

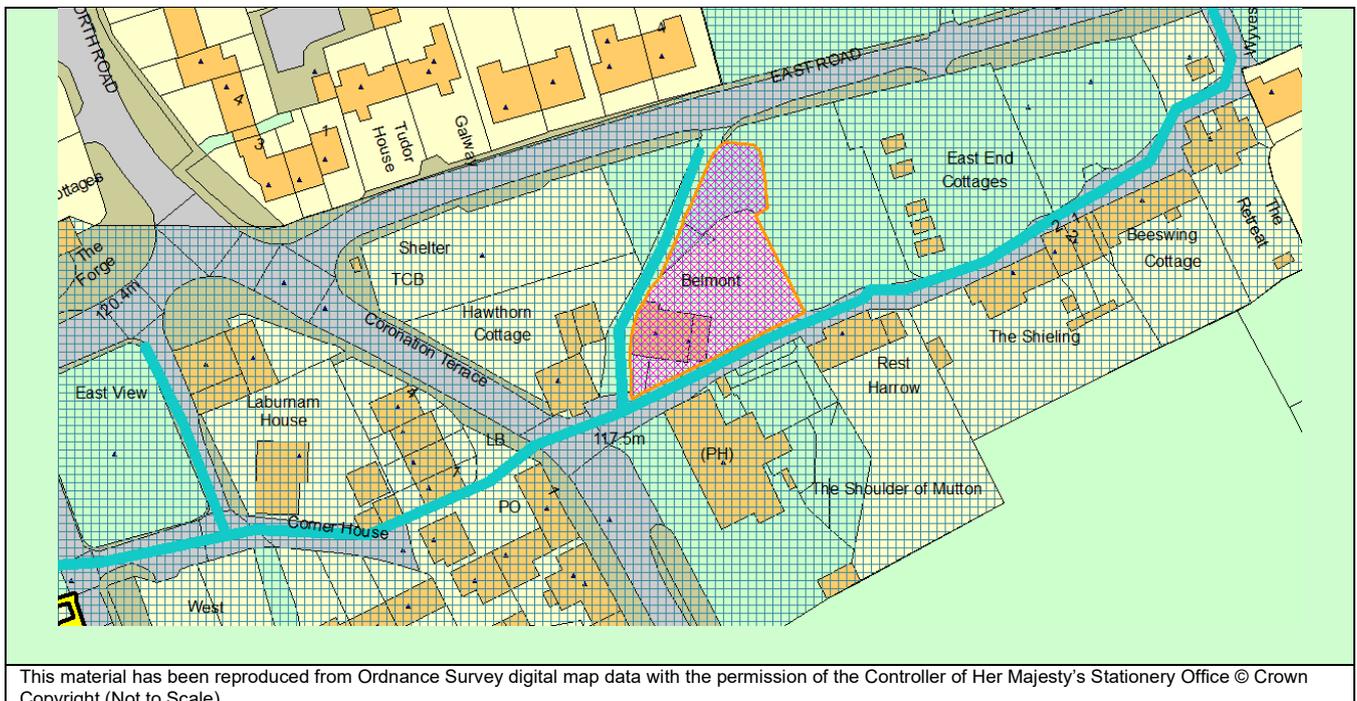


Northumberland County Council

Castle Morpeth Local Area Council Committee 12th July 2021

Application No:	20/01242/FUL		
Proposal:	Conversion of existing shop (use class E(a)) to form residential dwelling including external alterations to existing attached dwelling (amended plans received 26/04/2021)		
Site Address	Belmont, East Road, Longhorsley, NE65 8SY		
Applicant:	Mr. Leslie Singleton 29 Garsdale Road, Whitley Bay, North Tyneside, NE26 4NT	Agent:	Mr Terry Greenwell Woods Pottery Stepney Ban Newcastle upon Tyne NE1 2NP
Ward	Longhorsley	Parish	Longhorsley
Valid Date:	13 May 2020	Expiry Date:	3 June 2021
Case Officer Details:	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		

Recommendation: That Members GRANT planning permission for the proposed development, subject to recommended conditions.



1. Introduction

- 1.1 This application was referred to the Director of planning and chairs of the relevant Local Area Council committee for a decision on how the application be determined due to an objection being received by Longhorsley Parish Council. It was confirmed that the application should be referred to members for a Local Area Council committee decision.

2. Description of the Proposals

- 2.1 Planning permission is sought for the conversion of a vacant retail unit (use class E) to a residential use, along with external alterations to the existing attached building, to form 1no residential dwelling at Belmont, East Road, Longhorsley.
- 2.2 The majority of works would be situated internally to facilitate the conversion however, new openings would be proposed upon the side and rear elevation. The shopfront would remain as existing and would be appropriately repaired. All existing windows and those proposed will be of traditional timber sliding sash patterns, replacing the existing UPVC windows on site.
- 2.3 The proposals would see the loss of an existing shop window upon the West facing gable, replaced with stonework to match existing external walls. The submitted details also indicate incorporation of a pitched roof upon the two storey rear offshoot, replacing an existing pitched roof.
- 2.4 The application site is located within the designated heritage asset recognised as Longhorsley Conservation Area. Land to the West of the site is also recognised as a public right of way and village green however, no development is proposed upon this land parcel.
- 2.5 An amended proposal was submitted on 26th April 2021 removing elements from the original scheme. It is these amended details that will be considered within the below appraisal.

3. Planning History

Reference Number: 19/02921/TREECA

Description: Trees in a Conservation Area. Eucalyptus - fell (overshading, damage to walls and danger to footpath/highway)

Status: No objection

4. Consultee Responses

Longhorsley Parish Council	Object. Conflict with policy LNP8 of the Neighbourhood Plan, loss of local business services. Impact on Public Right of Way and Village Green.
Highways	No objection subject to recommended conditions.
Building Conservation	Harm identified, refer to decision maker for planning balance. Conditions recommended.
Northumbrian Water Ltd	No comment.
County Ecologist	No objection subject to recommended conditions

Public Protection	No objection subject to recommended conditions.
Countryside/ Rights Of Way	No objection subject to recommended conditions.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	12
Number of Objections	3
Number of Support	0
Number of General Comments	1

Notices

Site Notice- Affecting Conservation, 29th May 2020

Morpeth Herald 21st May 2020

Summary of Responses:

5no objections were received against the application proposals from residents within the village. Concerns were raised regarding:

- Loss of commercial premises;
- Ecological impact;
- Impact on PRoW;
- Enclosure of village green.

One general comment was received from a resident regarding land ownership. This is not a planning matter and should be dealt with out with the planning process.

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=Q96GV2QSFY000>

6. Planning Policy

6.1 Development Plan Policy

Longhorsley Neighbourhood Plan (made plan 2018) (LNP)

Policy LNP1 – Development within the settlement boundary

Policy LNP4 – Design requirements for residential development

Policy LNP5 – Housing with the settlement boundary

Policy LNP8 – Retaining local business services and community facilities

Policy LNP12 – Biodiversity and nature conservation

Policy LNP13 - Water management

Policy LNP16 – Landscaping

Policy LNP17 – Conservation area

Policy LNP19 – Walking and cycling safely

Policy LNP20 – Rights of way

Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP)

Policy RE5 – Surface water run-off and flood defences
Policy C1 - Settlement boundaries
Policy C11 – Protected species
Policy C29 – Design considerations within conservation areas
Policy H1- Housing Land supply
Policy H15 - New Housing developments
Policy S5 – Village shops
Policy LHC1 – Longhorsley settlement boundary
Policy LHC4 – Longhorsley conservation area

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2019)
NPPG - National Planning Practice Guidance (2019, as updated)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (including Proposed Minor Modifications) (Regulation 19) (submitted on 29th May 2019) (NLP)

Policy STP 1 Spatial strategy (Strategic Policy)
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)
Policy STP 3 Principles of sustainable development (Strategic Policy)
Policy HOU 1 Making best use of existing buildings
Policy HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 3 Housing requirements for neighbourhood plan areas (Strategic Policy)
Policy HOU 9 Residential development management
Policy QOP 1 Design principles (Strategic Policy)
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 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 (Strategic Policy)
Policy ENV 2 Biodiversity and geodiversity 1
Policy WAT 1 Water quality
Policy WAT 2 Water supply and sewerage

Planning (Listed Buildings and Conservation Areas) Act 1990

7. Appraisal

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Longhorsley Neighbourhood Plan (2018)

(LNP) and Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP).

- Principle of development;
- Design and visual character;
- Heritage assets;
- Residential amenity;
- Highway safety;
- Ecological impacts;
- Right of way;
- Water management.

In accordance with paragraph 48 of the NPPF, local planning authorities (LPA's) may also give weight to relevant policies within emerging plans depending on the stage of preparation, extent of unresolved objections and the degree of consistency with the NPPF. Policies contained within the Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications (May 2019) can therefore be given some weight in the assessment of this application.

Principle of development

- 7.1 Policy LNP1 of the LNP stipulates that new development will be expected to be concentrated within the Longhorsley village settlement boundary as defined on the policies map that accompanies the plan. The application site is located within the defined settlement of Longhorsley and would bring a vacant premises back into use. These provisions mirror policy C1 of the Castle Morpeth District Local Plan which also outlines support for development within recognised settlements.
- 7.2 Policy LNP8 is also relevant and states that *'There will be a presumption against the loss of local services or community facilities which help to support a sustainable local community in Longhorsley'. 'Development proposals for the use of local services or community facilities for other purposes will only be supported if it can be demonstrated that the existing use is no longer economically viable and the site has been marketed for freehold or leasehold purposes for the current use at a reasonable commercial price for at least six months without an appropriate offer being received'.*
- 7.3 As part of the additional information provided by the applicant, a site survey has been provided, undertaken in January 2021. The survey notes that commercial landlords can no longer renew tenancy agreements or create new tenancies, if the energy performance certificate (EPC) for commercial buildings has a rating of E. The application premises fails to achieve this energy efficiency standard. As such, the survey outlines the level of costs required to upgrade the premises to a standard suitable for commercial use.
- 7.4 The total cost following site assessment has been calculated at £67,490 with the bulk of the costs relating to repair work to the site frontage and existing floor which has been significantly damaged by wood worm. The building would also require the installation of appropriate w.c and washing facilities, installation of an electric combi boiler and full rewiring. The applicant outlines

that the significant cost required ensures that a commercial property at the site is no longer viable.

- 7.5 The LPA concur with this view and note that the premises have remained vacant since January 2020 when the previous tenant left due to financial hardship. The building has since remained vacant from this date although it is granted that the coronavirus pandemic has greatly impacted upon commercial properties and their use since March 2020 when a national lockdown was announced.
- 7.6 A statement has also been provided by the applicant from the previous owner of the property which states that previous use of the premises as a general retail store struggled due to an existing store being located 70 metres West of the application site.
- 7.7 Paragraph 83, part d) of the NPPF notes that planning decisions should support *'the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues...'*. It is considered in this instance from the information provided that it would not be viable for the premises to reopen as a retail unit at this current time due to the significant costs required to upgrade the property to a lettable standard. It is unlikely that a retail unit within Longhorsley Village would achieve sufficient trade to offset the extensive costs needed to upgrade the premises prior to reopening.
- 7.8 Whilst the loss of a retail unit at this present time is regrettable, the LPA consider that the applicant has provided sufficient justification as to why this would not be suitable at present. The LPA have worked with the applicant to ensure the existing shopfront is retained upon the building frontage ensuring minimal works would be required to facilitate a conversion back to retail use in the future. As retail use already exists within a section of the building, the proposed use of the overall building for residential purposes is acceptable and accords with relevant local and national planning policy.

Design and visual character

- 7.9 Policy LNP4 of the LNP notes that design of developments should *'respect and enhance its immediate setting and the local character'* and *'maintain a consistent street scene in relation to neighbouring buildings and the neighbourhood area'*. Policy H15 of the CMDLP, which specifically relates to new housing development, states *that 'proposals must be compatible with any distinctive vernacular character present in the locality in respect of layout, design and materials'*. Policy HOU9 and QOP1 of the NLP also share these expectations in relation to design.
- 7.10 The NPPF at paragraph 124 recognises good design as being a key aspect of sustainable development. Paragraph 127 goes on to note that developments must *'function well and add to the overall quality of the area'* whilst being *'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'*.
- 7.11 Minimal design changes are proposed to the existing external elevations of the premises to facilitate residential use. The submitted details indicate

removal of all UPVC windows and replacement with traditional timber sliding sash windows which would represent a more traditional feel to the application building. A hipped roof would be incorporated upon the existing two storey flat roofed offshoot to the rear whilst the shop window upon the West facing gable would be removed and built up with matching stonework.

- 7.12 The proposed alterations to the application property accord with relevant local and national planning policy in relation to good design.

Heritage assets

- 7.13 The application site is located within the designated heritage asset recognised as Longhorsley Conservation Area. Whilst not a listed building, Belmont is identified as a non-designated heritage asset within the terms of Paragraph 184 of the NPPF by virtue of its architectural and historic merit, age and form incorporating a traditional shopfront and merits consideration in planning decisions (NPPF, Annex 2: Glossary Definition of Heritage Asset).
- 7.14 Belmont is a two-storey, multi-bay house and shop of traditional stone construction under hipped and gabled slate roof. Its use of indigenous materials (timber shopfront and shop window, quality masonry and slate), solid to void ratio and finely constructed coursed and capped boundary walls distinguish it as a period building. However its heritage significance is not just epitomised by its physical fabric and design. It is set back from the main thoroughfare of the village and is situated in a slightly elevated position flanked by historic buildings. To the left is the former Doctors Surgery; Hawthorn Cottage, to the right is The Shoulder of Mutton Public House. On approach into the Conservation Area this grouping of period buildings and the manner in which they are arranged serve to positively contribute to the character and appearance of the Conservation Area.
- 7.15 Extensive discussions have been undertaken between Building Conservation, the Planning Officer and the applicant and their agent regarding the proposals and how the proposed scheme can appropriately respond to the character of the Conservation Area. The applicant has confirmed their intention to retain the traditional shopfront which is welcomed by the LPA whilst also replacing existing UPVC with traditional timber sash windows. This represents a heritage benefit ensuring the application site appropriately responds to the heritage asset.
- 7.16 Whilst a new opening will be created within the historic wall to the rear to allow for appropriate access, the applicant has confirmed their intention for the existing gateway to be blocked up using reclaimed materials therefore ensuring there would be no significant loss of historic fabric in this instance. The submitted details do indicate removal of an existing shop window upon the West facing gable and the LPA would consider this to be a heritage loss.
- 7.17 Paragraph 196 of the NPPF states *'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'*.

- 7.18 Paragraph 198 is also relevant and notes *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 7.19 The proposal represents clear heritage gains and public benefit in that it would bring a prominent building within the Conservation Area back into full use whilst upgrading existing UPVC fenestration to timber sash windows, therefore respecting the character of the Conservation Area whilst enhancing the subject building. Whilst removal of the existing shop window upon the West facing gable would represent a heritage loss, the planning balance identifies more net gains for the heritage asset and therefore represents an acceptable form of development. The proposals therefore accord with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. Appropriate conditions have been recommended by Building Conservation within their consultation response.

Residential amenity

- 7.20 Policy LNP4 of the LNP, whilst primarily focusing upon the design of developments, state that proposals should *'protect the residential amenity of neighbouring properties'*. Policy H15 of the CMDLP states that separation distances between primary elevations should not fall below 20 metres as a way of protecting privacy between existing residents and future occupiers of any proposed dwelling.
- 7.21 The NPPF at paragraph 127, part f) states that development should *'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'*.
- 7.22 The proposal would not adversely impact upon the amenity of neighbouring dwellings or businesses with residential use already existing at the site. Additional openings to the rear and reconfiguration of openings to the buildings frontage would not result in any overlooking or privacy concerns to nearby properties. The rear garden and parking area are well contained by existing boundary treatments ensuring future occupiers of the single dwelling would enjoy appropriate outdoor amenity space without significant overlooking. The proposal therefore accords with relevant local and national planning policy in relation to amenity.

Highway safety

- 7.23 Paragraph 109 of the NPPF states that *'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*.
- 7.24 Consultation was undertaken with Highways Development Management (HDM) who raised no objection to the application subject to recommended conditions. Appropriate parking provision would be accommodated to the rear of the site with a new access proposed on the section of private road that

adjoins the A697 public highway. As the new access is proposed on a private road and is approximately 35 metres from the public highway, there is no works required within the existing access.

- 7.25 The inclusion of a condition relating to a construction method statement being provided ensures that highway safety would not be adversely impacted upon during the development phase on site if the application were to be approved.

Ecological impacts

- 7.26 Policy LNP12 of the LNP states '*development proposals will be required to minimise impact on, conserve and, where possible enhance biodiversity of the development site*'. Policy C11 of the CMDLP more specifically focuses upon protected species and notes that '*the council will not permit development which would adversely affect protected species or their habitats unless it can be demonstrated that the reasons for the proposed development outweigh any adverse affect on the species or their habitat*'.
- 7.27 There are no statutory or non-statutory nature conservation sites located on, or within the zone of influence of the application site. Vegetation within the existing garden of Belmont will be suitable for nesting birds, as would the building itself. A consultation response from a local resident has identified the potential for Swifts to use the building.
- 7.28 All wild birds and their nests are protected when in use and this will, therefore, need to be accounted for before any works commence (nesting period for most species would be fully encompassed by the period March – August inclusive). A planning condition upon any approval can secure this.
- 7.29 Paragraph 170, part d) of the NPPF states that planning decisions should contribute to and enhance the natural and local environment. This can be achieved by '*minimising impacts on and providing net gains for biodiversity*'. A condition is requested by the local authority's ecologist to secure the inclusion of 2no nesting sites for swifts which would represent a biodiversity net gain in accordance with the NPPF.

Right of way

- 7.30 A public right of way passes the site to the West and also the building frontage. Whilst the right of way would be used by vehicles to access the rear of the premises, it is recognised that this arrangement already occurs therefore it would be unreasonable for the LPA to place any restriction on this.
- 7.31 Nevertheless, the applicant has a legal responsibility to ensure that no damage is caused to the footpath and that it would be the responsibility of the applicant to repair any damage caused to this right of way. A condition can be attached regarding this.

Water management

- 7.32 The submitted details indicate that foul sewage will be disposed of via existing mains whilst surface water shall be disposed of via soakaway inline with existing arrangements at the site. The LPA has no objection to this.

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 The LPA consider that sufficient evidence has been provided by the applicant that indicates the premises as unsuitable and also unviable for commercial use at this present time. In terms of the planning balance, the proposal

represents public benefits, heritage gains and biodiversity improvements that ensure the LPA can support the proposals.

- 8.2 The application is therefore recommended for approval subject to recommended conditions.

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) Location plan drawing no. 641-01 (received 7th June 2021)
- 2) Proposed E and W elevations drawing no. MLS/13 Rev. B (received 1st June 2021)
- 3) Proposed N and S elevations drawing no. MLS/12 Rev. A (received 1st June 2021)
- 4) Proposed site plan drawing no. MLS/15 Rev. A (received 1st June 2021)
- 5) Proposed ground floor plan drawing no. MLS/09 Rev. A (received 26th April 2021)
- 6) Proposed section plan drawing no. MLS/14 Rev. A (received 26th April 2021)
- 7) Proposed FF plan drawing no. MLS/10 (received 16th April 2021)
- 8) Proposed roof plan drawing no. MLS/11 (received 16th April 2021)

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

03. Notwithstanding any description of the materials in the application, no construction works shall commence until precise details, to include samples, of the materials to be used in the construction of the external walls, roof and windows have been submitted to and approved in writing by, the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of policy LNP4 of the Longhorsley Neighbourhood Plan, policy H14 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

04. The development shall not be occupied until the car parking area indicated on the approved plans, 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.

05. The development shall not be occupied for the proposed residential use until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the dwelling is occupied. Thereafter, the cycle parking shall be retained 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 and sustainable development, in accordance with the National Planning Policy Framework.

06. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the demolition and construction period. The Construction Method Statement shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity

07. No demolition, development, tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Netting of hedgerows, trees or buildings is only permitted in exceptional circumstances in accordance with Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

Reason: To protect nesting birds, all species of which are protected by law.

08. Prior to development reaching first floor level, details shall be submitted to and approved by the LPA concerning the incorporation of at least 2 no. permanent nesting sites for swifts at least 4.5m above ground; one on each of the existing and new building. These shall be fully implemented as approved.

Reason: To provide ecological enhancement, in accordance with paragraphs 9 and 118 of the NPPF and s.40 of the Natural Environment and Rural Communities Act 2006.

09. No action should be taken to disturb the path surface without prior consent from the local Highway Authority, obstruct the path or in any way prevent or deter public use of the path without the necessary temporary closure or diversion order having been made, confirmed and an acceptable alternative route provided.

Reason: To maintain public access along the public right of way 411/025 at all times.

10. Prior to the commencement of development, detailed elevation drawings of the proposed landscaping and boundary treatments to include large scale details of the railings shall be provided for written approval by the LPA. Following written approval of these details, works must be carried out in accordance with these details and hereby retained.

Reason: To allow appropriate assessment of the potential impacts upon the designated heritage asset recognised as Longhorsley Conservation Area in accordance with Policy LNP 17 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.

11. The existing shopfront upon the South facing elevation must be protected throughout the development of the site and hereby retained following completion of the approved works. Details of the finished paint colour and repairs shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. Works shall only then be carried out in accordance with those details as approved.

Reason: To ensure there would be no harm caused to the Conservation Area or non-designated heritage asset in accordance with Policy LNP 17 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.

12. Prior to the commencement of development, precise details of the timber sash windows and new doors must be submitted to the LPA for written approval. Following approval, works must be carried out in accordance with these details and hereby retained.

Reason: To ensure the proposed fenestration respects the character of the Conservation Area and non-designated heritage asset in accordance with Policy LNP 17 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.

Informatives

- 1) 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.

- 2) In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway
- 3) Northumbrian Water actively promotes sustainable surface water management across the region. The developer should develop their surface water drainage solution by working through the following, listed in order of priority:
 - Discharge into ground (infiltration)
 - Discharge to a surface water body
 - Discharge to a surface water sewer, highway drain, or another drainage system
 - As a last resort, discharge to a combined sewer
- 4) The applicant is legally responsible for repairing any damage that may be caused to the adjacent public right of way. A condition survey shall be carried out by the LPA prior to the commencement of development on site. The applicant is required to contact the Public Right of Way team prior to starting works at the property tony.derbyshire@northumberland.gov.uk
- 5) During the conversion / construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday - Friday - 0800 - 1800, Saturday 0800-1300. Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused

Date of Report: 4th June 2021

Background Papers: Planning application file(s) 20/01242/FUL