

Northumberland County Council
Conservation Team
Memorandum

To: Rebecca Adams, Planning Officer
From: Sarah Dyer
Date: 13th April 2016
Planning Reference: 16NP0025
Site Name: The Coach House, Otterburn Hall, Otterburn, Northumberland,

THE PROPOSAL

The proposal is for change of use of Coach House to 14 bed hotel/guest house including restaurant and Installation of septic tank.

SIGNIFICANCE:

The significance of the Grade II listed Coach House at Otterburn relates to its historic connection to Otterburn Hall and construction as part of the Otterburn Hall Estate. The Coach House has lost much of its aesthetic significance when the building was altered to create the hotel annexe to the former Otterburn Hall Hotel (now closed). Its communal significance is high due to its relationship with the whole estate and the important function it played with in that.

POLICY:

The Planning (Listed Building and Conservation Areas) Act 1990 directs LPA's in considering applications that affect listed buildings and conservation areas. Section 12 of the NPPF directs LPA's in how to assess the impact of a proposal on the historic environment and whether the proposal sustains and enhances or is harmful to the character and significance of the heritage asset. Section 7 sets out the requirements for good design in paragraphs 56- 68 noting that good design is a key aspect of sustainable development and is indivisible from good planning.

IMPACT:

The proposal is for no physical changes to the building as it was previously an annexe building to the nearby hotel and will now be a separate hotel. The Internal changes to provide a kitchen for the change of use have been agreed within the modern extension to the listed building and therefore are not considered to affect the special interest of the listed building.

The proposed septic tank will be set away from both the listed Coach House, Otterburn Hall and curtilage listed garden wall and concealed. It is considered that the setting of the listed buildings and structures will not be affected by this proposal. The proposal will also bring a benefit of allowing the Coach house to start operating as a hotel.

POSITION:

I have assessed the application and consider that the proposal would accord with local and national planning policy by sustaining the significance of the Grade II listed building and its setting.

Sarah Dyer MRTPI IHBC
NNPA Historic Building Advisor
13th April 2016