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Planning Officer
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Northumberland County Council
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20th September 2021

Variation of Condition 2 (Approved Plans) for Listed Building Consent 20/02787/LBC

Dear Callum,

Under Section 19 (S19) of the Town and Country Planning Act 1990 I am applying to seek a variation of Condition 2 (Approved Plans) associated with application 20/02787/LBC, which was approved by Northumberland County Council on 29th January 2021.

This application sits alongside a Section 73 application which was submitted on 18th September 2021, to vary several conditions for planning approval 20/02786/FUL. The main aim of that application was to allow for progression of the Threshing Barn aspect of the development to be completed first and it therefore considered minor changes to condition wording and relevant plans in order to enable this effectively.

As such, 2 of the approved plans for planning approval 02/02786/FUL were updated in relation to car parking, cycle parking and boundary treatments, primarily for the variation of Conditions 8, 12 and 14. Therefore, these updated plans need referencing correctly in the 20/02787/LBC Condition 2 (Approved Plans).

Proposed Variation of Condition

The proposed amendment in relation to Condition 2 is outlined below along with the current condition wording and justification for the amendments.

Condition 2

The planning condition currently reads as follows:

"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: -

*Existing Site Location Plan
Revision B Proposed Site Plan and Car Parking
Revision A Proposed Vehicular Access and Car Parking
Archaeology Construction Excavation Plan
Version 2 Proposed East & West Elevations and Section A
Version 2 Proposed North & South Elevations and Floor Plans
Cycle Shelter Elevation & Section November 2020
Footbridge Site Plan October 2020
Footbridge Elevation, Section and Flow Area Plan October 2020"*

The condition wording is therefore proposed to be amended to read:

"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: -

Existing Site Location Plan

Revision B C Proposed Site Plan and Car Parking

Revision A Proposed Vehicular Access and Car Parking

Archaeology Construction Excavation Plan

Version 2 Proposed East & West Elevations and Section A

Version 2 3 Proposed North & South Elevations and Floor Plans

Cycle Shelter Elevation & Section November 2020

Footbridge Site Plan October 2020

Footbridge Elevation, Section and Flow Area Plan October 2020"

The updated plans have been altered in the following ways and for the following reasons:

Revision C Proposed Site Plan and Car Parking

An additional car parking space is now shown on the updated plan to the northwest of the Threshing Barn, which will provide for 2 spaces (1 per bedroom) for residents in the Threshing Barn and provide sufficient parking for this unit on a standalone basis. This change does not require any further development works as it simply uses existing space on the Threshing Barn driveway and is aimed at satisfying a variation in Condition 12 of 02/02786/FUL.

A secure cycle parking facility is now provided at the northwest corner of the Threshing barn for residents, consisting of secure locking loop (ground fixed) for 2 bikes. This is aimed at satisfying a variation in Condition 14 of 02/02786/FUL.

Version 3 Proposed North & South Elevations and Floor Plans

Boundary treatments specifically relating to the stone walls around the Threshing Barn and Courtyard are amended in the updated plan. This now proposes timber fencing in keeping with the external cladding to the Threshing Barn, which will provide a softer and more subservient boundary than the previously proposed stone wall, respecting the dominant form of the historic stone barn. Full details and materials will be provided in the application to partially discharge Condition 8 for 02/02786/FUL.

I hope that the information provided is sufficient, but should you require any further details or clarification please do not hesitate to contact myself.

Sincerely,

A solid black rectangular box used to redact the signature of Robert Wiggins.

Robert Wiggins