

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	14NP0090
<b>Description / Site Address</b>	Approval of details reserved by conditions nos. 3 and 4 of Listed Building Consent 14NP0039LBC in respect of the replacement of an existing casement window with a new sliding sash window, and the internal alterations to form one kitchen space at Greystead Rectory, Tasset, Hexham, Northumberland, NE48 1LE
<b>Last date for decision</b>	16 December 2014

### **1. Planning Policy**

NNPA Core Strategy and Development Policies Document - Policies 1, 3, 18

National Planning Policy Framework

### **2. Assessment**

Condition 3 requires a sample of stone for the kitchen window cill in the southern elevation of the building, along with details of the provenance of the stone. The agent has supplied a sample of Millnock Buff stone and a sample of existing stone from Greystead Rectory to allow for easy comparison between the two.

NNPA's Conservation Advisor believes that the proposed stone is a suitable stone to use for the newly created window opening. The same stone has also been agreed on a recent application at Falstone Rectory and the provenance of the stone was investigated and agreed for this application. This part of condition 3 should be discharged in accordance with the approved sample.

Condition 3 also requires that a sample of mortar is submitted and approved by the LPA. A mortar specification has been put forward, which is an NHL 3.5 hydraulic lime 1:3 washed sharp sand mix. NNPA's Conservation Advisor has confirmed that the mortar mix proposed will be acceptable. This requirement of condition 3 should also be discharged, allowing the condition to be discharged in full.

Condition 4 requires details of the sash windows to be agreed. A scale plan has been provided, which is to match the existing window in the kitchen. NNPA's Conservation Advisor has stated that the proposed window is acceptable and therefore, the condition should be discharged.

The details put forward will enable the development to be carried out in accordance with Core Strategy Policies 1, 3 and 18 and the NPPF.

### **Recommendation**

That the requested conditions are discharged, subject to the requirement for each of the requirements of the conditions to be carried out in accordance with the submitted details.

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Development Manager</b>		
<b>National Park Officer</b>		