of the development
Heritage and Design
Residential amenity
Highway safety
Surface water drainage
Contaminated land
Internet connectivity

Principle of the development

7.3 Policy STP1 of the Northumberland Local Plan establishes the spatial strategy for the location of development within the County, and identifies Acomb as a Service Village. Policy STP1 states that the Service Villages such as Acomb will provide for a proportionate level of housing and be the focus for investment in rural areas, to support the provision and retention of local retail, services and facilities. It is considered that the re-use of an existing building within Acomb to form a one-bedroom holiday let accords with Policy STP1. The re-use of an existing building in a Service Village also accords with Policy ECN15 of the Local Plan and Paragraph 84 of the NPPF.

7.4 Policies ECN11 and ECN12 of the Northumberland support the principle of the creation of holiday accommodation in the County, which supports the local economy. Policy 7 of the Acomb Neighbourhood Plan also supports holiday accommodation in the Acomb Parish. This support is subject to the accommodation being acceptable in respect of design, residential amenity and highway safety matters, which are discussed later in this report.

7.5 The proposal does not seek to create jobs therefore Policy ECN13 is not applicable in this instance.

7.6 There is clear Policy support for the provision of holiday accommodation in Acomb, as summarized above. The principle of the development is therefore supported.

Heritage and Design

Relevant Legislation, Policies and the NPPF

- 7.7 The application site lies within the Acomb Conservation Area, a designated heritage asset.
- 7.8 When determining this application, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Members, as the decision maker, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 7.9 Policy ENV1 of the Local Plan states that the character and/or significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced by giving great weight to the conservation of designated heritage assets.
- 7.10 Policy ENV7 of the Local Plan states that proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings. The Policy goes on to state that 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. The Policy also states that where development proposals would cause less than substantial harm to the significance of designated heritage asset, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.
- 7.11 Policy ENV9 of the Local Plan states that within a conservation area, it will be ensured that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance. The Policy goes on to state that development must respect existing architectural and historic character and cultural associations, by having regard to:
- i. Historic plot boundaries, layouts, densities and patterns of development; and
 - ii. The design, positioning, grouping, form, massing, scale, features, detailing and the use of materials in existing buildings and structures; and
 - iii. The contribution made by the public realm, private spaces and other open areas, including hard and soft landscape features, trees, hedges, walls, fences, watercourses and surfacing.
- 7.12 Similar to Policies ENV1, ENV7 and ENV9 of the Local Plan, Policy 8 of the Acomb Neighbourhood Plan requires any proposal within the Acomb Conservation Area to demonstrate how it will preserve or enhance the character or appearance of the Acomb Conservation Area, as defined in the Acomb Conservation Area Character Appraisal. Policy 8 goes on to state that proposals in the Conservation Area and its setting should have regard to:
The aim of making a positive contribution to local character and distinctiveness by reflecting the vernacular scale, massing, layout, means of enclosure, detailed design and materials characteristic of the Acomb Conservation Area through:

- i) the use of appropriate materials for Acomb including natural sandstone and natural slate roofing materials;
- ii) The maintenance of 'plain' rooflines, avoiding the addition of dormer windows which would detract from the special character of Acomb Conservation Area;
- iii) The incorporation of timber sliding sash windows;
- iv) The use of locally distinctive detailing of masonry, doorways, rooflines, chimneys and chimney-pots, windows and rainwater goods;
- v) The provision of appropriate boundary treatment including sandstone walls and/or hedgerows; and
- vi) The retention of existing boundary walls.

7.13 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

7.14 Paragraph 200 of the NPPF then states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

7.15 Paragraph 202 of the NPPF then states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7.16 The adjacent White House to the west of the site is considered by officers to be a non-designated heritage asset. The Parlour is in a prominent location atop the crest of the hill on Main Street in the centre of Acomb, located at The Green. The Parlour's southern principal elevation is prominent from public vantage points at The Green and along Main Street, and the Conservation Area's Character Appraisal notes that the buildings along this stretch of Main Street are of interest. Paragraph 6.1.7 of the Character Appraisal notes the eighteenth century White House, with its reverse stepped gable coping, and an adjoining terrace of four neighbouring stone houses. Whilst White House is currently in need of some external refurbishment, as is the picket fence to the front, in the opinion of officers it is undoubtably of architectural merit within the historic core of Acomb, and the southern principal elevation makes a notable contribution to the character of the Conservation Area.

7.17 Policy ENV7 of the Local Plan states that proposals that affect the significance of non-designated heritage assets shall require a balanced judgement, taking into account the scale of any harm or loss and the significance of the heritage asset. This is in line with Policy 9 of the Neighbourhood Plan, and Paragraph 203 of the NPPF.

7.18 Policies QOP1, QOP2 and HOU9 of the Local Plan and Policy 10 of Neighbourhood Plan require proposals to be of a high quality design in keeping their surroundings, making a positive contribution to local character and

distinctiveness. The requirements of these Policies tie in to the requirements of other Policies set out above.

Assessment of the proposal

- 7.19 The Built Heritage and Design officer has objected to the proposal, and their comments are set out in Section 4 of this report. Concerns have been raised in respect of the installed slate roof tiles, rainwater goods and roof flue, and the vertical timber cladding which has been installed on the western gable elevation of the rear extension. The recommending officer has given these comments significant weight when considering this application.
- 7.20 Turning first to the roof tiles, the recommending officer notes that the tiles are not Welsh natural slates. Members may recall a recent application for retrospective works at White House, which had used natural slate tiles which were also not Welsh, but were grey and of a very similar appearance to natural Welsh slates. The slate roof tiles on The Parlour differ to those on White House in that they have a light grey/green finish, and the difference between the two roof tiles is clearly visible when viewing the site from Main Street and The Green. It is considered that the slates on The Parlour are harmful to the character of the Conservation Area, and are harmful to the setting of White House. This harm has not been outweighed by any public benefits or other justification, therefore the identified harm is considered to be unacceptable, conflicting with Policies ECN11, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Local Plan, Policies 7, 8 and 10 of the Neighbourhood Plan, and Paragraphs 202 and 203 of the NPPF.
- 7.21 Officers are however mindful of the ability to secure amended materials by condition. Paragraph 56 of the NPPF provides guidance on the use of planning conditions, and states: "Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects."
- 7.22 It is considered reasonable in this instance to recommend approval subject to a condition to secure the details and installation of replacement roof tiles, to avoid the unnecessary refusal of planning permission for the whole development. It is considered necessary to secure details and installation of natural Welsh slate roof tiles to overcome the harm described above. The condition includes a reasonable period of time for the applicant to carry out these works, therefore this condition would accord with Paragraph 56 of the NPPF.
- 7.23 Turning next to the rainwater goods, the recommending officer notes that they are matte black upvc with a dull finish, with fixings and other detailing which imitate cast iron rainwater goods. On balance, it is considered that the as-constructed rainwater goods do not harm the character or appearance of the Conservation Area, or harm the significance of White House.
- 7.24 Turning next to the roof flue, on balance the scale and positioning of the flue is not considered unacceptable. The current metallic finish is however considered harmful to the character of the Conservation Area, and harmful to the setting of White House. The repainting of the flue in matte black would be acceptable and

can be secured by condition, and as discussed above regarding the roof tiles, this is considered reasonable in this instance to avoid the unnecessary refusal of planning permission for the whole development.

- 7.25 Turning next to the cladding on the western gable of the rear extension, on balance the use of timber cladding is not considered unacceptable in principle. The current untreated finish is however considered harmful to the character of the Conservation Area, and harmful to the setting of White House. The treatment and subsequent finish of the cladding can be secured by condition, and as discussed above regarding the roof tiles and the roof flue, this is considered reasonable in this instance to avoid the unnecessary refusal of planning permission for the whole development.
- 7.26 The recommending officer has given the Built Heritage and Design officer's comments significant weight when considering this application, however it is noted that White House is a non-designated heritage asset and not a Listed building, meaning that a lesser degree of protection is afforded to it. The Parlour's prominent location on Main Street, and its contribution to the character of the Conservation Area, has been taken into consideration. On balance, and subject to the conditions described above, it is considered in this instance that the works do not harm the character or appearance of the Conservation Area, or harm the significance of White House. The proposal is therefore acceptable in accordance with Policies ECN11, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, Policies 7, 8, 9 and 10 of the Acomb Neighbourhood Plan, and the NPPF.

Amenity of occupiers and neighbouring land uses

- 7.27 Concerns have been raised in respect of the principle of locating a holiday let unit adjacent to residential properties, due to the level of activity that could be generated and potential noise issues. Officers consider that the proposed use as a small one-bedroom holiday let unit would not lead to a significant or unacceptable level of activity at the site. A one-bedroom holiday let unit would also not necessarily lead to noise disturbance, as the scale of the development would not be capable of accommodating larger groups of guests. Therefore, officers do not consider that potential noise disturbance from the occupants of the development would be a reasonable reason to refuse the application in this location. Officers are also mindful that in the unlikely event that noise concerns were raised by neighbours, this could be dealt with by the County Council's Public Health Protection team under their statutory powers in relation to potential noise nuisance. Consequently, the principle of locating a one-bedroom holiday accommodation unit in a residential area could be supported subject to site-specific considerations.
- 7.28 Officers note that the currently proposed holiday accommodation unit would be operated by the applicant who resides at the White House, whilst the proposed parking arrangement is unusual in that it is off to the rear and adjacent to the detached garage of White House. It is considered necessary to secure the operation of the holiday let unit as ancillary to the occupation of the White House in the interest of amenity and car parking provision. Subject to such a condition,

the principle of siting a holiday accommodation unit in this location would not lead to an unacceptable impact upon the amenity of its occupiers.

- 7.29 No ground floor openings are proposed on the eastern side or northern rear elevations, therefore the development would not lead to overlooking toward the neighbouring property to the east.
- 7.30 The size of the proposed private amenity space to the south is considered acceptable for occupiers of a one-bedroom holiday let unit.
- 7.31 Subject to conditions as described above, the proposal is considered acceptable in accordance with Policies ECN11, QOP1 and QOP2 of the Northumberland Local Plan, Policy 7 of the Acomb Neighbourhood Plan, and the NPPF.

Highway safety

- 7.32 The proposal seeks approval for a one-bedroom holiday let, which would benefit from a single parking bay off to the rear, adjacent to the detached garage at White House. The Parish Council consider there is insufficient car parking provision for the development.
- 7.33 The Highways officer has been consulted and they note that the proposal seeks to provide sufficient car parking for the one-bedroom holiday let unit, in accordance with Appendix E of the Northumberland Local Plan. Subject to recommended conditions, they have no objection to the proposal.
- 7.34 It is considered necessary to secure the operation of the holiday let unit as ancillary to the occupation of the White House in the interest of amenity and car parking provision. Subject to such a condition, the principle of siting a holiday accommodation unit in this location would not lead to an adverse highway safety impact.
- 7.35 The proposal would not have an adverse impact on highway safety in accordance with Policies ECN11, TRA2 and TRA4 of the Northumberland Local Plan, Policy 7 of the Acomb Neighbourhood Plan and the NPPF.

Surface water flooding

- 7.36 The proposed works would not lead to an increased surface water flood risk over and above the previous use of land, in accordance with Policy WAT3 of the Northumberland Local Plan, Policy 4 of the Acomb Neighbourhood Plan, and the NPPF.

Contaminated land

- 7.37 This application seeks retrospective consent for works which have already been completed. Notwithstanding this, the works would not have likely led to risk of uncovering contaminated land, in accordance with Policies POL1 and POL2 of the Northumberland Local Plan and the NPPF.

Internet Connectivity

7.38 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 goes on to state 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.

7.39 The current application does not state whether full-fibre broadband connections are proposed. It is 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 considerations

Equality Duty

7.40 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

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

Human Rights Act Implications

7.42 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.

7.43 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.

7.44 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 re-use of the existing building to provide a holiday accommodation unit in this location is supported in principle.

8.2 Subject to recommended conditions, the proposal is an acceptable form of development as discussed in the above report. Officers therefore recommend that planning permission be granted.

9. Recommendation

That this application be GRANTED planning permission subject to the following:

Conditions

1) The development hereby permitted shall be retained in complete accordance with the approved plans. The approved plans for this development are:-

21-96-01 Revision B – Site Plans

21-96-02 - Plans

21-96-03 Revision A – Elevations, Outline Section + Roof Plan

21-96-04 Revision B – Enlarged Site Plan - Parking

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

2) Notwithstanding the hereby approved plans, within three months of the date of this decision, precise details of the use of natural slate, including a sample, shall be submitted to and approved in writing by the Local Planning Authority.

Within three months of their approval, the approved slate tiles shall then be implemented in accordance with the approved details.

Reason: In the interest of the appearance of the development, in the interest of the character and appearance of the Conservation Area, and in the interest of the significance of White House which is a non-designated heritage asset, in accordance with Policies ECN11, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, Policies 7, 8, 9 and 10 of the Acomb Neighbourhood Plan, and the National Planning Policy Framework.

3) Notwithstanding the hereby approved plans, within three months of the date of this decision, the external flue on the southern roof pitch of the building shall be painted matte black.

Reason: In the interest of the appearance of the development, in the interest of the character and appearance of the Conservation Area, and in the interest of the significance of White House which is a non-designated heritage asset, in accordance with Policies ECN11, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, Policies 7, 8, 9 and 10 of the Acomb Neighbourhood Plan, and the National Planning Policy Framework.

4) Notwithstanding the hereby approved plans, within three months of the date of this decision, precise details of the treatment, colour and finish of the timber cladding to the rear extension, shall be submitted to and approved in writing by the Local Planning Authority.

Within three months of their approval, the approved treatment and finish shall then be implemented in accordance with the approved details.

Reason: In the interest of the appearance of the development, in the interest of the character and appearance of the Conservation Area, and in the interest of the significance of White House which is a non-designated heritage asset, in accordance with Policies ECN11, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, Policies 7, 8, 9 and 10 of the Acomb Neighbourhood Plan, and the National Planning Policy Framework.

5) Within three months of the date of this decision, the car parking area indicated on the hereby approved plans shall be brought into use for the holiday let.

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 interest of highway safety, in accordance with Policies ECN11, TRA2 and TRA4 of the Northumberland Local Plan, Policy 7 of the Acomb Neighbourhood Plan, and the National Planning Policy Framework.

6) Within three months of the date of this decision notice, full details of cycle parking shall be submitted to the Local Planning Authority for written approval.

Within three months of their approval, the approved details shall then be implemented and shall be retained thereafter in accordance with the approved details, 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 Policies STP3, QOP1, QOP2, TRA1 and TRA2 of the Northumberland Local Plan and the National Planning Policy Framework.

7) Within three months of the date of this decision notice, details of refuse storage facilities and a refuse storage strategy for the development shall be submitted to the Local Planning Authority for written approval.

Within three months of their approval, the approved details shall then be implemented and shall be retained thereafter in accordance with the approved details, and shall be operate in accordance with approved details.

Reason: In the interest of the appearance of the development, in the interest of the character and appearance of the Conservation Area, in the interest of the significance of White House which is a non-designated heritage asset, and in the interest of highway safety in accordance with Policies ECN11, QOP1, QOP2, ENV1, ENV7, ENV9 and TRA2 of the Northumberland Local Plan, Policies 8, 9 and 10 of the Acomb Neighbourhood Plan, and the National Planning Policy Framework.

8) Within three months of the date of this decision, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational within three months of their approval.

Where an alternative broadband connection is proposed, within three months of the date of this decision, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational within three months of their approval.

Where no broadband connection is proposed, within three months of the date of this decision, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the National Planning Policy Framework.

9) The occupation of the holiday unit identified in this application shall be undertaken in accordance with the following points:

- (i) The unit shall only be occupied for holiday purposes only
- (ii) The unit shall not be occupied as a person's sole or main place of residence
- (iii) The owners/operators of the unit shall maintain an up-to-date register of the name of all occupiers of the unit, and of their main home addresses, and shall make this information available upon request at all reasonable times to the local planning authority. The register shall be collected by the unit owner or his/her nominated person.

Reason: To encourage tourism by ensuring that the development is used for holiday accommodation only, and to prevent its use as full-time permanent residential use which would have insufficient private amenity space, in accordance with Policies ECN11, ECN12, ECN14, QOP1 and QOP2 of the Northumberland Local Plan, and the National Planning Policy Framework.

