



# Northumberland County Council

Mr Callum Fysh  
PJC Architecture Ltd  
The Old Post Office  
31 Main Road  
Kenton Bankfoot  
Newcastle Upon Tyne  
NE13 8AA

Our Ref: 19/00392/FUL  
Your Ref:  
Contact: Mr Richard Laughton  
Direct Line: 01670 622628  
E-Mail: richard.laughton@northumberland.gov.uk  
Date: 18th July 2019

Dear Sir/Madam,

## **Application to Northumberland County Council – Development Management**

I refer to your application to the above unit and enclose your approval certificate. This is an important legal document that may need to be produced, for example, if you decide to sell your property. It should therefore be safely stored.

Most approvals are subject to conditions and these are listed on the second page of the certificate. These form part of your permission and must be adhered to. Non-compliance could result in the Council taking Enforcement Action. Some conditions may require additional information to be submitted to this unit prior to the starting of any works, whilst others are ongoing, either just during the construction period and others for the life of the development. If you are uncertain about any of the conditions attached to your permission, please contact the Planning Case Officer whose details appear at the top of this page. Under the Fees for Applications Regulations 2012 (as amended), there is a standard fee of £116 per request to have conditions discharged. This is reduced to £34 for Householder applications.

If you consider that you are unable to comply with any of the conditions, you do have a right to apply to the Council to have a condition removed or varied. This has to be in the form of a variation application. Alternatively you do have a right of appeal to the Planning Inspectorate (see information on reverse of certificate). In either of these circumstances, you are advised to contact the Planning Case Officer first.

Most building work will require Building Regulations approval. If you have not already applied for this, you should contact your area Building Control office at either Alnwick, Hexham or Morpeth (telephone 01670 623838, 01670 623820 or 01670 623728/724 or e mail [buildingcontrol@northumberland.gov.uk](mailto:buildingcontrol@northumberland.gov.uk)).

Finally, it would be helpful for record keeping purposes, if you could inform the planning unit prior to starting the building or other works, contact information is detailed at the top of this letter.

Yours faithfully,

**Rob Murfin**  
**Director of Planning**



# Northumberland County Council

**TOWN AND COUNTRY PLANNING ACT 1990(As Amended)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

## **NOTICE OF PLANNING PERMISSION**

**Application No. 19/00392/FUL**

Mr Callum Fysh  
PJC Architecture Ltd  
The Old Post Office  
31 Main Road  
Kenton Bankfoot  
Newcastle Upon Tyne  
NE13 8AA

**Proposal** Erection of two storey double garage with gym above to replace previously approved garage

**Location** Harlow Hill Chapel Harlow Hill Newcastle Upon Tyne Northumberland NE15 0QE

**Applicant** Mr Stephen Bullock  
Harlow Hill Chapel Harlow Hill Newcastle Upon Tyne NE15 0QD

*In pursuance of powers under the above Act the Local Planning Authority hereby PERMITS the development described above which should be carried out in accordance with plans and details submitted with the application subject to all conditions defined in the attached schedule.*

**Rob Murfin**  
**Director of Planning**

18th July 2019

### 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.

**(YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF)**

**Application No. 19/00392/FUL**

**Conditions**

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents are:-

Proposed Garage PL\_838\_201 Rev A  
Proposed Site Plan PL\_838\_102 Rev B  
Location Plan PL\_838\_001 Rev A

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents and to ensure that a satisfactory form of development is obtained.

- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 and the Town & Country Planning (Use Classes) Order 1987, as amended (or any order revoking and re-enacting those Orders with or without modification) the garage outbuilding hereby approved shall only be used as ancillary and in connection with the use of the main property and shall at no time be converted to a self-contained unit.

Reason: To ensure the use remains compatible with the surrounding environment and to ensure the impacts of any alternative use in this location can be fully assessed, in accordance the National Planning Policy Framework

In dealing with the application we have worked with the applicant in a positive and proactive manner and have implemented the requirement in paragraph 38 of the National Planning Policy Framework.

## NOTES

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of The Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development that is already the subject of an enforcement notice, if you want to appeal against your local planning authorities decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
- If you want to appeal, then you must do so within six months of the date of this notice (if this is a decision to refuse planning permission for a householder application or a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice) using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Purchase Notices

- If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.