

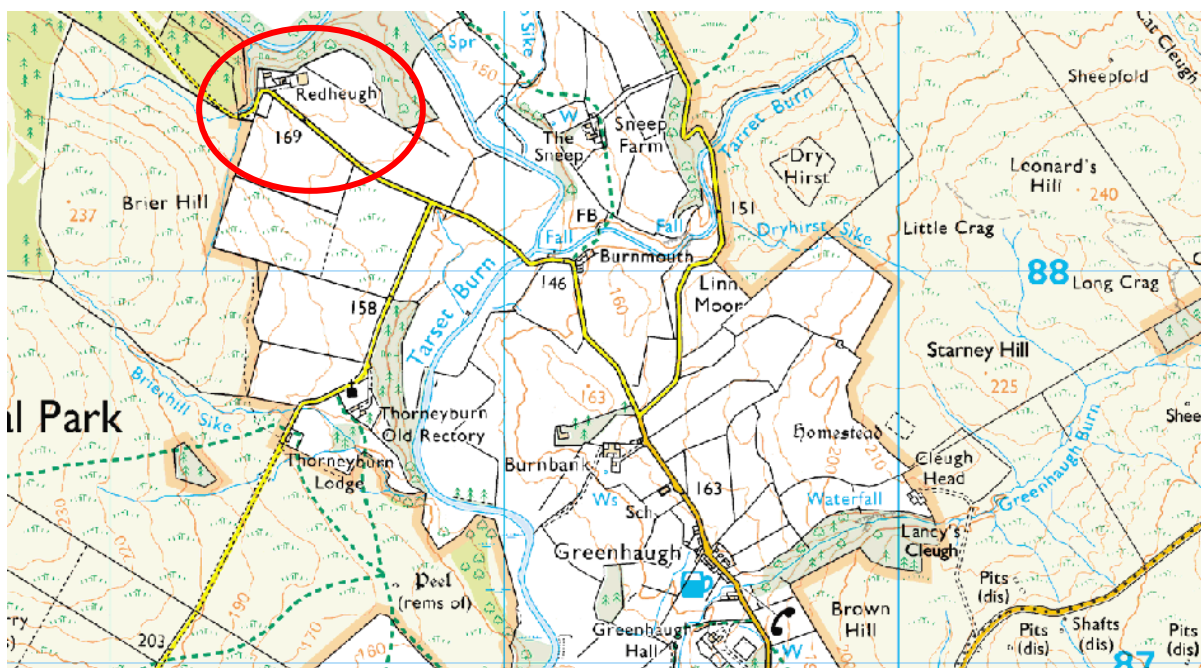


DELEGATED DECISION REPORT

Application Reference Number	16NP0044LBC
Description / Site Address	Listed Building Consent - Re-setting of water tabling and roof ridge at Redheugh, Tarset, Hexham, Northumberland, NE48 1NB
Expiry date of publicity / consultations	27 May 2016
Last date for decision	30 June 2016

Details of Proposal

Listed Building Consent is sought for the re-setting of the water tabling and roof ridge at Redheugh, Tarset.



Map showing location of Redheugh (outlined in red) and proximity relative to Greenhaugh

The property known as Redheugh is located within the open countryside some 1.6km from the village of Greenhaugh. The building is situated within a small cluster comprising the property, its associated grounds and outbuildings, beyond which to the west lie an agricultural building and to the south a Grade II Listed Dovecote, understood to fall within separate ownership to the site.

The significance of the building, which is believed to date from c16 or early c17, derives from the original role of the structure as a bastle House, understood to have been remodelled and extended to form a dwelling for William Charlton in 1732.

The property to date is predominantly roofed with graded Cumbrian slate of 'Scottish' construction, comprising slates affixed directly to the boarding atop the rafters without felt or laths. Recent storms have revealed evidence of water ingress, leaks and damp partly attributed to the water tabling and roof ridge. This application therefore seeks the re-setting of both elements of the roof in order to remedy the issues encountered.



View facing north towards front elevation of property

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (2015)

Local Policies

Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 18	<i>Cultural Heritage</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

Relevant Planning History

16NP0042 Re-roofing of property. *Pending consideration*

16NP0043LBC Re-roofing of property. *Pending consideration*

Consultation/Representations

Tarset Parish Council: No response received.



NNPA Historic Buildings Advisor: No objections

The property has started to experience ingress of damp, the cause of which is thought to be failing lead under the existing water tables and/or failing cement mortar from the roof ridge.

The proposal to reset the water tables and check/replace the lead flashing is supported and follows good conservation principles. The proposed works are considered to be in accordance with National and Local Planning Policy and would sustain and enhance the character and significance of this Listed Building.

The following Conditions should be attached to any grant of Listed Building Consent:-

- *Agree the lime mortar mix for repointing and re-setting;*
- *Agree samples of any replacement slates;*
- *Agree any water tabling or ridge tiles replacements; and*
- *All replacement rainwater goods to be cast iron.*

NNPA Historic Environment Officer: No response received.

Assessment

The matters to be taken into consideration in the assessment of this application are:-

- The Principle of the Development; and
- The Impact upon the Character of the Listed Building.

The Principle of the Development

The National Planning Policy Framework (NPPF) is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park.

The proposed development as assessed below would not have an adverse impact on the Park's special qualities, and thus meets the relevant criteria set out within Policy 1.

The Impact upon the Character of the Listed Building

Core Strategy Policy 18 seeks to ensure that protection is afforded to the National Park's cultural asset sites, giving particular protection to Listed Buildings.

Recent storms have resulted in water ingress, leaks and damp partly attributed to the water tabling and roof ridge by virtue of the roof's 'Scottish' construction, comprising slates nailed directly to the roof boarding without felt or laths. The proposed scheme therefore seeks consent for the re-setting of the water tabling and roof ridge, along with the removal and replacement of any individual damaged or broken slates, inspection and repair and replacement of damaged lead flashing and rainwater goods (RWGs) in order to remedy the issues encountered.



Clockwise from top left: *Condition of existing roof; evidence of displaced slates and poor condition of ridge tiles; evidence of cracked and delaminated slates; some existing RWGs of poor condition*

As identified in comments from the NNPA Historic Buildings Advisor, the proposed works would sustain and enhance the character and significance of the Listed Building, and are therefore in accordance with local and national planning policy. A Condition would however be attached to any approval seeking the approval of any mortar mixes and materials required to undertaken the proposed works in order to ensure that these are appropriate for the site and building.

Due to the scale of works and processes involved, a Bat Survey is not required in this case however has been provided in connection with currently pending applications 16NP0042 and 16NP0043LBC for the re-roofing of the entire property following advice taken from the NNPA Ecologist.

Recommendation & Conditions

It is recommended that Listed Building Consent is granted subject to the following conditions:-



1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission and to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be maintained in accordance with the following approved plans and documents:

- Application form, dated 5th May 2016;
- Location map, dated 5th May 2016
- Heritage Statement, dated 5th May 2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, and 18 of the NNPA Core Strategy and the National Planning Policy Framework.

3. Prior to the commencement of any re-pointing works hereby permitted, details and sample(s) of the mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved samples and details.

Reason: To ensure that the materials used in the implementation of the development are appropriate in the context of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

4. Prior to the commencement of any works comprising the replacement of roof slates hereby permitted, details and sample(s) of all replacement slates shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved samples and details.

Reason: To ensure that the materials used in the implementation of the development are appropriate in the context of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

5. Prior to the commencement of any works comprising the replacement of water tabling or ridge tiles hereby permitted, details and sample(s) of all replacement water tables or ridge tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved samples and details.

Reason: To ensure that the materials used in the implementation of the development are appropriate in the context of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

6. Any replacement rainwater goods hereby permitted shall be constructed in their entirety from cast iron.



Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, and 18 of the NNPA Core Strategy and the National Planning Policy Framework.

Informative Notes

1. This Listed Building consent is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

2. This listed building consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. If there is a condition that requires work to be approved prior to the commencement this is called a 'condition precedent'. The following should be noted with regards to conditions precedent:
 - a) If a condition precedent is not complied with, the whole of the development will be unauthorized and you may be liable to enforcement action.
 - b) In addition if a condition precedent is breached, the development is unauthorized and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

Background Papers

Application file 16NP0044LBC

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		