



Northumberland

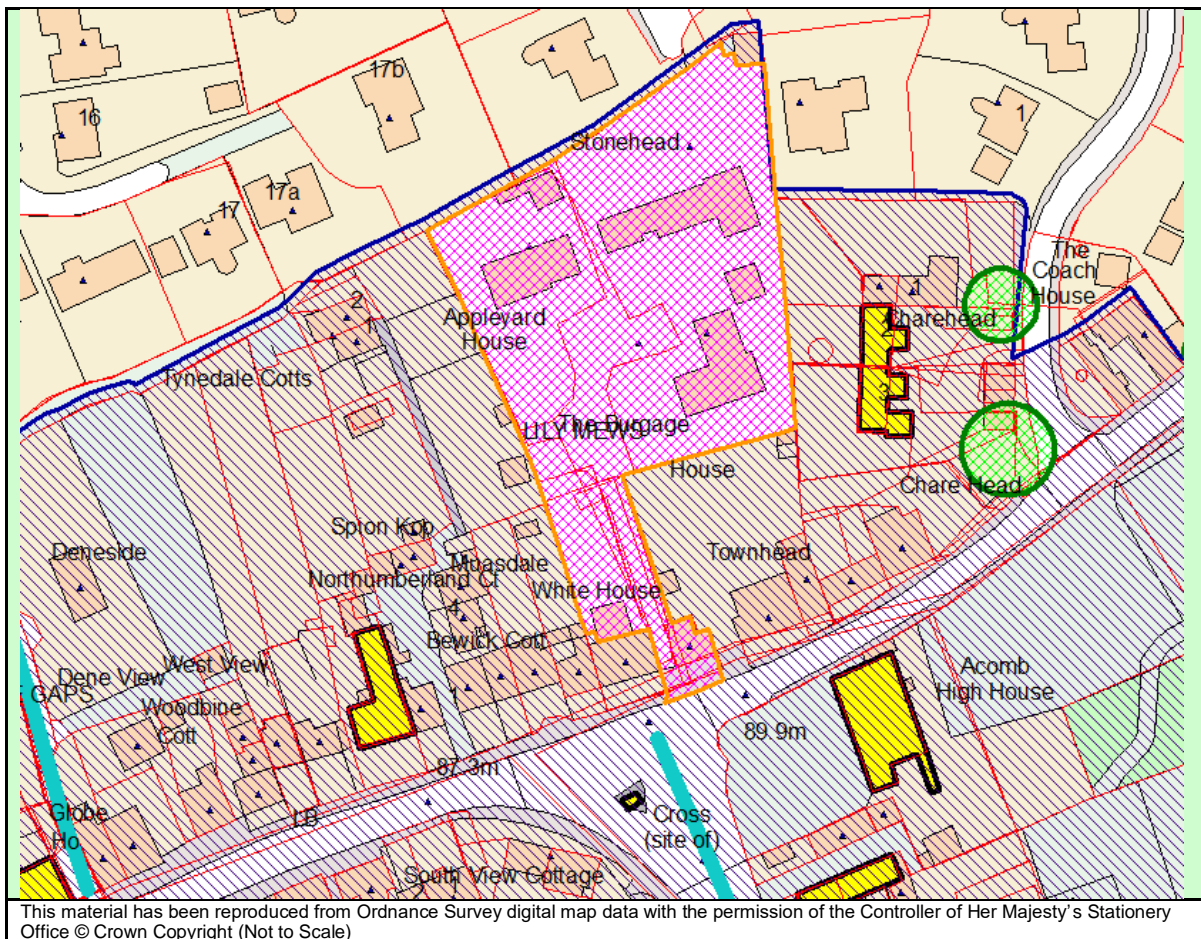
County Council

Tynedale Local Area Council Planning Committee

13th June 2023

Application No:	19/00068/VARYCO		
Proposal:	Variation of Condition 2 (Approved Plans) pursuant to planning permission 16/01241/VARYCO in order to alter Plots 1, 2 and 3 (amended description 05/05/2023).		
Site Address	Land North Of White House, The Green, Acomb, Northumberland NE46 4PJ		
Applicant/ Agent	Mr Darryl Bingham 19 Burswell Avenue, Hexham NE46 3JL		
Ward	Hexham Central With Acomb	Parish	Acomb
Valid Date	8 January 2019	Expiry Date	24 January 2020
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 Lily Mews, is a recently constructed development of 3no. detached dwellings located to the rear of White House, which is located on The Green in Acomb.

2.2 Planning permission was granted 14th May 2015, reference 14/02291/FUL, for the following development at this site:

“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.”

2.3 This consent was subsequently varied in October 2016, reference 16/01241/VARYCO. That decision amended the landscaping, heritage and

archaeological elements of the approved development. The application form received under that application stated that development had not started at the point of submission, April 2016.

- 2.4 The current application has been merged with application 20/01315/VARYCO so that the current application covers all three plots. Application 20/01315/VARYCO was subsequently withdrawn 12th May 2023.
- 2.5 The current application seeks retrospective permission for the as-built development at Plots 1, 2 and 3. This application was received January 2019; the application form states that the development at Plots 2 and 3 commenced in May 2018 though had not been completed at the point of submission of the application. For clarity, it is considered by officers that the planning permission 14/02291/FUL was lawfully implemented within the three year time limit and therefore remains extant.
- 2.6 The current application seeks approval for amended drawings (Condition 2) to reflect the as-built development at Plots 1, 2 and 3.

The as-built changes to Plot 1 are as follows:

- New rooflights to front and rear elevations of the property;
- 2no. flues on rear elevation of the property;
- New Air Source Heat Pump adjacent to western side elevation;
- Use of natural slate roof tiles which are not Welsh slate roof tiles;
- Use of upvc rainwater goods painted black;
- 2no. white upvc bi-fold doors on rear elevation; and
- 3no. further white upvc doorways on rear elevation.

The as-built changes to Plot 2 are as follows:

- Increase in roof ridge height from 4.6m as approved to 5.7m as-built;
- New window on northern elevation and on southern elevation;
- 2no. new rooflights to the eastern side elevation;
- Use of natural slate roof tiles which are not Welsh slate roof tiles; and
- Use of upvc rainwater goods painted black.

The as-built changes to Plot 3 are as follows:

- Increase in roof ridge height from 5m as approved to 6.3m as-built
- 2no. new rooflights and a new flue to the northern side elevation;
- Use of natural slate roof tiles which are not Welsh slate roof tiles; and
- Use of upvc rainwater goods painted black.

- 2.7 The development has also been constructed in different locations within the site, as follows:
 - The as-built eastern elevation of Plot 2 is closer to the eastern site boundary than as previously approved; the original consent approved a 3.7m separation distance however this has been reduced to 3.2m;

- The as-built southern elevation of Plot 2 is closer to the northern side elevation of the detached garage for Plot 3 than as previously approved; the original consent approved a 7.2m separation distance however this has been reduced to 6m;
- The as-built eastern elevation of the detached garage at Plot 3 is closer to the eastern site boundary than as previously approved; the original consent approved a 4.9m separation distance however this has been reduced to 2.9m.
- The as-built southern elevation of Plot 1 is further from the southern site boundary than as previously approved; the original consent approved a 4.2m separation distance however this has been increased to 7.1m.

2.8 At the time of writing this report, Plots 1, 2 and 3 are built and occupied. The remaining works yet to be completed comprise:

- Implementation of soft landscaping in accordance with the submitted drawings;
- Implementation of final repair works to the hayshed located to the rear of Plot 2; and
- Implementation of ecological mitigation measures.

2.9 The building previously known as 'The Milking Parlour', located at the southern end of the site facing The Green, was recently granted planning permission by Members to be used as a one-bedroom holiday let, reference 22/00414/FUL.

2.10 As the principle of the development has already been established under the previous granting of consent, the amendments listed above are the only elements of the development that will be considered under this application.

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: 16/01242/DISCON

Description: Discharge of conditions 12 (method statement) and 13 (details of repairs) of application 14/02291/FUL (amended description)

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: 19/00546/DISCON

Description: Discharge of conditions 3 and 8 (Materials), 10 (Hard/soft landscaping), 11 (External wall works), 14 and 15 (Hayshed repair works), and 22 (Archaeological report) relating to approved planning application 16/01241/VARYCO.

Status: Withdrawn

Reference Number: 20/01315/VARYCO

Description: Variation of conditions 2 (approved plans) and discharge of conditions 3 (materials), 8 (rainwater goods) and 10 (landscaping) of application 16/01241/VARYCO - changes to plot 1, increase roof pitch, introduce rooflights and other minor elevation changes (amended description)

Status: Withdrawn

4. Consultee Responses

Acomb Parish Council	<p>Acomb Parish Council wish to comment/object as follows.</p> <ol style="list-style-type: none"> 1. Plot 2 now overlooks an adjoining property 2. Additional bedrooms will increase the number of cars in respect of access and parking (Main Street will be used). 3. It is not clear from the plans if the height of the building has been increased. 4. It is not clear if the orientation[?] of houses has been changed. 5. The Byre change of use will result in cars being parked on Main Street. <p>The Hay Barn should have been repaired before building work started, this has not happened.</p>
Built Heritage and Design	<p><u>Summary:</u></p> <p>Objection.</p> <p>Concerns regarding:</p> <ul style="list-style-type: none"> - The use of non-indigenous roof slates instead of the previously approved Welsh slates; - The use of upvc openings for bi-fold doors rather than timber; - The use of upvc rainwater goods rather than cast iron; - The use of additional and larger openings; - The increase in scale and massing of the dwellings. <p>The above deviations from the previously approved drawings lead to a development of poor quality design which fails to respond to the quality and local distinctiveness of the Acomb Conservation Area. The proposal is therefore not supported.</p>
County Archaeologist	No objection
Highways	No objection, updated condition recommended

County Ecologist	No objection subject to amended condition. The summer 2021 bat report concludes the hay barn no longer supports roosting bats, and therefore that a Natural England European Protected Species Development Licence is not required (condition 20i). The report does however recommend that previously agreed avoidance and mitigation measures are followed.
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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	20
Number of Objections	2
Number of Support	0
Number of General Comments	0

Notices

Site Notice - Affecting Character and Appearance of Conservation Area: Displayed
16th April 2019

Press Notice - Hexham Courant: Advertised 24th January 2019

Summary of Responses:

Two letters of objection have been received from neighbouring properties, raising the following concerns:

- The plots have been constructed in the wrong positions and closer to the site boundaries, leading to an impact on the amenity of neighbouring residents;
- The addition of bedrooms will result in more people living in the houses which will increase the number of cars;
- Installation of bedrooms in the roof space will increase the height of the properties which is not clear from the drawings. This will reduce sunlight for adjacent houses. Changes to windows should be checked to ensure compliance in regard to the privacy of neighbouring houses;
- Change of use of the byre (milking parlour) from an office to a dwelling will also increase the need for parking. The objector's understanding is that statutory requirements specify that at least one dedicated parking space should be provided for the proposed dwelling;
- The hay barn in the north east corner of the site should have been repaired/restored before building work started. The condition of the roof is dangerous; and
- Proposals for planting trees close to boundaries should be checked in regard to the impact on boundary walls, drains and adjacent houses.

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=PL2AHEQS0K500>

Officer's comments on concerns raised:

- The recommending officer notes that these comments were received in February 2019.
- Following receipt of those comments, amended plans have been received showing Plots 2 and 3 would remain single storey dwellings, with no first floor accommodation.
- The received plans do show amended positioning of the buildings at Plots 2 and 3, as summarised in Paragraph 2.6 of this report.
- The number of bedrooms does accord with current parking standards as set out within the Northumberland Local Plan.
- The proposal no longer seeks to convert the byre/milking parlour building at the entrance to the site to form an independent dwelling. This building now benefits permission for a holiday let unit, reference 22/00414/FUL.

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (March 2022)

Policy HOU 9 Residential development management
Policy QOP 1 Design principles
Policy QOP 2 Good design and amenity
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 1 Promoting sustainable connections
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 2 Biodiversity and geodiversity
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 6 New Housing
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)

Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets (2015)

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.

Section 73 of the Town and Country Planning Act 1990 ("the Act") allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The Local Planning Authority can grant such permission unconditionally, subject to different conditions or refuse the application if it is determined that the original condition(s) should continue.

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

Heritage and Design
Residential amenity
Highway safety
Ecology
Surface water drainage
Contaminated land
Internet connectivity

Heritage and Design

7.3 The application site lies within the Acomb Conservation Area, a designated heritage asset. To the east of the site lies a Grade II listed barn which has been converted into dwellings.

7.4 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.

- 7.5 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.
- 7.6 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.
- 7.7 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.
- 7.8 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.
- 7.9 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.

- 7.10 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.
- 7.11 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.
- 7.12 The adjacent White House to the south of the site is considered by officers to be a non-designated heritage asset. White House is in a prominent location atop the crest of the hill on Main Street in the centre of Acomb, located at The Green. White House'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.
- 7.13 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.
- 7.14 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.
- 7.15 In respect of landscaping, Policy QOP4 of the Local Plan states that where relevant, new development will be expected to incorporate well-designed landscaping, whilst proposals should ensure that landscaping design is of a high quality, in accordance with the principles set out in Policy QOP 1. Policy QOP4 also requires any hard or soft landscaping to be appropriate, functional and well-integrated into the design of the development.
- 7.16 The Built Heritage and Design officer has objected to the proposal, and their comments are set out in Section 4 of this report. The recommending officer has given these comments significant weight when considering this application.
- 7.17 Turning first to the external materials used when constructing the development, it is noted that these deviate from the previously approved materials, and whilst

they may be preferable, on balance they are not considered to lead to harm to the character or appearance of the Conservation Area. Members may recall approving similar materials for the rear extension at White House (reference 20/04195/FUL) and the conversion of The Parlour to form a holiday let unit (reference 22/00414/FUL), which are more visually prominent buildings within the Conservation Area than the development subject to this application.

- 7.18 Turning next to the scale and massing of the as-built development, during a visit to the site the recommending officer has compared the scale, massing and positioning of the buildings against the previously approved drawings, and on balance it is considered that the differences with the as-built development are acceptable and do not lead to harm to the character or appearance of the Conservation Area. The works also do not harm the setting of the Grade II listed building to the east of the site.
- 7.19 The as-built development has also been considered within the context of White House which is a non-designated heritage asset, and it is considered that the development does not harm the setting of White House.
- 7.20 It is noted that the previously approved landscaping details have not been fully implemented. A condition is recommended to secure its implementation in the interest of the character of the development.
- 7.21 The Archaeology officer has been consulted and they have no objection.
- 7.22 Subject to the use of a condition as described above, on balance it is considered that the as-built development is not of unacceptable design, and would not lead to harm to the character or appearance of the Conservation Area, would not harm the setting of the Grade II listed building to the east, and would not harm the setting of White House. The proposal therefore does not conflict with Policies HOU9, QOP1, QOP2, QOP4, ENV1, ENV7 and ENV9 of the Local Plan, or with Policies 6, 8, 9 and 10 of the Neighbourhood Plan, or with Paragraphs 202 and 203 of the NPPF.

Amenity of occupiers and neighbouring land uses

- 7.23 The as-built development would preserve the amenity of the occupiers of the development.
- 7.24 Concerns have been raised by the Parish Council and neighbouring residents regarding the increased scale and massing of the dwellings and their re-positioning within the site, particularly the dwelling at Plot 2 and the detached garage at Plot 3 being closer to the eastern site boundary as described earlier in this report. During a visit to the site the officers compared the scale, massing and positioning of the buildings against the previously approved drawings, and it is considered that the as-built development does not lead to an adverse impact on the amenity of neighbouring dwellings.
- 7.25 For the reasons set out above the proposal is considered acceptable in accordance with Policies HOU9, QOP1 and QOP2 of the Local Plan, Policies 6 and 10 of the Neighbourhood Plan, and the NPPF.

Highway safety

- 7.26 The Parish Council and neighbouring residents have objected on the ground of lack of sufficient car parking for the development. The Highways Development Management officer has been consulted and they note that the proposal seeks to provide sufficient car parking in accordance with Appendix E of the Northumberland Local Plan. Subject to a recommended compliance condition, they have no objection to the proposal.
- 7.27 No changes are proposed to the previously approved access arrangement to the site.
- 7.28 The proposal would not have an adverse impact on highway safety in accordance with Policies TRA2 and TRA4 of the Northumberland Local Plan and the NPPF.

Ecology

- 7.29 The Council's Ecologist has been consulted and they have no objection subject to an updated condition. The recommending officer also recommends a further condition ensuring the implementation of the previously approved biodiversity mitigation measures within a prescribed time frame, to assist with the monitoring of the site. The proposal would not have an adverse impact on biodiversity in accordance with Policies ENV1 and ENV2 of the Local Plan and with the NPPF.

Surface water flooding

- 7.30 The as-built development does not lead to an increased surface water flood risk over and above the previously approved development, in accordance with Policy WAT3 of the Northumberland Local Plan, Policies 4 and 6 of the Acomb Neighbourhood Plan, and the NPPF.

Contaminated land

- 7.31 This application seeks retrospective consent for building 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

- 7.32 The proposal seeks approval for amendments to a development which gained planning permission prior to the adoption of the Local Plan. It is therefore not reasonable for officers to require details of broadband connections under this application. The proposal would not conflict with Policy ICT2 of the Local Plan or with Paragraph 114 of the NPPF.

Other considerations

Equality Duty

- 7.33 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

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

Human Rights Act Implications

7.35 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.

7.36 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.

7.37 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 Subject to updated recommended conditions, on balance, 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:

20-01-04 – Floor and Roof Plans and Proposed (Plot 1)
20-01-05 Revision A – Elevations as Proposed (Plot 1)

20-01-10 – Site Location Plan
20-01-11 – Site Block Plan as Proposed
20-01-12 – Floor Plans as built as Proposed (Plot 2)
20-01-13 Revision A – Elevations as Proposed (Plot 2)
20-01-14 – Floor Plans as built as Proposed (Plot 3)
20-01-15 Revision A – Elevations as Proposed (Plot 3)
20-01-16 Revision A – Garage as built (Plot 3)
20-01-17 – Landscaping as Proposed
20-01 HAY01 – Hayshed Doors

18011-8 – Window Detail
18011-9 – Bi-fold Doors Detail
18011-10 – Roller Shutter Door Detail

Updated Hayshed Repair Works Method Statement – Dated 09.03.2023, by Darryl Bingham Architectural Services

A009-111 Revision A - The Hay barn – Proposed building - received 23.10.2014

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

2) The development shall be retained in accordance with the hereby approved external materials.

Reason: In the interest of the satisfactory appearance of the development, and in the interest of the character and appearance of the Acomb Conservation Area, in accordance with Policies HOU9, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, and the National Planning Policy Framework.

3) The hereby approved hard and soft landscaping scheme shall be completed to the satisfaction of the Local Planning Authority during the first full planting season (November to March inclusive) following the date of this decision. The hedgerows shall be planted and subsequently maintained in accordance with good practice to ensure rapid establishment, including watering in dry weather and replacement of any failed plants and damaged stakes and ties.

Reason: In the interest of the satisfactory appearance of the development, and in the interest of the character and appearance of the Acomb Conservation Area, in accordance with Policies HOU9, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, and the National Planning Policy Framework.

4) Within three months of the date of this decision, the measures set out in Section 10 of the Updated Hayshed Repair Works Method Statement (dated 09.03.2023) shall be implemented. The details shall then be retained thereafter. Those measures are as follows:

- i.) Provision of painted timber doors in accordance with drawing 20-01-HAY01 Hayshed Doors;
- ii.) Installation of cast iron and aluminium rainwater goods, each to be prepared and painted black; and
- iii) Repairs to existing concrete floor.

Reason: In the interest of the satisfactory appearance of the development upon completion, and in the interest of the character and appearance of the Acomb Conservation Area, in accordance with Policies QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, and the National Planning Policy Framework.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or the Town and Country Planning (General Permitted Development) (Amendment) (no 2) (England) Order 2008 as applicable (or any Order revoking or re-enacting those Orders), the following works shall not be carried out to the dwellings hereby approved without the prior permission of the Local Planning Authority:

- (a) The construction of any extension;
- (b) The construction of any addition to the roof;
- (c) Re-roofing of any of the buildings in a different material to that existing;
- (d) The construction of any building or enclosure, swimming or other pool for a purpose incidental to the enjoyment of the dwellinghouse; or

Reason: In the interest of the satisfactory appearance of the development, in the interest of the character and appearance of the Acomb Conservation Area, and in the interest of the amenity of neighbouring properties, in accordance with Policies HOU9, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, and the National Planning Policy Framework.

6) The hayshed building shall be used as an ancillary domestic building in association with the dwelling hereby approved at Plot 2 and for no other purpose without the written consent of the Local Planning Authority.

Reason: In the interest of the amenity of occupiers of the development, the amenity of neighbouring properties, and in the interest of highway safety, in accordance with Policies HOU9, QOP1, QOP2, TRA2 and TRA4 of the Northumberland Local Plan and the National Planning Policy Framework.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or the Town and Country Planning (General Permitted Development) (Amendment) (no 2) (England) Order 2008 as applicable (or any Order revoking or re-enacting those Orders), any works to convert the garages to living accommodation shall not be carried out without the prior permission of the Local Planning Authority.

Reason: In the interest of the amenity of occupiers of the development, the amenity of neighbouring properties, and in the interest of highway safety, in accordance with Policies HOU9, QOP1, QOP2, TRA2 and TRA4 of the Northumberland Local Plan and the National Planning Policy Framework.

8) Notwithstanding the hereby approved plans, within three months of the date of this decision, the following ecological mitigation measures as detailed within the

ecological reports ('Ecology Survey, Acomb Sites' Penn Associates, June 2009 and 'White House, Acomb Ecology: Bat Survey' Penn Associates, July 2014), and as updated by the bat survey 'White House, Acomb Development – Summer 2021, by Ruth Haddon, shall be implemented:

- i.) 2No. bat access panels or bat tubes elevations (as specified in the aforementioned ecological reports) to be incorporated into each of the new build houses with two facing south, two facing west and two facing north;
- ii.) all known bat access points to the hay barn to be retained;
- iii.) creation of bat access routes through the ridge and at wall top height to the interior of the hay barn on each of the elevations;
- iv.) areas of masonry under eaves to be left unpointed to create weatherproof routes into the walls of the hay barn;
- v.) non-essential pointing of the hay barn to be avoided;
- vi.) interior walls will not be entirely rendered leaving bat access routes into the walls;
- vii.) adherence to timing restrictions;
- viii.) adherence to precautionary working methods and Method Statement; and
- ix.) adherence to external lighting recommendations with reference to the Institution of Lighting Professionals Guidance Note 8: Bats and artificial lighting (08/18); and
- x.) use of insecticides and timber treatments will be restricted to those published on the Government's website, approved by Natural England as safe for use near bats

Reason: To maintain the favourable conservation status of protected species, in accordance with Policies ENV1 and ENV2 of the Northumberland Local Plan and the National Planning Policy Framework.

9) Within three months of the date of this decision, full details of the installation of ecological measures as described in Condition 8 Part i) of this consent shall be submitted to the Local Planning Authority for written approval.

Reason: To maintain the favourable conservation status of protected species, in accordance with Policies ENV1 and ENV2 of the Northumberland Local Plan and the National Planning Policy Framework.

10) The hereby approved car parking areas 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 Policies TRA2 and TRA4 of the Northumberland Local Plan and the National Planning Policy Framework.

Informatives

1. Protected Species

The risk of encountering bats, nesting birds or other protected species in connection with the execution of this planning consent is low, providing the conditions are strictly adhered to, but there is a small risk that individual animals may be encountered during works.

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 2010. 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 small chance of encountering protected species during works.

In the unlikely event of protected species such as bats or nesting birds being encountered during development then works should cease immediately and professional advice should be sought straight away. Applicants and contractors can obtain advice and a list of appropriately qualified consultants by telephoning Natural England's bat advice line on 0845 1300 228.

Further information about protected species and the law can be found on the Natural England website at www.naturalengland.org.uk

Date of Report: 23.05.2023

Background Papers: Planning application file(s) 19/00068/VARYCO; 16/01241/VARYCO; 14/02291/FUL.