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From: Sarah Dyer

Sent: 07 August 2014 08:29

To: Chris Stanworth

Subject: FW: Erection of one "Shepherd's Hut" ("Roulotte") to provide tourist accommodation

Chris

Please see attached.

Regards

Sarah

Sarah Dyer, Conservation Officer

Tel: 

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## **14NP0064 - Erection of one "Shepherd's Hut" ("Roulotte") to provide tourist accommodation**

To: Chris Stanworth - Planning Officer

Thank you for consulting Building Conservation on this application. I have now had an opportunity to consider the proposal for a single shepherds hut in the grounds of Hesleyside Hall. A previous consent was granted earlier this year for a scheme that proposed two shepherds huts, also in the grounds of the hall. The comments are made in the context of the local and national planning policy framework (NPPF).

### **Planning Policy**

The NPPF states that LPA's, in determining applications should identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development that may affect setting of a heritage asset. This assessment should take into account the impact of the proposal to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Hesleyside Hall, located in the North Tyne valley, to the west of Bellingham is a Grade II\* listed building and the grounds of the Hall are a registered as a Park and Garden.

### **The Proposal**

The submitted proposal is for a single shepherds hut to the east of the Hall, located to the south of the existing two huts. The additional hut is required as part of the offer and diversification by the applicants for bed and breakfast facilities.

### **Assessment**

The proposed additional shepherds hut has been discretely located away from the existing two huts and importantly, away from the main elevation of the Hall. In any ways this location is more appropriate as it does not impact on important views of the Hall. The north east facing principle elevation of the Hall is of particular historic, architectural and aesthetic significance. It is here that the main building is clearly visible from the north looking south and is clearly part of the designed landscape with the context of the planned park and garden. The avenue of trees frames views of the hall, heightening the importance of the experience for both occupier and onlooker. This view and setting would not be affected by the submitted proposal.

### **Summary**

I have assessed the proposal in the context of its proposed site and setting and planning policy. I consider that given the location of the submitted proposal would have a negligible effect on the setting of the Grade II\* listed hall or the planned landscape and as such consider this proposal to be in accordance with planning policy.

Sarah Dyer  
Building Conservation Officer  
Northumberland National Park Authority