

DELEGATED DECISION REPORT

Application Reference Number	14NP0047
Description / Site Address	Approval of details reserved by condition No 3 of Listed Building Consent 13NP0089LBC in respect of refurbishment works at the Old Rectory, Falstone, Hexham, Northumberland, NE48 1AE.
Applicant	Mr and Mrs Murray
Agent	Kevin Doonan Architect Ltd.
Expiry date of publicity / consultations	N/A
Last date for decision	18 th July 2014

Proposal and Site

This application seeks the approval of details reserved by condition no 3 of Listed Building Consent 13NP0089LBC which was approved in 2013. The Listed Building Consent sought consent for the Listed Building Consent in respect of refurbishment of the kitchen, toilet, bathrooms, and attic, including installation of a new wood fired boiler and radiators, installation of insulation, installation of solar panels, a new window, re-installing shutters, repair of broken kitchen window lintel, removal of external drainage pipes, re-pointing, installation of chimney pot covers and associated works. The approved works included the installation of a new kitchen window to the southern elevation.

The NNPA's Conservation Officer recommended that a condition be attached to 13NP0089LBC which required a sample of stone for the kitchen window sill be submitted to and approved in writing by the Local Planning Authority.

Planning Policy

Relevant National Policy	Complies	Does not comply, comments.
National Planning Policy Framework	✓	

While the NPPF does not change the statutory status of the development plan as the starting point for decision making, the NPPF is a material planning consideration and sets out a presumption in favour of sustainable development as key in decision making. The proposed development has therefore also been assessed against the policies within the NPPF.

One of the Core Principles is NPPF is to "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations". Paragraph 132 of NPPF states that

when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Again, this is considered to be in accordance with the Authority's Core Strategy policies.

Relevant Local Policy	Complies	Does not comply, comments.
Northumberland National Park Authority Core Strategy and Development Policies Document		
Policy 1	✓	
Policy 18	✓	

Relevant Planning History

13NP0089LBC: Listed Building Consent in respect of refurbishment of the kitchen, toilet, bathrooms, and attic, including installation of a new wood fired boiler and radiators, installation of insulation, installation of solar panels, a new window, re-installing shutters, repair of broken kitchen window lintel, removal of external drainage pipes, re-pointing, installation of chimney pot covers and associated works:
Approved 8th November 2013

Consultations/Representations

NNPA Conservation Officer: The sample submitted has been checked and is considered acceptable. Has also checked with Ladycross quarry to ensure the order of stone has been lodged and that sufficient is available- (see file notes/ email correspondence).

Assessment

Condition no 3 of 13NP0089LBC states:

Prior to the commencement of development, samples of dressed stone for the kitchen window and a sample of mortar for use on the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the character and significance o the listed building is not adversely affected and for the development to accord with Policies 1,3 and 18 of the Northumberland National Park Core Strategy and Development Policies Document.



A stone sample was submitted to the National Park offices in June 2014. This sample is hand dressed and is of stone to match the existing exterior of the Rectory. The sample is machine cut ashlar, but hand dressed with horizontal scutching to match the existing external finish. The sample submitted is considered acceptable and it is considered that this part of condition 3 should be discharged.

The applicant provided on-site, samples of lime mortar to be used- and the samples were discussed with the NNPA's Conservation Officer. It was recommended that NHL 3.5 (Non-Hydraulic Lime) mortar would be suitable for mortar repair for the works proposed and consequently it is considered that this part of condition 3 is discharged.

RECOMMENDATION

To approve the details submitted under condition number 3 of planning permission 13NP0089LBC and discharge those conditions in accordance with the approved details. The proposed details submitted are considered to be compliant with the National Planning Policy Framework and Policies 1 and 18 of the Northumberland National Park Core Strategy and Local Development Policies Document.

Recommendation

I hereby certify that the proposal may be determined by the Chief Executive or the Head of Planning or relevant Director under the current Delegation Scheme. It is hereby confirmed that listed building consent is granted under delegated powers.

I hereby certify that the proposal concerning the details of Condition 3 of the application may be determined by the Chief Executive or the Head of Planning or relevant Director under the current Delegation Scheme, and is hereby **Fully discharged**,

	Signature	Date
Planning Officer		
Interim Development Manager		
Head of Service		