



Northumberland County Council

Pre-Application Enquiry - Do I Need Permission?

Berwick Harbour Commission
Tweed Dock
Tweedmouth
Berwick-Upon-Tweed
Northumberland
TD15 2AB

Planning Ref: 23/00559/PREAPP
Your Ref:
Contact: Mr Joshua Jackson
Direct Line:
E-Mail: [REDACTED]
Date: 18th September 2023

Town and Country Planning Act 1990 (as amended)

Installation of gates into an existing steel fence at
Berwick Harbour Commission, Tweed Dock, Tweedmouth, Berwick-Upon-Tweed,
Northumberland, TD15 2AB

Introduction

Thank you for your enquiry. Having taken the time to consider your proposal and assess the history of the site, I am now in the position to provide you with the following response.

Requirement for Planning Permission

The Town and Country Planning (General Permitted Development) Order 2015 refers to permitted development rights for a range of development not requiring planning permission. I have considered the content of your enquiry and conclude that **planning permission is not required** for the proposed development.

This is as the proposed development of the installation of a gate in the existing fence complies with Schedule 2, Part 2, Class A of the GDPO 2015 (as amended). The height of the new gate will not exceed the 2m above ground level limit (the existing fence is 1.95m and the new gate will also be 1.95m), therefore planning permission is not needed.

Lawful Development Certificate If planning permission is not required a, Lawful Development Certificate provides a legal document stating the lawfulness of past, present or future development. If granted by the local planning authority, the certificate means that enforcement action cannot be carried out against the development referred to and is a legal document which may be required if you come to sell your property in the future.

Validation Requirements

If you wish to apply for **lawful development certificate** based on the above advice, you can start your application online by using the Planning Portal website. Please ensure that you read the Council's Validation checklist here: <https://www.northumberland.gov.uk/Validationchecklist> before you submit an application as any incorrect/missing information will cause a delay.

Planning application fees can be found here:

https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

Additional documents may be requested over and above those listed above. The submitted information will be checked as part of our validation process and the timescale for a decision will not begin until all the correct information/fee is submitted - this is known as the valid date. The timescale for a decision on your application will start from this date and not when your application is submitted so it is important to ensure your application is complete (valid) when it is submitted.

All plans and drawings must be drawn to a recognised scale (1:100, 1:200, 1:1250, etc). It may be advisable to acquire the services of an architect or planning agent to assist in the drawing of these plans and submission of the application. The site location plan should show the direction of north, the land to which the application relates edged in red and any other land in your ownership edged in blue. All other plans should include an appropriate level of detail to allow Officers and members of the public to understand the development and any changes being proposed.

Please note, this response is based entirely on the information submitted with your enquiry, and is applicable only at the current time. The response does not constitute a certificate of lawful proposed development, nor is it to be considered binding upon the Council. The advice given relates to current planning policy and legislation, which may change over time, and is given without prejudice to any Officer's recommendation or decision in relation to any future proposals.

The works may require approval under the current Buildings Regulations and in this respect, you are therefore advised to make appropriate contact with the Council's Building Control Department by calling 0345 600 6400.

It should be noted that, irrespective of the situation regarding the need for planning permission, any necessary works within the highway, including the provision or alteration of an access, is subject to separate legislation and approval by the Council as Highway Authority. For the avoidance of doubt "highway" includes footway and / or verge.

To make arrangements for approval and inspection of access works within the highway please contact the Highways Area Office at:

North Northumberland : northernareahighways@northumberland.gov.uk

For further information on the planning process, including more detail of how to apply for planning permission, please visit the Planning section of the Council's website at www.northumberland.gov.uk/planning.aspx

I trust the information within this response is clear. If you have any comments or wish to discuss this with me any further please do not hesitate to contact me using the details provided at the top of the page.

Yours sincerely,

Mr Joshua Jackson

Planning Student
Development Management Team