

16NP0103 - Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN

SITE

West Twice Brewed is located close to the Grade II listed house with barn adjoining. The house and barn are examples of vernacular small holding with barn adjoining for agricultural purposes. Twice Brewed house is detached and set away from nearby buildings of Twice Brewed Pub, and enclosed by mature trees and shrubs. It is constructed of stone with dressings and a stone flagged roof with brick chimney's. The barn has a slate roof. Its significance lies in its historic association with the area dating from the late 18th - early 19th Century. Its aesthetic significance is also of importance given its isolated position.

PROPOSAL

The submitted proposal is for the construction of an extension to public house for microbrewery. The proposed extension would be located to the east of the Twice Brewed Pub and therefore away from West Twice Brewed listed house.

LEGISLATIVE AND PLANNING POLICY CONTEXT

The Planning (Listed Building and Conservation Areas) Act 1990 directs LPA's in considering applications within Conservation Areas and the setting of Listed buildings (Sections 16, 66 and 72).

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.

Policy 18 of the NPPA Core Strategy in regard to the Historic Environment is relevant.

IMPACT ON THE HERITAGE ASSET

The submitted proposal unlikely to change or alter the setting of the Grade II listed heritage asset given the proposed extension will be positioned to the east of the existing building. Furthermore the applicant is proposing to use natural stone and slate to help the new building assimilate with its surroundings.

CONCLUSION

The submitted proposal is considered to be sufficiently limited, positioned away from the listed building so as not to impact on the setting of the Grade II listed building.

Sarah Dyer IHBC - 9th December 2016
Historic Building Advisor to Northumberland National Park