

Stable Flat Grooms
Pallinsburn House
Cornhill-on-Tweed
Northumberland
TD12 4SG

Tel: 01890 820424
Email: miskelly@hotmail.com

Planning Department
Northumberland County Council
County Hall
Morpeth
Northumberland
NE61 2EF

14th June 2021

Dear Sir

We wish to apply for a **Lawful Development Certificate** in relation to "Plot 3, Land At Braeside, Branxton, Cornhill On Tweed, TD12 4SW. The original planning application, **N/09/B/0127**, was approved in a letter dated **04-Aug-2010**.

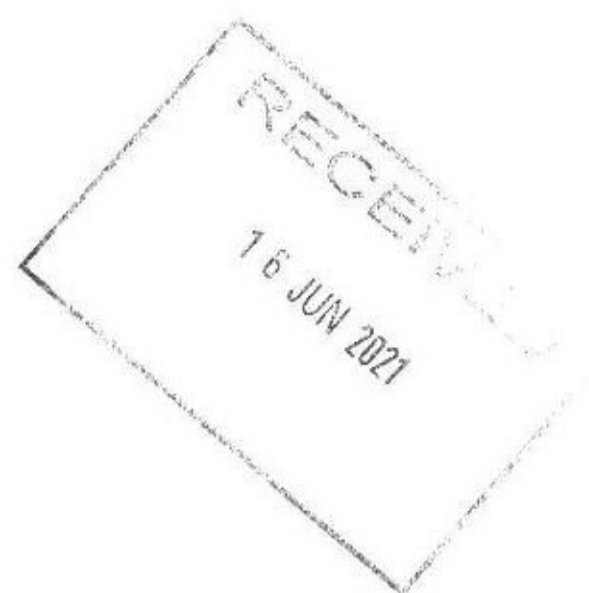
The original owners of the site, Mr. and Mrs T. Scullion, informed the Council's Building Control Section that work had started in early 2011. **Commencement** of the work was inspected and an invoice confirming commencement was sent to Mr. and Mrs. Scullion dated 21/APR/2011. Mrs. Scullion received a Payment Authentication Receipt on 09 May 2011 for the invoiced amount of £459.58.

In 2017 Mr. and Mrs Scullion sold the site to us, after the initial Commencement the site had remained dormant for some time.

We now wish to sell the site and have a buyer who wishes to ensure there is no impediment to developing the site, as is their intention.

We enclose copies of the following documents to support our application:

- **APPROVAL UNDER BUILDINGS REGULATIONS (04-Aug-2010)**
- Drawing of the land
- Letter from Building Control (04-Aug-2010)
- **THE INSPECTION PROCESS** ("Following our initial inspection on site, **Commencement**, you will be required to pay the relevant **Inspection Fee**.")
- **Invoice** for Building Control Inspection Fee (£382.98 + 76.60 VAT Total £459.58) 21/APR/2011.
- Payment Authentication Receipt. 09 May 2011.



We hope this is sufficient evidence the site can be developed as originally approved in 2010 and our prospective purchasers can be reassured. We understand there is a fee for the issuance of an LDC.

We appreciate your attention in this matter

Yours faithfully

A large black rectangular redaction box covering the signature area.

Francis and Michele McKeown

NORTHUMBERLAND

Northumberland County Council

Town and Country Planning Act 1990 Grant of Planning Permission

To:
Dobsons Design Ltd
The Crossings
Yeavinger
Kirknewton
Wooler
NE71 6HG

On behalf of:
Mr T Scullion

Northumberland County Council, in pursuance of their powers prescribed under the terms of the above Act as Local Planning Authority, hereby **Grant** planning permission to carry out the development described in the application dated 10-Jun-2010 and indicated on the approved plans attached thereto and submitted under application reference number **10/B/0190**, brief particulars of which are as given as follows:

Proposal:

Material amendment to previous application 09/B/0127 and window fenestration to south, west and east elevation. Internal first floor bathroom layouts.

Location:

Land at Braeside, Branxton, Cornhill On Tweed, Northumberland, TD12 4SW

Reason(s) for Approval

In the opinion of the Local Planning Authority the proposal represents an acceptable minor-material amendment to planning consent 09/B/0127. The proposal will accord with local plan policy F4.

Subject to the following conditions:

1. The development hereby permitted shall be begun before 29th April 2012.

Reason: To comply with Section 73 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning

Authority.

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

3. The approved plans for this development are:-

1. Dobson Design, location plan, drawing number 09/B/380/1, dated 25/02/09;
2. Dobson Design, proposed site plan, drawing number, 09/380/3, dated 25/02/09;
3. Dobson Design, plan as proposed, drawing number 09/380/05 (B), dated February 2010;

unless otherwise agreed in writing by the Local Planning Authority.

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

4. The external surfaces of the development hereby approved shall be of materials indicated on the submitted application form, and no other materials shall be used without the prior written consent of the Local Planning Authority.

Reason: To safeguard the visual amenities of the area.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or amendments or re-enactment or re-enactment thereof) no extension, enlargement; or other alteration of the dwelling shall be carried out without the prior written consent of the Council, to whom a planning application must be made.

Reason: The Local Planning Authority considers that the development hereby permitted is the maximum that can be reasonably allowed without causing detriment to the amenities of adjoining properties, and for this reason would wish to control any future proposals or alterations or extensions.

6. Prior to the commencement of development a scheme for generating a minimum of 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Statement: Planning and Climate Change (December 2007) or any subsequent version) shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: In the interests of sustainability.

7. The existing access shall be modified in accordance with Type 1 of the Northumberland County Council standard specifications incorporating a minimum entry width of 4 metres, with 8 metres of dropped kerb at the road side. The development hereby permitted shall not be brought into use until the said access has been so completed.

Reason In the interests of highway safety.

8. A footway, together with associated street lighting, shall be provided along the frontage of the site extending south west to connect to the existing footway, in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority. The footway and lighting shall be provided prior to the occupation of the dwelling.

Reason: To achieve a satisfactory form of development in the interests of highway safety.

Informative(s)

1. The applicant is reminded that this permission does not convey approval for works affecting any third party rights which may exist on the land or any adjoining. The applicant is therefore advised to seek the approval of any parties having an interest in any land affected by this permission.

Dated: 08-Jul-2010



Authorised Officer

NORTHUMBERLAND LOCAL AUTHORITY BUILDING CONTROL

FULL PLANS APPLICATION

FP NB 2010018

Northumberland County Council

Department of Development & Regulatory Services

E-Mail: buildingcontrol@northumberland.gov.uk

Website: www.northumberland.gov.uk

This Full Plans Submission notice conforms to the Building Regulations 2000 (as amended) and may be used to deposit Full Plans with any Local Authority in England and Wales.

This form is to be filled in by the person who intends to carry out building work or agent. If the form is unfamiliar please read the notes which follow or consult your local Building Control office. Please submit completed form to the Building Control Office dealing with your Full Plans Submission application. Information regarding fees may be obtained from your Building Control Office.

Applicant's details (see note 1)

Name: T.V & S.T. SCULLION

Address: REGENT COTTAGE COCHNO ROAD HARDGATE CLYDEBANK.

Postcode: GE1 6NR Tel: [REDACTED] Fax: [REDACTED] email: [REDACTED]

Agent's details (if applicable)

Name: DOBSON'S DESIGN LTD

Address: THE CROSSINGS YEAVEINGS KIRKNEWTON WODLER

Postcode: NE71 6HS Tel: 01668216363 Fax: 216363 email: dobsonsdesign@btinternet.

Location of building to which work relates

Address: PLOT 3 LAND AT BRAESIDE BRANXTON CORNHILL-ON-TWEED

Postcode: TD12 4SW Tel: [REDACTED] Fax: [REDACTED] email: [REDACTED]

Proposed Work (see note 5)

Description: ERECTION OF TWO-STORY DWELLING AND GARAGE

Is the proposed work or any part of it subject to Partnering or a current LANTAC approval? YES NO

Use of building

1. If new building or extension please state proposed use: RESIDENTIAL

2. If existing building state present use: N/A.

3. Is the building to be put, or intended to be put, to a use which is designated for the purpose of the Regulatory Reform (Fire Safety) Order 2005 (see note 6)? YES NO

Conditions (see note 7)

Do you consent to the plans being passed subject to conditions where appropriate YES NO

Do you agree to a decision granted up to two months from the valid date YES NO

Fees (see Guidance Note of Fees for information) N.B. When fees are based on estimated cost of the work a written estimate of the total cost of the work shown on the plans must be provided.

Plan fee £ 170-21 + VAT at Standard Rate Total £ 200-00 Estimate enclosed YES NO

Indicate name of person who will be charged for Inspection Fee - Agent/Applicant/OTHER

If other (above) provide full details here;

Statement

This notice is given in relation to the building work as described, is submitted in accordance with Regulation 12(2A)(b) and is accompanied by the appropriate fee. I understand that further fees will normally be payable following the first inspection by the local authority.

LABC Name: DOBSON'S DESIGN LTD Signature: [REDACTED]

Date: 29.06.2010

NORTHUMBERLAND

Northumberland County Council

Dobsons Design Ltd
The Crossings
Yeavinger
Kirknewton
Wooler
NE71 6HG

Your Ref:
Our Ref:
Enquiries to: Claire Aitchison
Direct Line: 01289 301846
Fax: 01289 332684
E-mail: claire.aitchison@northumberland.gov

Date: 04-Aug-2010

Dear Sir/Madam,

APPROVAL UNDER BUILDING REGULATIONS 2000

Application No: FPNB/2010/0185

Proposed: Erection of two storey dwelling and garage

For: T V & S T Scullion

At: Plot 3, Land At Braeside, Branxton, Cornhill On Tweed, TD12 4SW

I am pleased to inform you that your application for the work shown above has been approved. An approval notice is enclosed together with drawings relating to that approval.

When you are ready to commence building work please ensure that either you or your builder notifies Building Control, as a Building Control Surveyor will inspect the work as the project progresses. Details of the stages we inspect are contained on the Inspection Process sheet enclosed.

Please note that a one off inspection charge of £, 382.98 plus VAT will be due when building work commences (payment should be made on receipt of an invoice from this office). This will cover all inspections made by this Authority.

You should note this does not give approval under the Planning Acts and you are advised to ensure that any Planning Permission is obtained before you commence work. If you require any advice on this aspect please contact this office on the number above and ask to speak to the Building Control Section.

Yours Faithfully



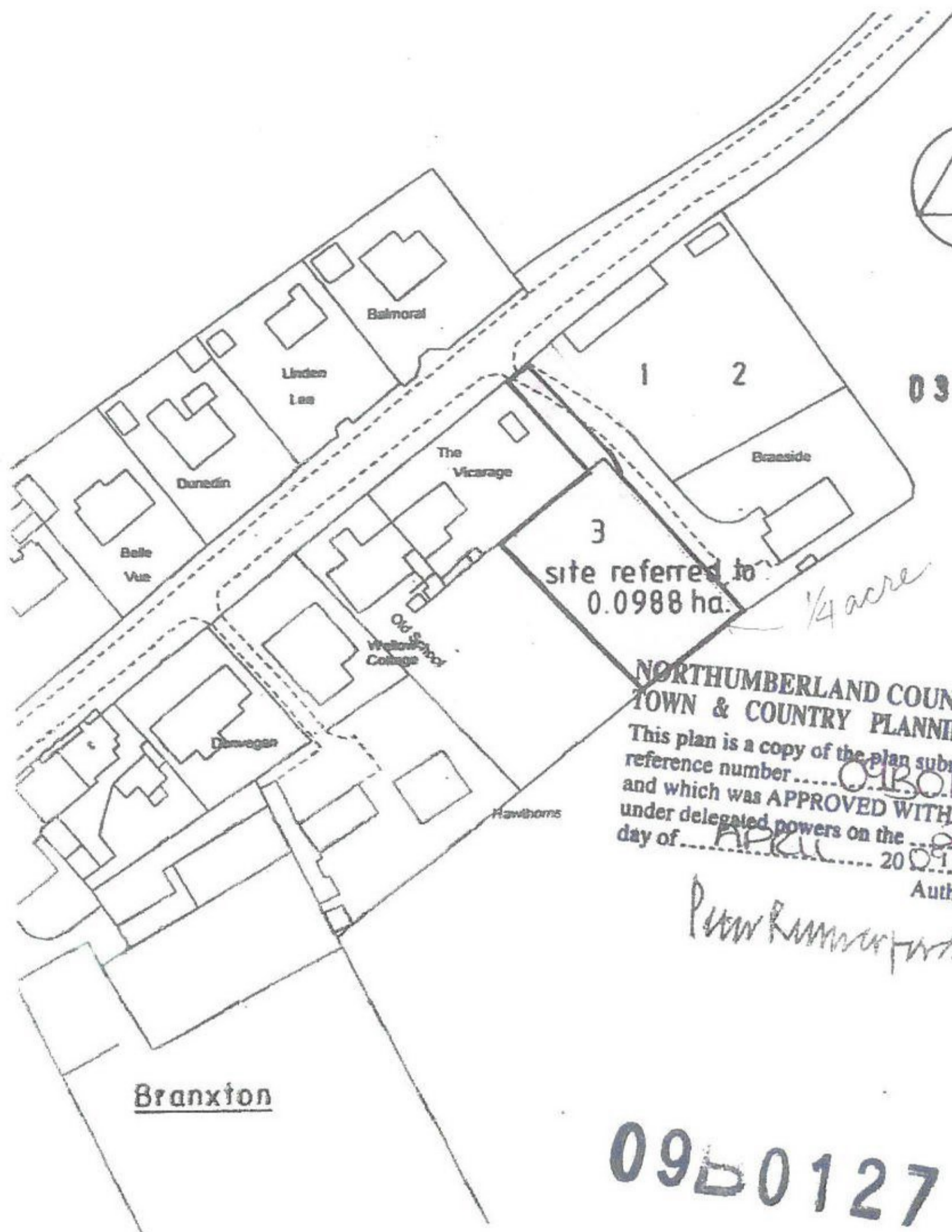
Gordon Dickson BEng (Hons), MRICS
Building Control Manager (North Area)

Richard Robson, Executive Director of Place

County Hall, Morpeth, Northumberland, NE61 2EF

(T) 0845 600 6400 (F) 01670 533071 (W) www.northumberland.gov.uk





03 MAR 2009

**NORTHUMBERLAND COUNTY COUNCIL
TOWN & COUNTRY PLANNING ACT 1990**
 This plan is a copy of the plan submitted under the
 reference number 09B0127
 and which was **APPROVED WITH CONDITIONS**
 under delegated powers on the 29
 day of APRIL 2009
 Authorised Officer

Peter Ramm

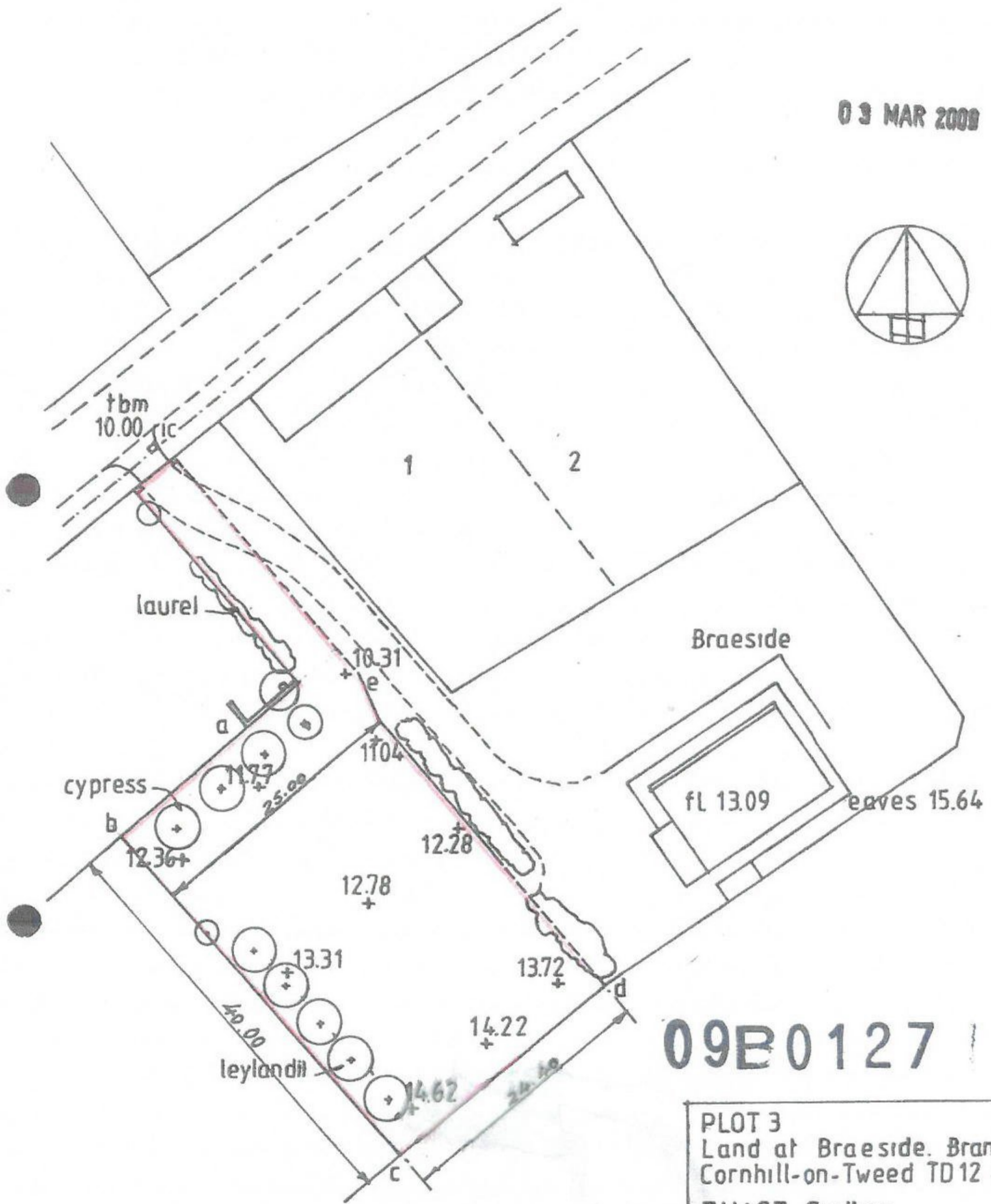
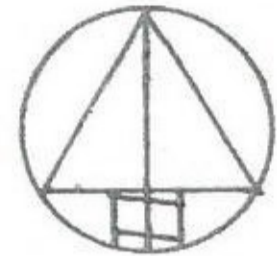
09B0127

Scale 1:1250

PLOT 3
 Land at Braeside Branxton
 Cornhill-on-Tweed TD12 4SW
 TV&ST Scullion
 Location plan NT 89603750
 dwg no 09|380|1 25.2.09

DOBSONS DESIGN LTD

03 MAR 2009

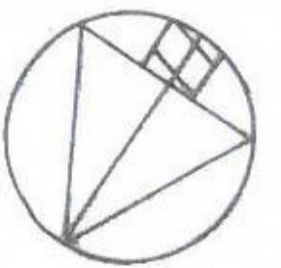


boundary a-d 1.20h timber vertical paling
d-e post+rail

09E0127

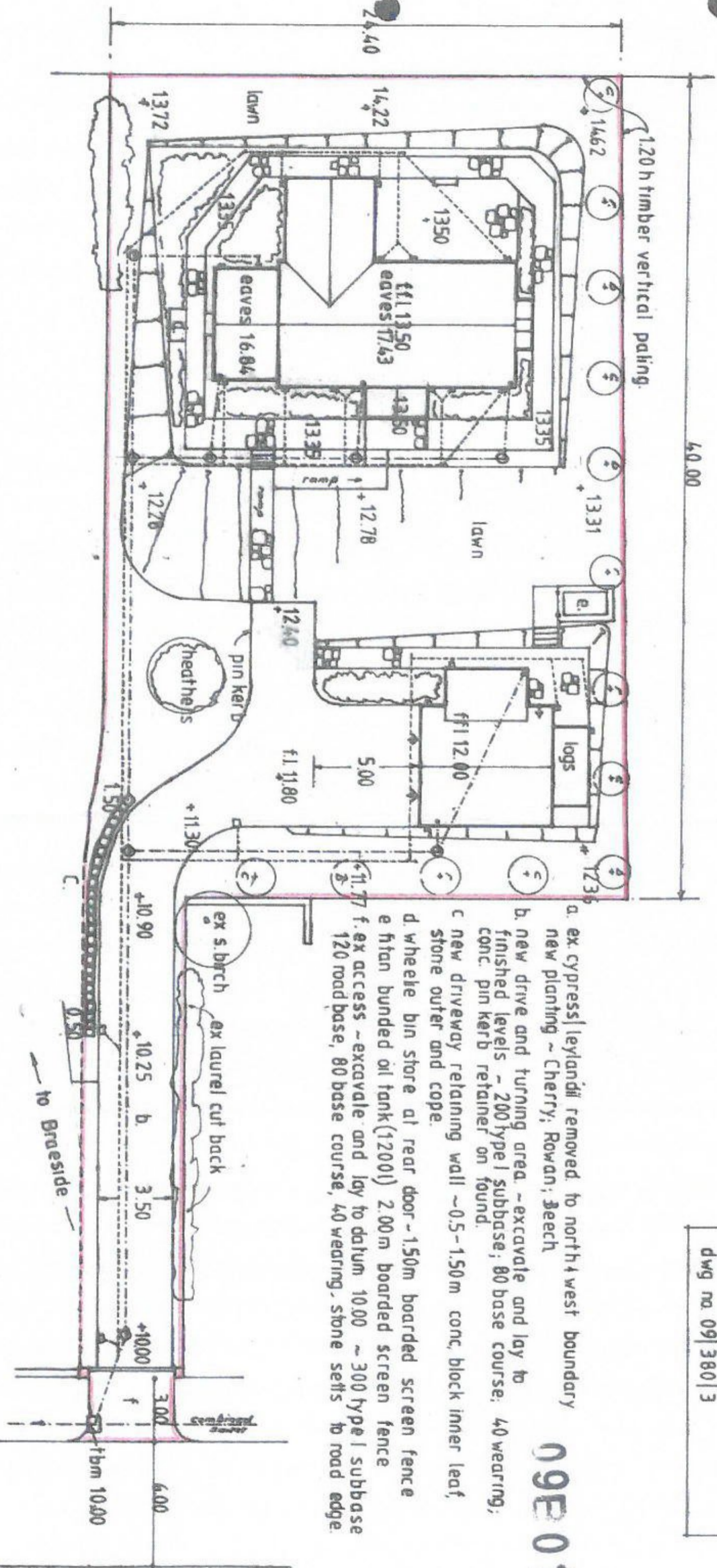
PLOT 3
Land at Braeside, Branxton
Cornhill-on-Tweed TD12 4SW
TV&ST Scullion
Existing site plan
scale 1:500
date 25. 2.09

dwg no. 09|380|2



PLOT 3
Land at Braeside Branxton
Cornhill-on-Tweed TD 12 4 SW
TV 4 ST Scullion
Proposed site plan
Scale 1:200
date 25.2.09
dwg no. 09|380|3

09E 0127



NORTHUMBERLAND

Northumberland County Council

BUILDING CONTROL CONDITIONAL APPROVAL NOTICE

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2000 (as amended)

Director of Place: Richard Robson
Building Control Manager: Gordon Dickson BEng(Hons), MRICS

Application Reference:

FPNB/2010/0185

Building Control Enquiries – 01289 30184
Building Control Fax – 01289 33266
E-mail: claire.aitchison@northumberland.gov.uk

1	APPLICANT T V & S T Scullion Regent Cottage Cochno Road Hardgate Clydebank G81 6NR	AGENT (if applicable) Dobsons Design Ltd The Crossings Yeavering Kirknewton Wooler NE71 6HG
2	DETAILS OF THE WORK Erection of two storey dwelling and garage	
3	LOCATION OF BUILDING TO WHICH THE WORK RELATES Plot 3, Land At Braeside, Branxton, Comhill On Tweed, TD12 4SW	
4	CONDITIONAL APPROVAL The plans deposited have been passed by the Council as showing compliance with the Building Regulations subject to the conditions set out in the attached schedule. This approval also applies to sections 18, 21, 23(3), 24 and 25 of the Building Act 1984, but is not an approval under the Town and Country Planning Acts, or for any other statutory provision. You must notify the Council when work is to start and then during the progress of the work. If the work is not commenced within three years the Council will declare the deposit of plans to be of no effect (Section 32, Building Act. 1984)	
5	Authority This Conditional Approval Notice is authorised by:  Building Control Manager	 Date: 04-Aug-2010

This document can be made available in large print, Braille, audiotape or other formats upon request.

NORTHUMBERLAND

Northumberland County Council

Further Relevant Information

Ref: FPNB/2010/0185

- The Inspection Charge relating to your application must be received by the Local Authority prior to the completion certificate being issued.
- **You are reminded of the importance of building in accordance with the approved plans.** Should you wish to make any amendments you should discuss these with Building Control and Planning before proceeding – early notification is vital.
- **If the proposed work involves work on or near a party wall then your attention is drawn to the provisions of The Party Wall Act 1996,** as it is likely that you will have to inform your neighbour before you start work. You are advised to discuss this with your agent, or a suitably qualified surveyor.
- **New/Altered/Extended Commercial/Industrial/Public Buildings-** Your proposals are subject to the requirements of Approved Document M "Access to and Use of Buildings"- it will be necessary for you or your agent to submit an Access Statement to Building Control identifying the philosophy and approach to inclusive design adopted, the key issues of the scheme detailed and the guidance used indicated.
- **As from 1st January 2005 electrical work in residential properties is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so**
- Prior to completion the Local Authority must be satisfied that either:-
 - An Electrical Installation Certificate produced under a Competent Person Scheme has been issued or
 - An appropriate Electrical Installation Certificate has been issued for the work and that it has been signed by a person competent to do so – notification for inspection of first fix Electrical Installation must be given to Building Control in this case
- Please observe the required inspections listed on the included **INSPECTION PROCESS** sheet as it is important so that the Completion Certificate can be issued on the **completion of your project**

If you require further advice and/or site inspections please telephone the office and we will assist wherever possible.

NORTHUMBERLAND

Northumberland County Council

THE INSPECTION PROCESS

To ensure that your building works comply with the Building Regulations and other relevant associated legislation, the Council's Building Control Section should be notified at various stages in order for the building work to be inspected as it progresses.

A list of the nine mandatory notifications are listed below.

Building Control inspections		Notice required	
1*	Commencement	48 Hrs prior to inspection	
2*	Excavation for foundations	24 Hrs prior to inspection	
3	Foundations laid	24 Hrs prior to inspection	
4*	Damp proof course laid	24 Hrs prior to inspection	
5*	Oversite ready for concrete and DPM laid (if appropriate).	24 Hrs prior to inspection	
6	Drains laid ready for inspection and test	24 Hrs prior to inspection	
7*	Drains backfilled and ready for test	24 Hrs prior to inspection	
8	Occupation of building	7 Days prior to inspection	
9*	Final Completion	Within 7 days	

* More than one inspection may be carried out at one visit. Inspections 1 and 2 often coincide, as do visits 4 and 5, and 7 and 9.

These are not necessarily the only visits that the Building Control Surveyor will make. Some jobs will require additional specific inspections for items such as structural stability, fire protection and areas that may not be visible at a later date (ie. wall or floor insulation). Others will require additional visits due to their size, complexity, speed of construction and competence of the contractor. The Building Control Surveyor will normally advise you (or your contractor) of any specific inspections well in advance so that the relevant works are left open for inspection. In addition, further calls may be made unexpectedly to check on the work as it progresses.

Once confirmation of commencement is received, all other inspections can be arranged by telephoning the Building Control Offices on the numbers below.

Following our initial inspection on site, you will be required to pay the relevant **Inspection Fee**. This fee will cover all inspections until the work is completed.

On a satisfactory conclusion of the work a completion certificate will be issued. Please keep this with your application documentation since you may be asked for it in the future.

Please note that this fee element does not apply to Building Notice applications.

Gordon Dickson:	Principal Building Control Surveyor	01289 301844
Alan Rowley:	Building Control Surveyor	01289 301826
Claire Aitchison:	Building Control Technical Officer	01289 301846

NORTHUMBRIA

Northumberland County Council

COUNTY HALL
MORPETH
NORTHUMBRIA
NE61 2EF

VAT Registration Number: 178 3682 22

For the Attention of:-
T V & S T Scullion
Regent Cottage
Cochno Road
Hardgate
Clydebank G81 6NR



98261616171710860462876

Invoice

Invoice No: 046287

Your Ref:

Page No: 1/1

Customer No	171086
Invoice Date	21/APR/2011
Due Date	21/MAY/2011

In the event of queries please contact: Jenna Brigham 01289 301808

Comments

Line	Details	Qty.	Unit Price GBP	Net	VAT Rate	VAT	TOTAL GBP
001	Building Control Inspection Fee FPNB/2010/0185 Erection of two storey dwelling and garage at Plot 3 Land at Braeside, Branxton, Cornhill on Tweed	1	382.98	382.98	20	76.60	459.58
Total						76.60	459.58

For methods of payment please see reverse

Payment Authentication Receipt - DO NOT REPLY TO THIS E-MAIL

From: **automailer@e-paycapita.com**
Sent: 09 May 2011 22:49:41
To: **susan_scullion@hotmail.com**

S T SCULLION

Northumberland County Council

Date: 09 May 2011 Time: 22:49

Thank you for your payment to Northumberland County Council. Please keep this e-mail as a record for your accounts.

Account Details

=====

Transaction ID Payment For / Reference Amount

226-15164 BUILDING REGS x 1 GBP459.58
0124100071120000000000

Total: GBP459.58

Miscellaneous Details

=====

226-15164 Item - BUILDING REGS

Payment Details

=====

Payment Reference: NLFCW8PHU322
Card Number: *****9374
Card Holder Name: S T SCULLION
Authorisation Code: 693804
Email Address: susan_scullion@hotmail.com
Merchant Number: 34040833

Total Amount: GBP459.58

NORTHUMBERLAND

Northumberland County Council

BUILDING CONTROL CONDITIONAL APPROVAL NOTICE

THE BUILDING ACT 1984 THE BUILDING REGULATIONS 2000 (as amended)

SCHEDULE OF ADDITIONAL REQUIREMENTS

THIS SCHEDULE MUST BE ATTACHED TO THE APPROVED PLANS AT ALL TIMES.

Your application and plans have been examined for compliance with building regulations and other relevant legislation, but unfortunately they were found to be deficient in certain matters.

However, as you have signed your agreement on the application form, Berwick-upon-Tweed Borough Council have agreed to grant a **CONDITIONAL APPROVAL** to the application, for the following items which were omitted or incorrectly stated on the plan. The information for the following must be received in this office a minimum of 14 days prior to commencement of each item on site.

Should you require advice regarding any of the following matters please telephone Alan Rowley on 01289 301826, or discuss them with the visiting Building Control Officer when work commences on site.

1. Design certification or calculations of loading and strength in respect of prefabricated trussed rafter roofing systems to be provided to and agreed by the Council prior to execution of such work on site.
2. I look forward to receiving certification for the timber kit and also design drawings from your structural engineer or timber kit manufacturer.
3. Subject to a linked smoke detector being located in the utility room in relation to the office being an inner room.
4. Subject to external ventilation being provided for the log burning stove, as the stove output is proposed greater than 5kws.