

Tuesday, 15 March 2016

**Northumberland County Council  
Conservation Team  
Memorandum**

To: Chris Stanworth, Planning Officer  
From: Sarah Dyer  
Date: 15th March 2016  
Planning Reference: 16NP0026  
Proposal: Re build of existing single storey garage Elmcroft, Falstone  
Hexham Northumberland NE48 1AA

**The Proposal**

The proposal is for the demolition of the existing garage and construction of a new single storey garage with a pitched roof in natural sandstone, natural stone waterables and natural slate.

**Significance**

I have been consulted to assess the impact of the proposal on the setting of the Grade II listed United Reform Church immediately adjacent to the application site. The church was Formerly Presbyterian Church now United Reformed Church dated 1807, restored and tower added 1876. Coursed stone with ashlar dressings; Welsh slate roof.

The church is located in the centre of the village of Falstone bounded by natural stone retaining walls. The church is in a slightly elevated position within the village with the former Rectory near by. There are views of the principle elevations of the Church from the east of the village looking west and also some to the rear of the church.

The application site is adjacent to a modern house which already has a single storey garage.

**Impact**

This proposal is considered to be of sufficient quality in both design and proposed use of high quality materials to sustain the setting of the Grade II listed building. The change between the existing garage, in terms of size, mass and external appearance is not considered to be great enough to alter the setting of the listed building.

**Policy**

The Planning (Listed Building and Conservation Areas) Act 1990 directs LPA's in considering applications to Listed buildings. Section 66 states that the LPA must have

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special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. 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.

**Position**

In regard to the setting of the Grade II listed building, this is clearly identified by its boundaries and its general elevated position within this small settlement in Northumberland. The scale, mass and external appearance of the proposal have been considered so as to compliment the setting of the Grade II listed building therefore this proposal is considered to sustain the significance of the designated heritage asset.

Kind regards

**Sarah Dyer MRTPI IHBC  
NNPA Historic Building Advisor  
15th March 2016**