

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER), 1995

CASTLE MORPETH BOROUGH COUNCIL

Ref. No Application 99/D/507

To. M. Watson
per Greenall, Winskell Kish
20-28 Stowell Street
Newcastle upon Tyne
NE1 4XQ

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

Change of Use of cart sheds to provide 4no. single and 1no. double garages at Rudchester Manor, Heddon on the Wall.

as described in your application for planning permission received on 17th September 1999

and in the plans and drawings attached thereto, subject to compliance with the relevant bylaws 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.

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.

cont/

Dated 30th day of NOVEMBER 1999


Director of Environmental and Planning Services

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 provision of the Town and Country Planning Act, 1990, in respect of which enforcement action might be taken.

Your attention is drawn to the notes overleaf.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he/she may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with section 78 and 79 of the Town and Country Planning Act, 1990. Notice of Appeal must be given on the appropriate form which may be obtained from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary Of State has the power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

CONTINUATION SHEET

Ref No 99/D/507

CONDITIONS CONTINUED

3. No development shall commence until samples of any new stonework to be used have been submitted to and approved in writing by the Local Planning Authority.
4. No development shall commence until a full specification of the method of working has been submitted to and approved in writing by the Local Planning Authority, to include details of any demolition or underpinning.
5. No demolition of any part of the building shall be carried out until the precise area has been identified, and details submitted to and approved in writing by the Local Planning Authority.
6. Lime mortar shall be used on all joints.
7. The doors to the garages shall be timber, and shall be treated in a colour other than white or cream.
8. All rainwater goods shall be cast iron only.

REASONS CONTINUED

3-8 To preserve the appearance of the hemmel as a curtilage Listed building.

NOTE TO APPLICANT - Any ground disturbance may result in a requirement for Scheduled Monument Consent from the Department of Culture, Media and Sport.