

Thank you for your application for the discharge of planning conditions which was deemed as valid on the 10th August 2023. I have given consideration to the information submitted and have the following comments to make:-

#### Condition 5 - Bat Licence

Works likely to affect known roosts shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
- b) confirmation that the site is registered on a Bat Mitigation Class Licence issued by Natural England; or
- c) written justification by a suitably qualified ecologist confirming why a licence is no longer required

Reason: To maintain the favourable conservation status of a European protected species in accordance with Local Plan policies ENV2 and the NPPF.

Comment: I can confirm that the information provided in respect of condition 5 is acceptable and no objections are raised by the County Ecologist. The condition can therefore be discharged.

#### Condition 8 - Large Scale Joinery Details

Prior to the installation of any new windows or doors, large scale drawings (1:20 scale) and sections (1:5 scale) of the new windows, doors and their openings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows and doors shall be installed and maintained in accordance with the approved details.

Reason: In the interests of the character of the building in accordance with Policy ENV 7 of the Northumberland Local Plan.

Comment: I can confirm that the information submitted is NOT acceptable. The Council's Built Heritage & Design Officer has reviewed the submitted details and cannot support the use of unsustainable and inappropriate uPVC on the heritage asset. This would not be in the interests of the building and would not accord with Policy ENV 7 that seeks to conserve and enhance the significance, quality and integrity of Northumberland's heritage assets. Due to insufficient information and the proposed design and materials of the windows and door, Condition 8 is NOT discharged.

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

Yours faithfully,