



DELEGATED DECISION REPORT

Application Reference Number	15NP0114
Description / Site Address	Approval of details reserved by condition 4 of planning permission 15NP0026 in respect of heritage assets. Alterations and extensions at ground floor level including porch. Construction of two storey rear extension. Creation of additional window openings and installation of velux windows. at Greenhaugh Farm, Greenhaugh, Hexham, Northumberland, NE48 1PW
Expiry date of publicity / consultations	1 January 2016
Last date for decision	16 February 2016

Details of Proposal

This application provides information required by Condition 4 of planning application 15NP0026, which requires the submission of a desk based assessment of the heritage assets on the site. A brief assessment of the information provided is set out below.

Consultation/Notification

NNPA Historic Environment Officer

Consultation response 04.01.2016

Additional information should be provided setting out further justification for the design proposals with regards to the front and rear elevations, as this would effectively change the appearance of the farmhouse from front to back. This could include annotating plans and photographs of the building provided, and photographs of comparative properties in order to justify the approach to the alterations in the external appearance of the building.

Clearly, as alluded to in the Statement, the building is not protected by Listing of local listing, and the response should therefore be proportionate to the building's significance; in this case, it is therefore entirely acceptable that the applicant has produced the Statement themselves.

The structure of the Statement is generally acceptable, however further detail on the historical development of Greenhaugh (including relevant historic mapping), rather than stating the sources consulted, would be useful here.

Upon receipt of the amended Heritage Statement I foresee no issues with recommending the discharge of the condition, but require these additional details before formally advising such.

Re-Consultation (15.01.2016) response to amended Statement received 11.01.2016

The re-submitted Heritage Statement resembles the presentation of data without any particular discussion of how it relates to the development. However, it would be unreasonable and disproportionate to the significance of the building to object to these changes.



The applicant has demonstrated a willingness to develop the building in a way which allows the different phases of construction to be “read” and using materials and designs in keeping with the general area, regardless of any specific requirement to do so, which is clearly to be welcomed.

Assessment

Following comments received from the NNPA Historic Environment Officer in response to the original Statement submitted, an amended Heritage Statement has been provided by the applicant. This provides a précis of the site and surrounding Greenhaugh village history, details of previous archaeological assessment and investigation undertaken on the site, and a discussion of the proposed building design and justification for this, including photographs of surrounding properties.

Whilst acknowledging that the amended Heritage Statement does not include a discussion of how the data presented relates to the development in particular, the NNPA Historic Environment Officer considers that the Statement demonstrates a willingness by the applicant to develop the building in a way which allows the different phases of the development to be ‘read’, using materials and designs which are in keeping with the general area, which is proportionate to the significance of the building. It is further not considered necessary that an archaeological field survey be undertaken, in accordance with Condition 4 of 15NP0026.

In light of the response from the NNPA Historic Environment Officer, which raises no objection to the amended Heritage Statement, the details requested by Condition 4 can be approved, as the development would accord with Core Strategy policies 1, 3 and 18.

Recommendation

The requirements of condition 4 (submission of a desk-based assessment of heritage assets on the site) are discharged subject to implementation of the development in accordance with the following documents and correspondence:

- Heritage Statement (as amended), received 11.01.2016
- Application form, received 15.12.2015

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		