

Ref. No. of Application 91/D/574.....

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

CASTLE MORPETH BOROUGH COUNCIL

To Mr & Mrs T. James
 per R.J. Metcalf
 23 Highmoor
 Morpeth NE61 2AS

IN PURSUANCE of their powers under the above-mentioned Act the Borough Council HEREBY PERMIT the carrying out of the following development:-

Conversion of bothy to dwellinghouse and alterations to access at Rudchester Manor, Heddon on the Wall (as amended by letter and plan received 3rd December 1991 and plans received 3rd August 1992 No's MM/1&MM/2) as described in your application for planning permission received on 7th November 1991 and in the plans and drawings attached thereto, subject to compliance with the relevant byelaws and statutory provisions and with the following condition(s):-

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.
2. The development hereby permitted shall be begun before the expiration of five years from the date of this permission ~~the expiration of~~ the original permission ie 12th February 1992
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roof of the building 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 hereby approved.

cont/

The reason(s) for the imposition of the condition(s) specified above is/are:

1. In order to ensure that the development is carried out in accordance with the approved plans.
2. To ensure that the development is commenced within a reasonable period of time from the date of this permission.
3. To retain control over the external appearance of the development in the interests of amenity.

cont/

Dated 4th day of SEPTEMBER 19 92

M Woodcock

s/ Planning Officer.

NOTE.

Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted, and/or failure to comply with any conditions attached to this permission, may constitute a contravention of the provisions of the Town and Country Planning Act, 1990, in respect of which enforcement action might be taken.

CONTINUATION SHEET

Ref. No. 91/D/574

CONDITIONS CONT:

4. Before any development commences the applicant shall submit to and have approved by the Local Planning Authority a landscaping scheme for the site, including the planting of trees. Thereafter the said scheme, including tree planting, shall be carried out as agreed not later than the next planting season immediately following the commencement of any development and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting to the satisfaction of the Local Planning Authority.
 5. There shall be no demolition of any part of the building hereby approved for conversion other than as submitted to and approved in writing by the local Planning Authority.
- Notwithstanding the provisions of the Town and Country Planning General Development Orders 1988, Schedule 2 Part 1 Classes A-H, no future development shall be carried out other than expressly authorised by this permission, without the prior written consent of the Local Planning Authority.
7. No development shall take place until a scheme specifying the methods of recording or preserving any archaeological deposits which may be affected by the approved works and including a timetable for such recording has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with the agreed scheme.
 8. The vehicular access shall be laid out to form a double-width access incorporating a minimum entry of 4.2 metres and be constructed in accordance with Type 7 of Northumberland County Council standard specifications and the development hereby permitted shall not be brought into use until the said access has been so completed.
- A turning area shall be provided within the site to enable vehicles to join the highway in a forward direction at all times.
10. Provision shall be made for the garaging or parking off the highway of at least 2 cars per dwelling.
 11. The existing vehicular access shall permanently stopped up and the highway verge reinstated.

REASONS CONT:

4. In the interests of visual amenity.
 5. To ensure that the building largely retains its existing form and complies with the Council's conversion policy.
- To retain control over the development of the site, in the interests of visual amenity.
- The site is of archaeological importance.
- In the interests of road safety.

NOTE ACC ATTACHED.