

DMC2019-015

APPLICATION FOR PLANNING PERMISSION

Application No:

19NP0002

Proposed Development:

Change of use of byre to visitor accommodation at Charlton Old Farm, Charlton, Hexham, Northumberland, NE48 1PE

Applicant Name:

Mr J Morrison-Bell

Reason for DMC Decision:

The applicant is a National Park Member.

Recommendation:

Grant conditional planning permission subject to the planning conditions and informatives detailed within the report.

1. Introduction

1.1 This application seeks planning permission for the change of use of an existing byre to visitor accommodation at Charlton Old Farmhouse. The site is located in the small settlement of Charlton, to the east of the road which runs from Bellingham to Lanehead. The proposal is part of the wider 'Boe Rigg' site which provides various facilities for visitors and tourists including a self-contained apartment / family rooms, a campsite and restaurant.

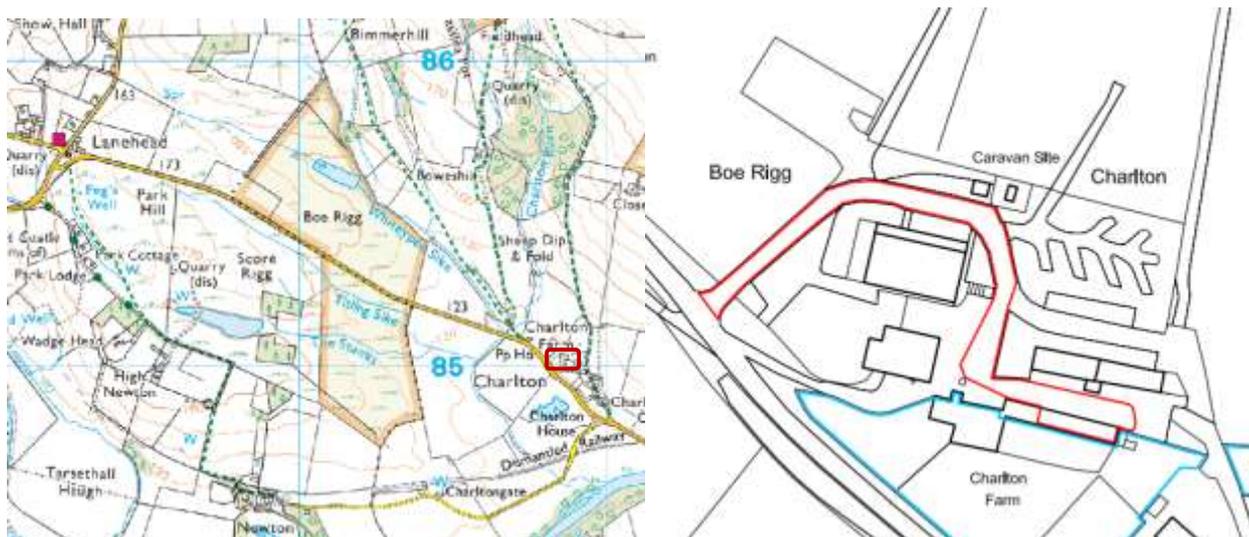


Figure 1: Site Location

- 1.2 The proposal seeks permission to convert a Grade II Listed byre to provide tourist accommodation. The building originates from the 18th Century and is constructed from random rubble with a Welsh slate roof. The proposals would involve minimal external interventions with the application indicating that the only changes required would be installation of new doors, windows, sills and guttering to the northern elevation. Internally it is intended to remove one random rubble wall and partially remove another. The plans show two external entrances to the property and internal doors which would allow for the creation of either two one bedroom units or one two bedroom unit. The unit(s) would comprise a total of two bedrooms (one en-suite), two open plan kitchen / diner / living rooms and a shower room.

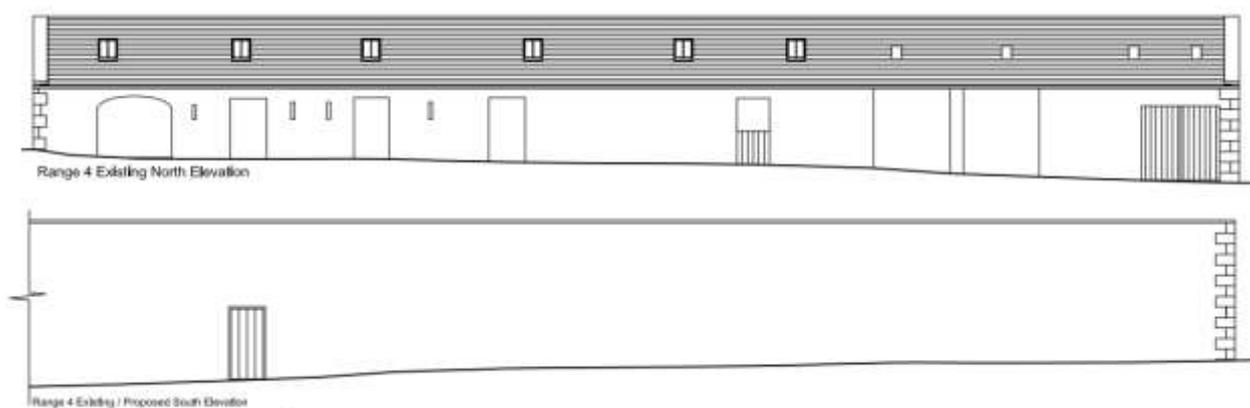


Figure 2: Existing north (above) and south (below) elevations

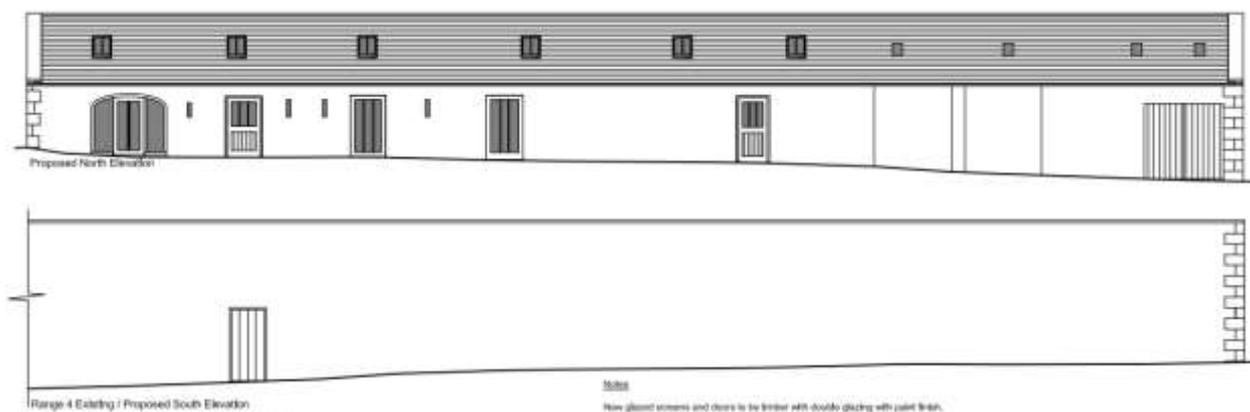


Figure 3: Proposed north (above) and south (below) elevations

- 1.3 Planning permission and Listed Building Consent has previously been granted for the conversion of the building to a studio space and seasonal farm shop (08NP0020 &

08NP0021LBC). The previous permission / consent has not however been implemented.

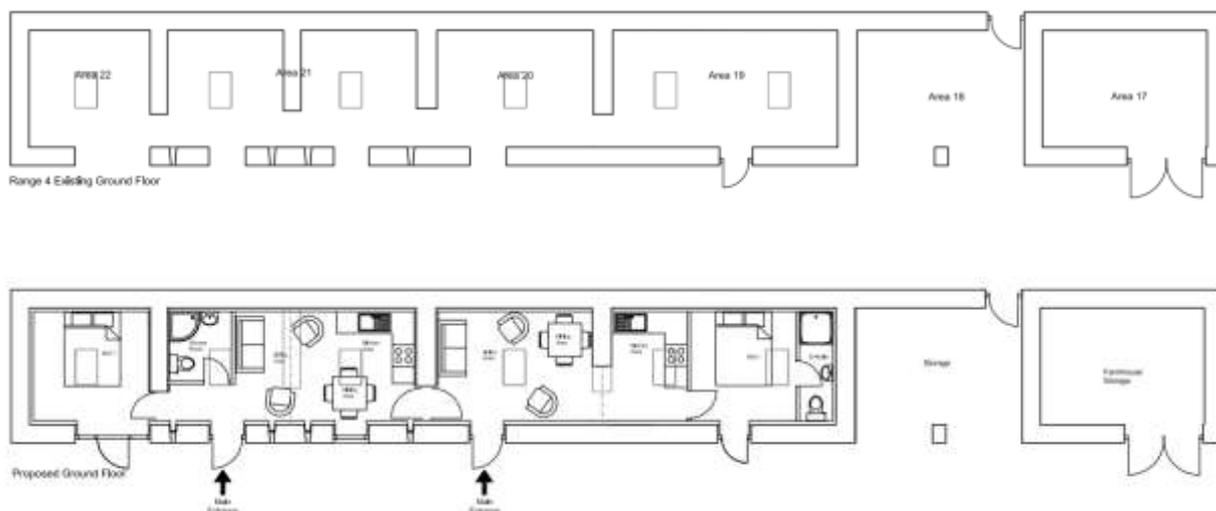


Figure 4: Existing (above) and proposed (below) floor plans

1.4 Listed Building Consent is also being sought for the proposals under application reference 19NP0003LBC

2. Planning Policy & Guidance

2.1 National Policies

- National Planning Policy Framework (NPPF)(2018)
- National Planning Practice Guidance

2.2 Local Policies

- **Northumberland National Park Local Development Framework Core Strategy and Development Policies (Core Strategy)(2009)**

Policy 1	Delivering Sustainable Development
Policy 3	General Development Principles
Policy 5	General Location of New Development
Policy 10	New Housing Development
Policy 14	A Sustainable Local Economy



Policy 15	Sustainable Tourism and Recreation Development
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquillity
Policy 20	Landscape Quality and Character
Policy 25	Renewable Energy and Energy Efficiency

2.3 Supplementary Planning Guidance

- NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)
- NNPA Landscape Supplementary Planning Document (Landscape SPD)

3. Relevant Planning History

- 07NP0053** Change of use of existing buildings, including internal and external alterations, to provide visitor accommodation, tea room, farm shop and office / workshop space. *Planning permission refused 18.02.2008*
- 07NP0054LBC** Listed Building Consent in respect of change of use of existing agricultural building, including internal and external alterations, to form craft studios, farm shop and storage. *Withdrawn;*
- 08NP0020** Conversion of agricultural buildings to live-work unit, B&B, café, gallery, performance space, staff accommodation, studios, farm shop, bunk house: change of use of land to camp site and new vehicular access. *Planning permission conditionally granted 11.06.2008;*
- 08NP0021LBC** Listed Building Consent in respect of conversion of existing agricultural buildings, including internal and external alterations, to form craft studios, farm shop and storage. *Listed Building Consent conditionally granted 11.06.2008;*
- 19NP0003LBC** Listed Building Consent - Change of use of byre to visitor accommodation including internal alterations. *Pending determination.*



4. **Consultee and Public Responses**

- 4.1 **Bellingham Parish Council:** No response;
- 4.2 **NCC Highways: No objection:** subject to conditions;
- 4.3 **NCC Public Protection:** No response;
- 4.4 **NCC Historic Buildings Advisor: No objection** subject to conditions;
- 4.5 **NNPA Ecologist: No objection:** No bat survey is required as there are no external alterations proposed except the replacement of doors;
- 4.6 The application has been advertised by a site notice displayed on the 25th January 2019 and notification letters sent to 11 neighbouring properties. No representations have been received in response.

5. **Assessment**

Introduction

- 5.1 The key material planning considerations are:
- The principle of the development;
 - Design and amenity
 - Impact upon National Park special qualities;
 - Highways;
 - Renewable Energy
 - Other

The Principle of the development

- 5.2 The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy 1 of the NNPA Core Strategy Local Development Framework (Core Strategy) seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park. The effects of the proposed scheme on these qualities are discussed in more detail later in this report.



Location of New Development

- 5.3. The site is situated in the smaller village / hamlet of Charlton, approximately 3km to the north-west of Bellingham. Core Strategy Policy 5 seeks to direct new development to a series of local centres. Development is also allowed within a suite of smaller villages and hamlets, including Charlton, where '*It contributes to the provision or protection of village services*'. While the proposals are not considered to constitute '*local needs development*' given the proposals relate to new holiday accommodation within an existing tourist site, the principle of the scheme is considered acceptable both in terms of its nature and location.
- 5.4 The proposed development relates to the provision of tourist/holiday accommodation only. It is therefore considered appropriate that any planning approval be subject to a condition restricting the occupancy of the accommodation to holiday use only, as permanent residential accommodation in this location would require a Local Needs restriction in accordance with Core Strategy policy 10.

Employment / Tourism

- 5.5 National Planning Policy Framework (NPPF) Chapter 6 seeks to support economic growth in rural areas by requiring planning policies to take a positive approach to sustainable new development, paragraph 83 of which highlights in particular the need for planning policy to enable:-
- the sustainable growth and expansion of all types of business and enterprise in rural areas through both the conversion of existing buildings and well-designed new buildings;
 - the development and diversification of agricultural and other land-based rural businesses; and
 - sustainable rural tourism and leisure which respect the character of the countryside
- 5.6 NNPA Core Strategy Policies 14 and 15 also aim to create and retain a sustainable local economy through the provision of support for sustainable tourism and recreation developments which relate to, and allow opportunities for, visitors to increase their understanding and enjoyment of the special qualities of the National Park without detrimentally impacting upon them, particularly where they integrate with existing visitor facilities or include the conversion of buildings. Having regard for the information submitted to support the application which explains that tourist



accommodation is the optimum end use for the building, the nature of the scheme as a conversion and as the proposals are well related to other visitor facilities on the wider Boe Rigg site, it is considered that the proposals would accord with NPPF Paragraph 83 and Core Strategy policies 14 and 15.

Design & Amenity

- 5.7 Core Strategy policy 3 seeks to ensure that new development is sympathetic to its setting both in terms of choice of materials and its relationship with existing buildings. The proposed conversion would require minimal intervention, the only external alterations being through the introduction of new doors / windows, sill and guttering to the northern elevation. As the proposal relates to the conversion of an existing building with no extensions proposed, the relationship with existing buildings is already established. It is therefore considered that the proposals accord with the requirement of Core Strategy policy 3 in this regard.
- 5.8 The proposals seek conversion of an agricultural building to tourist accommodation. While the byre adjoins the farmhouse at Charlton Farm to the west, this end of the building is not to be converted so there would be no direct tie between the farmhouse and proposed tourist accommodation. In addition, given the linear nature of the relationship between the two buildings, neither would overlook the other. As no extensions are proposed, there would be no increased overshadowing or loss daylight / sunlight. The provision of two dedicated parking spaces to the front of the building should also ensure that there would be no impact on the access or parking arrangements for Charlton Farm.
- 5.9 The only windows / doors in the building face directly north towards a mix of redundant farm buildings and agricultural storage. Again, this does not raise any issues in relation to loss of privacy or overlooking. The proposals would be expected to generate additional vehicular movements to and from the site. However, given the nature of the tourist facilities already in operation on the wider site, it is considered that any additional impact on the living conditions of residents of neighbouring properties through increased vehicle noise / movements would not be of a magnitude which would warrant refusal of the application.



Figure 5: View of buildings to immediate north

Impact upon National Park Special qualities

Cultural Heritage

- 5.10 Core Strategy policy 17 states that the National Park will support proposals which ‘*conserve, enhance, and promote the quality and integrity of the cultural heritage of the National Park*’.
- 5.11 The proposal relate to the conversion of a Grade II Listed Building. As previously noted, the conversion would result in little change to the exterior of the building. New glazed screens and doors are to be timber with double glazing and a painted finish. The new sill to the base of the glazed screens is to be sawn stone to match the existing. The existing ventilation slits are to have double glazed units (no frame) with mortar fillet. New gutters and down pipes are to be cast iron and fixed using driven in brackets.
- 5.12 The application has been supported by a Heritage Statement. Within this, it is noted that the building has been altered over the centuries to meet the differing needs of progressive generations and that the current proposals will continue this process. The Heritage Statement also notes that the proposals will result in minimal loss of historic fabric, with none of the elements being altered internally specifically mentioned in the Listing, although it is recognised that this does not mean they are not of historic significance.



Figure 6: Byre as existing

- 5.13 The Heritage Statement concludes that the proposals will not have a significant impact on the character of the Listed Building nor will they diminish the understanding of the building. In addition, the proposals will provide a financially viable end use for the building, securing its future. Officers are satisfied that any impact on the character of the Listed Building would not be sufficient to warrant refusal of the application.
- 5.14 The NCC Historic Buildings Advisor has been consulted on the proposals. The Advisor has raised no objection to the proposals noting that the proposed change of use and physical alterations will not harm the special character of the building. The Advisor did however request that large scale sections of the proposed doors and windows should be submitted. These have now been provided and are considered acceptable. The Advisor has confirmed that the proposed lime mortar mix and means of application are also acceptable. Conditions are however recommended to ensure that the materials used on in the external doors / windows and guttering and means of installation are appropriate to the character of the building.
- 5.15 Subject to the imposition of appropriate conditions to ensure that the materials used for the doors, windows and guttering and means of installation are appropriate to the character of the Listed Building, it is considered that the proposals would accord with the requirements of Core Strategy Policy 17 and the NPPF.



Ecology

- 5.16 Core Strategy policy 17 states that the National Park Authority will '*protect, enhance and restore biodiversity and geological conservation interests across the National Park*'. In this instance the proposals relate to the conversion of a traditional farm building. As such, the NNPA Ecologist has been consulted on the proposals. Having considered the nature of the proposed works with no alterations to the roof and the only external alterations being the installation of new doors and windows, the Ecologist has raised no objections as it is considered that any risk to bats is low. The proposals are therefore considered to accord with the requirement of Core Strategy policy 17.

Tranquility

- 5.17 Core Strategy Policy 19 states that '*Development proposals which conserve or enhance the tranquillity of the National Park will be supported*'.

Dark Skies

- 5.18 While the submitted plans do not indicate that there would be any external lighting required as part of the proposal, as the site is within the Dark Sky Park, it is considered appropriate to attach a condition to restrict the installation of any external lighting required in association with the proposed development without approval first being sought from the Authority. Subject to a suitably worded condition, it is considered that the proposals would accord with the requirements of Core Strategy Policy 19.

Noise

- 5.19 The proposal would be expected to result in additional vehicular movements to and from the site. However, as the proposal is for a modest two bedroom unit and as the site is already a tourist destination in its own right, any additional vehicle movements are unlikely to have a detrimental impact upon the tranquillity of the surrounding area in terms of noise or traffic when considered in the context of the existing use of the site.



Landscape

- 5.20 As the proposals relate to the conversion of an existing building without any extension, it is not considered that there would be any adverse impact on local landscape character.

Highways

- 5.21 The submitted plans indicate that two dedicated parking spaces will be available to serve the accommodation. NCC Highways have been consulted and advised that the proposals are acceptable in highway terms. Highways have however requested that conditions are attached to the permission. The first seeks to ensure that the parking spaces identified on the submitted plans are in place prior to first occupation of the building and retained as such throughout the lifetime of the development. This condition has been attached.
- 5.22 The second condition requires details of cycle parking provision to be submitted to the LPA. However, as the NNPA Core Strategy has no requirement for cycle parking to be provided as part of new development, it is not considered reasonable to attach this condition. The Sustainability, Design and Access Statement submitted in support of the application does however indicate that cycle parking is available on the wider site.

Renewable Energy and Energy Efficiency

- 5.23 Core Strategy policy 25 requires development to minimise the amount of energy used during construction, achieve the highest energy efficiency through the location, orientation, layout, design and insulation of development, or provide a contribution of 10% of the energy requirements through renewable technologies. In this instance, the proposals relate to the conversion of an existing agricultural building. Given the nature of the building, the applicant has advised that it is not possible to embed significant renewable energy generation within the proposals. The application has however advised that the building will exceed current Building Regulation requirement in terms of insulation. As the proposals relate to a Listed Building which gives limited opportunities for the inclusion of renewable energy technologies, it is considered that, on balance, the proposals do not conflict with the requirements of Core Strategy policy 25.



Other

Foul Sewage

- 5.24 The information submitted in support of the application indicates that foul sewage will be dealt with by means of a connection to an existing Package Treatment Plant (PTP). Planning Practice Guidance states that connection to a public sewer is the favoured option, followed by a Package Treatment Plant and then a Septic Tank. The applicant has advised within their FDA1 that connection to the mains sewer is not feasible as the nearest mains connection is over 1000m from the site. Due to this distance and the small scale of the development the Authority accepts that requiring a connection to the public sewer would be both unfeasible and unreasonable in this instance.
- 5.25 In the absence of a feasible connection to the public sewer, a connection to the existing package treatment plant is the preferred option. The applicant had advised that the existing treatment plant which it is proposed to connect to is a Klargestor BG Biodisc which is designed to serve a full time population of 70 people and which currently only serves three existing houses and the Boe Rigg. On the basis of the information provided by the applicant, the Authority is satisfied that the package treatment plant would have sufficient capacity to deal with any additional sewage arising from the development.
- 5.26 The development is therefore considered to be acceptable in terms of foul drainage, in accordance with Core Strategy policy 28 and the NPPF, subject to the inclusion of a condition requiring the connection of the visitor accommodation to the package treatment plant prior to first occupation.

6. Conclusion

- 6.1 The development is considered to be acceptable in principle as the development accords with the requirements of policy 5 in relation to the location of new development and the conversion of buildings. It is also considered to meet the requirements of policies 3 and 20 in respect of the quality of design, impacts on residential amenity and local landscape character and policies 14 and 15 in relation to employment / tourism. The scheme also accords with Core Strategy Policies 17, 18 and 19 as it will not have a detrimental impact upon the special qualities of the National Park. It is also consistent with the requirements of policies 25 and 28 in relation to renewable energy and utilities. Subject to the inclusion of a number of



planning conditions it is considered that the scheme would accord with Core Strategy policies and the NPPF.

7. **Recommendation**

- 7.1 Following consideration of the information submitted it is recommended that Members grant planning permission, subject to the conditions and informatives set out below.

Conditions

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

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Planning application form received 23rd January 2019;
- Location Plan received 23rd January 2019;
- Existing block plan received 23rd January 2019;
- Proposed block plan received 23rd January 2019;
- Existing floor plans and elevations received 23rd January 2019;
- Proposed floor plans and elevations received 23rd January 2019;
- Contamination Assessment Form received 23rd January 2019;
- Heritage Statement received 23rd January 2019;
- Foul Drainage Assessment Form received 23rd January 2019;
- Sustainability, Design and Access Statement, received 23rd January 2019;
- E-mail dated 10th February re: Foul sewage;
- Klargester biodisc specification received 10th February 2019;
- Charlton Village Range 4, Typical Door and Window Sections, CV/09/PD/10 Received 12th March 2019;

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with policies 1, 3, 5, 10, 14, 15, 17, 18, 19, 20 and 25 of the Northumberland National Park



Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. Prior to the fixing of any external lighting associated with the development hereby approved, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:
- The specific location of all external lighting units;
 - Design of all lighting units;
 - Details of beam orientation and lux levels; and
 - Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Policies 1 and 19 of the Core Strategy and paragraph 180 of the NPPF.

4. The development hereby approved relates to the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation shall occupy this for holiday purposes only and shall not occupy this as their sole or main place of residence, or as a second home. The operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation hereby approved and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority

Reason: To ensure that the development hereby permitted is used for holiday accommodation only and to control the occupancy, and because local needs housing is not being provided as part of this development as would otherwise be required for proposals for residential development, in accordance with Core Strategy policy 10.

5. Unless otherwise agreed in writing by the Local Planning Authority, the external windows and doors hereby permitted shall:



- Be recessed at least 100mm within their openings;
- Timber with a painted finish;
- Not incorporate trickle vents;

Reason: To ensure that the materials used in the construction of the development are appropriate in the context of the design of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

6. Unless otherwise agreed in writing by the Local Planning Authority, any new guttering shall be cast iron and affixed using traditional brackets with a painted finish and shall be retained as such in perpetuity.

Reason: To ensure that the materials used in the construction of the development are appropriate in the context of the design of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

7. The development shall not be occupied until the car parking area indicated on the approved plans has been surfaced and marked out in parking bays. 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 Core Strategy policy 3 and the NPPF.

8. The development hereby permitted shall be connected to the package treatment plant and shall be retained as such thereafter, unless first agreed in writing by the Local Planning Authority.

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



Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority



Contact Officer:

For further information contact Colin Godfrey Planning Officer Development Management on 01434 611577 or e-mail: planning@nnpa.org.uk

Application Files: 19NP0002 & 19NP0003LBC

EIA Screening Opinion: 19NP0002



19NP0002 and 19NP0003LBC Charlton Old
Farm, Charlton

