

NNPA Historic Building Advisor

15NP0096 - Construction of 2 no. holiday chalets at Otterburn Hall, Otterburn, NE19 1HE

To: Rebecca Adams - Planning Officer

Comments

Thank you for consulting Building Conservation on this application. The application site is located on the former Otterburn Hall estate, to the north of the Listed Otterburn Stable block and Otterburn Hall.

Planning Policy Context

The Planning (Listed Building and Conservation Areas) Act 1990 states at s.66 that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy 3 and Policy 18 of the NNPA Core Strategy, Sections 7 and 12 of the NPPF, the NPPG and guidance published by Historic England in March 2015: Good Practice Advice Note 3 on Assessing Setting are all relevant when considering this pre-application. This application should clearly set out the significance of the site and demonstrate how the application sustains or enhances that significance.

Heritage Assets

There are 6 listed buildings within the site, these are:

- Otterburn Hall - Grade II
- Otterburn Farmhouse - Grade II
- Farm buildings attached to rear of Otterburn Hall Farmhouse - Grade II
- Stable block to the north of Otterburn Hall- Grade II
- Gate and Gateway by Lodge to Otterburn Hall - Grade II
- South Lodge to Otterburn Hall - Grade II

The Gardeners Cottage, Greenhouse and Walled garden are considered to be curtilage listed buildings as they are contemporary to the Hall complex, prior to 1947 and existed to function with the Hall. They are an important part of the history of the site. The site is also part of a Registered Battlefield.

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The Local Planning Authority must have special regard for the impact of a proposal on the setting of listed buildings. Therefore a Heritage Statement or Heritage Impact Statement, to support a future application, should have been submitted to meet the requirements of paragraph 128 of the NPPF. This states that an assessment of the heritage assets (including the registered Battlefield) and their setting should be made using appropriate expertise. This assessment should follow the guidance set out in the the General Planning Advice Note 3 by Historic England.

I understand that these this application site has the benefit of an extant planning permission for chalets, which could be implemented and that this application varies the position of the chalets.

Significance

The submitted proposal would be located to the rear of the existing Grade II listed Stable block and to the north of Otterburn Hall. It would form part of the existing collection of chalets that are already located to the north of the Stables which were granted consent in the 1980's.

The significance of the listed Stables lie primarily in their historic and aesthetic interest in respect of their relationship to Otterburn Hall. Their purpose was to provide stabling for the horses for the larger estate that was built in the late 19th Century. The aspect of the Stables is south facing and as such faces towards the walled garden and has a visual link with the Hall. To the rear would have been paddocks for the horses, but this relationship has long gone and the land is now occupied by chalets.

Impact of the Proposal

This proposal is for two additional chalets, similar to the existing chalets already present on the site. The proposal will have an adverse impact on the setting of the listed stables by introducing two new structures that have not been designed to reflect the local character of the area or estate and would be clearly visible in views next to the listed Stable. However the fall back position is that these chalets already have planning permission which could be implemented. Therefore, in my view, having had special regard for the setting of the listed building it is considered that the proposal would not preserve the special historic interest of the listed building, but that the extant permission mean that it is likely that these comments would carry less weight in the planning balance than usual.

Sarah Dyer IHBC

NNPA Historic Building Advisor
26th January 2016