



## DELEGATED DECISION REPORT

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| <b>Application Reference Number</b>             | 16NP0074   |
| <b>Description / Site Address</b>               | Approval of details reserved by conditions 4 and 5 of 16NP0043LBC - Listed Building Consent - Re roofing of property at Redheugh, Tasset, Hexham, Northumberland, NE48 1NB |
| <b>Expiry date of publicity / consultations</b> | 17 August 2016   |
| <b>Last date for decision</b>                   | 20 September 2016  |

### Details of Proposal

This application provides information required by conditions 4 and 5 of planning approval 16NP0043LBC under which Listed Building Consent was sought for the reroofing of the property at Redheugh, Tasset.

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 information submitted in support of the application makes reference to the discharge of 8 of the 9no. conditions attached to 16NP0043LBC, 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 16NP0043LBC are proposed at this stage, no details are required to discharge these conditions at present.

Planning permission for the reroofing of the property was additionally sought under 16NP0042 for which consent was granted subject to conditions. An application to discharge these conditions has therefore also been submitted under 16NP0073 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            *Delivering Sustainable Development*  
Policy 3            *General Development Principles*  
Policy 18          *Cultural Heritage*



Policy 20 *Landscape Quality and Character*

**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*
- 16NP0073** Approval of details reserved by conditions 4, 5, 6 and 7 of 16NP0042. *Pending consideration*

**Consultation/Representations**

**NNPA Historic Buildings Advisor: No objections**

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

*A sample of Natural Hydraulic Lime 5 (HNL 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 16NP0043LBC.

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 16NP0043LBC.

### **Recommendation & Conditions**

It is recommended that conditions 4 and 5 of 16NP0043LBC should be discharged, subject to implementation in accordance with the following documents:-

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

### **Informative Notes**

Should the replacement of existing water tabling stones 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 16NP0043LBC. The development shall then be carried out in accordance with the approved details.

|  | <b>Signature</b> | <b>Date</b> |
|--|------------------|-------------|
| <b>Planning Officer</b>                                      |                  |             |
| <b>Head of Development Management or<br/>Chief Executive</b> |                  |             |