

**Northumberland County Council**  
**Conservation Team**  
**Memorandum**

To: Rebecca Adams, Planning Officer  
From: Sarah Dyer  
Date: 18th May 2016  
Planning Reference: 16NP044LBC  
Site Name: Redheugh Farm

**THE PROPOSAL**

Listed Building Consent - Listed Building Consent - Re-setting of water tabling and roof ridge. My understanding is that this submitted proposal is also for a repair to the main roof of Redheugh Farm, including removal and replacement of existing slates.

This property has been the subject of detailed pre-application discussions with the applicant and contractor.

**SIGNIFICANCE:**

Redheugh Farm is Grade II listed principally for its historic significance as a former bastle dating to the 16th Century. A robust Northumbrian farmhouse of random rubble with ashlar dressings and graduated Lakeland slate construction. The list description refers to walls internally that are 36inches thick. The house was remodelled in 1732 for William Charlton and there is visual evidence of this remodelling on the building, particularly on the western gable which appears to have been raised at some point.

**POLICY:**

The Planning (Listed Building and Conservation Areas) Act 1990 directs LPA's in considering applications within Conservation Areas and within the setting of Listed buildings. 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 property has started to experience ingress of damp, particularly in the roof spaces and it is thought that the cause for this may be failing lead under the existing water tables at either end of the building and /or failing cement mortar from the ridge. Some of the slates have slipped and may also be contributing to water penetrating through to the internal boards.

The proposal to remove the existing slates, reset the water tables and check the lead flashing and replace with lead if necessary is supported and the proposal is to follow good conservation principles such as using traditional and breathable materials. The front (south) elevation must be re-slatted with Cumbrian graduated slate, but I have agreed that natural welsh slate for the rear (north) may be used, given this is found elsewhere on the same building and nearby outbuildings, but where possible to use the Cumbrian slate.

## **Summary**

This proposal is 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 added should listed building consent be granted:

- Agree the lime mortar mix for repointing and setting of the water tables.
- Agree the sample of Welsh slate and Cumbrian replacement slate.
- Agree any watertable or ridge tile replacements if necessary.
- All replacement rainwater goods to be in cast iron.

These should be agreed prior to the start of the work where they are required, but not necessarily pre-commencement conditions.

**Sarah Dyer MRTPI IHBC**  
**NNPA Historic Building Advisor**  
**31st March 2016**