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Town and Country Planning

Alnwick District Council**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990****CONSERVATION AREA OF EMBLETON**

NOTICE IS HEREBY GIVEN under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that on the 12th of June 2007 Alnwick District Council determined that the area described in the Schedule to this notice is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance and has therefore designated this area as a Conservation Area

The effect of the designation of the Conservation Area may be summarised as follows:

- (a) Where any application for planning permission for development of land in or adjacent to the Conservation Area is made to the Council and the development would, in the opinion of the Council, affect the character or appearance of the Conservation Area, the application will be subject to the special procedure in subsections (2) to (7) of Section 67 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- (b) Anyone wishing to demolish the whole or part of a building or gate, fence, wall or other means of enclosure situated within the Conservation Area must first apply for consent to demolition to the local planning authority. This is not taken to be included in the planning permission for redevelopment of the site unless, in granting the planning permission, the authority states that it includes consent to demolish the building or gate, fence, wall or other means of enclosure. Some buildings may be exempt from this requirement;
- (c) Anyone wishing to cut down, top or lop or uproot a tree situated within the Conservation Area must give six weeks prior notice of his/her intention to the local planning authority;
- (d) The effect of the designation will restrict the Permitted Development rights for properties within the boundary, under Schedule 2 of the Town and Country Planning General Development Order 1995.

Schedule

Starting at NGR 423215623121 which is the most northerly corner of Embleton Quarry (disused), From this point the boundary follows the field boundary line south east to NGR 423376622885 and continues to follow the field boundary west around the quarry pond to NGR 423346622845. South across the field to the east of Brackenrigg and The Villas to NGR 423422622729. West along Dunstanburgh Terrace to the east boundary of 'The Sprotsman Inn', then south enclosing the properties from Eastwell House to White Rigg. At NGR 423318622480 the boundary goes east and encloses Dunstanburgh View and Glebe Farm to NGR 423355622303. At this point the boundary line crosses west over the main road and follows the field boundary to NGR 423168622253, turning north along the western edge of the playing field to NGR 423116622390. From this point the boundary travels south along the eastern edge of the B1339 to NGR 423036622287 and which point it crosses north west across the road and follows field boundaries to NGR 422881622504. Heading east to Station Road NGR point 422962622548, and following the road north west to NGR 422898622617. At this point the boundary line crosses the Station Road and heads east on the southern edge of Merton Cottages. The boundary line then heads north between 1 Merton Cottage and 1 North Terrace to NGR 423011622721 then travels east along the boundary of 1 North Terrace to NGR 423035622735 and north west behind North Villas and following the northern boundary of no4 until meeting the Turnston Gardens road (B1339). The boundary line heads north up the Turnston Gardens road (B1339) following the eastern boundary of the Greyfield and Woodstead estates to NGR 422996623025 then crossing the B1339 to NGR 423016623027. From this point the disused quarry is enclosed by following the field boundary until completing the Conservation Area at NGR 423215623121

Plans defining the precise boundary of the Conservation Area, together with the Conservation Area Appraisal, are available for inspection during normal office hours at Alnwick District Council, Allernburn House, Denwick Lane, Alnwick, Northumberland, NE66 1YY. www.alnwick.gov.uk

Paul Gee

Director of Environment & Regeneration

23rd October 2007.

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