

From: [REDACTED]
Sent: 07 July 2014 09:02
To: DC Consultation
Subject: English Heritage advice on Application no(s) 14NP0058LBC
Attachments: 14NP0058LBC_EHRef_L00426251_L209124.doc

Dear Mr Miller,

Please find attached our advice on the following site -

Low Stead, Wark, Bellingham, Hexham, Northumberland, NE48 3DP Application
No(s):14NP0058LBC

Yours sincerely,

Karen Watson on behalf of Rosie Brady
Assistant Inspector of Historic Buildings & Areas
E-mail: [REDACTED]

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ENGLISH HERITAGE

NORTH EAST OFFICE

Mr Michael Miller
Northumberland National Park Authority
Eastburn
South Park
Hexham
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NE46 1BS

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Our ref: L00426251

7 July 2014

Dear Mr Miller

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010**



**LOW STEAD, WARK, BELLINGHAM, HEXHAM, NORTHUMBERLAND, NE48 3DP
Application No 14NP0058LBC**

Thank you for your letter of 3 July 2014 notifying English Heritage of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to English Heritage** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of English Heritage, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely


Rosie Brady
Assistant Inspector of Historic Buildings & Areas
E-mail: 

Enclosure: List of applications requiring notification to English Heritage



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

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*English Heritage is subject to the Freedom of Information Act. 2000 (FOIA) and Environmental Information Regulations 2004 (EIR).
All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.*



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APPLICATIONS REQUIRING NOTIFICATION TO ENGLISH HERITAGE

WHEN ENGLISH HERITAGE MUST BE CONSULTED ON PLANNING AND LISTED BUILDING CONSENT APPLICATIONS

Applications for Planning Permission: outside Greater London

English Heritage must be notified of the following planning applications (**by virtue of sections 67(3), (4) and 73(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, paragraph 8 of Circular 1/2001 Arrangements for Handling Applications - Notification and Directions by the Secretary of State, and the Town and Country Planning (Development Management Procedure) (England) Order 2010**):

- (a) Development which in the opinion of the local planning authority affects the setting of a grade I or II* listed building; or
- (b) Development which in the opinion of the local planning authority affects the character or appearance of a conservation area and which involves:
 - (i) the erection of a new building or the extension of an existing building where the area of land in respect of which the application is made is more than 1,000 square metres;
 - (ii) the material change of use of any building where the area of land in respect of which the application is made is more than 1,000 square metres; or
 - (iii) the construction of any building more than 20 metres in height above ground level.
- (c) Development likely to affect the site of a scheduled monument (Schedule 5 paragraph (o) of the **(Town and Country Planning (Development Management Procedure) (England) Order 2010)**)
- (d) Development likely to affect any garden or park of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953 (register of gardens) and which is classified as Grade I or Grade II* (Schedule 5 paragraph (p) of the **Town and Country Planning (Development Management Procedure) (England) Order 2010**)
- (e) Development within 3 kilometres of Windsor Castle, Windsor Great Park, or Windsor Home Park, or within 800 metres of any other royal palace or park, which might affect the amenities (including security) of that palace or park (Schedule 5 paragraph (m) of the **Town and Country Planning (Development Management Procedure) (England) Order 2010**)



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In addition, **paragraph 11 of Circular 01/01** advises that "it would be helpful if authorities would also send English Heritage details of applications for planning permission for development likely to involve the demolition of the whole or part of, or the material alteration of, a grade I or II* building (including ecclesiastical buildings shown in the list as grade A, B or C) in order for it to assess schemes affecting these grades of building."

Applications for Listed Building Consent: outside Greater London

English Heritage must be notified of the following listed building consent applications **(by virtue of section 15 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, paragraph 15 of Circular 1/2001 Arrangements for Handling Applications - Notification and Directions by the Secretary of State and the Town and Country Planning (Development Management Procedure) (England) Order 2010)**:

- (a) For works in respect of any grade I or II* listed building;
- (b) For works for the demolition of a principal grade II (unstarred) listed building;
- (c) For works for the alteration of any grade II (unstarred) listed building which comprise or include:
 - (i) the demolition of a principal external wall of the principal building*;
 - (ii) the demolition of all or a substantial part of the interior of the principal building*.

* For these purposes

- (a) a proposal to retain less than 50 per cent of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plane, including the vertical plane of any roof) shall be treated as a proposal for the demolition of a principal external wall;
- (b) a proposal to demolish any principal internal element of the structure including any staircase, load-bearing wall, floor structure or roof structure shall be treated as a proposal for the demolition of a substantial part of the interior.

In addition, **paragraph 20 of Circular 1/01** advises that in the case of 'works to any listed building where the local authority is the applicant (whether or not they themselves own the listed building in question) the local planning authority should, as a matter of good practice, notify English Heritage of all such applications at the earliest



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possible stage.'

English Heritage
January 2012



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