



DELEGATED DECISION REPORT

Application Reference Number	16NP0073
Description / Site Address	Approval of details reserved by conditions 4 and 5 of planning permission 16NP0042 - Re roofing of property at Redheugh, Tarsset, Hexham, Northumberland, NE48 1NB
Expiry date of publicity / consultations	17 August 2016
Last date for decision	20 September 2016

Details of Proposal

This application provides information required by conditions 4 and 5 of planning approval 16NP0042 under which permission was sought for the reroofing of the property at Redheugh, Tarsset.

Condition 4 requires that details and a sample of the mortar mix to be used be submitted to and approved in writing by the Local Planning Authority prior to commencement of any re-pointing or re-setting works. Condition 5 requires that details and samples of replacement slates be submitted to and approved in writing by the Local Planning Authority prior to any works comprising the replacement of roof slates. Details pursuant to conditions 4 and 5 have therefore been submitted for approval.

The application form submitted makes reference to the discharge of all 8no. conditions attached to 16NP0042, however only condition nos. 4-7 require the submission of details to the Local Planning Authority for approval prior to commencement, of which conditions 4 and 5 are the subject of this application. As no work relating to conditions 6 and 7 of 16NP0042 are proposed at this stage, no details are required to discharge these conditions at present.

Listed Building Consent for the reroofing of the property was additionally sought under 16NP0043LBC, for which consent was granted subject to conditions. An application to discharge these conditions has therefore also been submitted under 16NP0074 and is pending consideration.

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>
Policy 20	<i>Landscape Quality and Character</i>



Relevant Planning History

- 16NP0044LBC** Re-setting of water tabling and roof ridge. *Listed Building Consent granted 14.06.2016*
- 16NP0042** Reroofing of property. *Planning permission granted 07.07.2016*
- 16NP0043LBC** Reroofing of property. *Listed Building Consent granted 07.07.2016*
- 16NP0074** Approval of details reserved by conditions 4, 5, 6 and 7 of 16NP0043LBC. *Pending consideration*

Consultation/Representations

NNPA Historic Buildings Advisor: No objections

A visit to the site was undertaken on 1st August 2016 in order to inspect samples of materials (mortar and slate).

A sample of Natural Hydraulic Lime 5 (NHL 5) was mixed up and hardened together with other weaker-mix samples. NHL 5 was agreed as suitable for use in this instance, being a good colour match to the existing stone and sufficiently durable so as to withstand the conditions of such an exposed location.

Two samples of reclaimed Welsh slate (available from Charlton's, Hexham) were available to view; should Welsh slate be required to the rear roofslope then either sample would be acceptable.

Should it be found that replacement stone water tabling and ridge tiles are required, samples of these would be inspected in the future.

Assessment

The principle of the development has already been established as acceptable under applications 16NP0042 and 16NP0043LBC. The subject for assessment here is therefore the acceptability of the details of the mortar mix and replacement slates as required by conditions 4 and 5 of 16NP0042.

The information submitted proposes the use of Natural Hydraulic Lime 5 (NHL 5) mortar mix and replacement Welsh slates (available from Charlton's builders' merchants, Hexham), samples of which were made available for the NNPA Historic Buildings Advisor to view on site on 01.08.2016. Following consideration of these details, the proposed materials are considered to be appropriate and are therefore acceptable. The information provided to discharge conditions 4 and 5 thus accord with Core Strategy policies 1, 3, 18 and 20 and the NPPF.

As discussed above, the information submitted references the approval of details as required by conditions 6 (water tabling and ridge tiles) and 7 (photographic record); however as no works pertinent to either condition are required at this stage the details as sought by conditions 6 and 7 are not yet required. Should such works be required in the future, details of these should then be



submitted to and approved in writing in accordance with the wording of conditions 6 and 7 of 16NP0042.

Recommendation & Conditions

It is recommended that conditions 4 and 5 of 16NP0042 should be discharged, subject to implementation in accordance with the following documents:-

- Application form, dated 25th July 2016
- Covering letter, dated 25th July 2016
- Sample of NHL 5 mortar mix (photograph), dated 9th August 2016
- Samples of reclaimed Welsh slate (photographs), dated 9th August 2016

Informative Notes

Should the replacement of existing water tabling or ridge tiles or works to the existing roof boarding be required, details of the replacement water tabling and ridge tiles and a photographic record of the existing roof should be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of conditions 6 and 7 of 16NP0042. The development shall then be carried out in accordance with the approved details.

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		