

15NP0109 - Construction of single storey orangey extension at Glebe House, Holystone, Morpeth, Northumberland, NE65 7AJ

To: Rebecca Adams - Planning Officer

Comments

Thank you for consulting Building Conservation on this application. I have been consulted as the submitted proposal may affect the setting of the following nearby listed building:

- GARAGE AND SHED IN GARDEN OF WOODBINE COTTAGE, (Grade II)
- CHURCH OF ST MARY, (Grade II)
- MILL HOUSE, (Grade II)

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.

Impact of the Proposal

Having considered the details of the submitted proposal I consider that the single storey extension would not impact on the setting of the listed building as there are no visual connections between Glebe House and the listed buildings. Glebe House is a house of modern construction and the submitted proposal is to the rear of this property. There are, however glimpse views of the proposal from the road and every effort should be made to ensure the quality of materials and finish, such as timber windows are high to reflect those within Holystone through the use of conditions.

Sarah Dyer IHBC

NNPA Historic Building Advisor
26th January 2016