

MEMORANDUM

To: Rebecca Adams, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 20/01/2017

Reference: 16NO0123

Address: Dovecote Cottage, Otterburn Estate

Proposal: Retrospective application for the change of use of land to rear of Dovecote Cottage to create garden area. Erection of fence and erection of oil tank .

COMMENTS

This proposal is for the change of use of land to the rear of Dovecote Cottage to create a garden area. the erection of a post and rail fence to enclose this land and the erection of an oil tank with screen fencing around it. Dovecote Cottage is considered to be a grade II listed building by virtue of the fact that it is attached to the listed Coach House. The buildings are located within the grounds of Otterburn Hall, which is a grade II listed property which dates from 1870. The Coach House was built at the same time as stables to serve the main Hall, Dovecote Cottage consists of a two bedroomed double storey cottage built in stone with a Welsh slate roof with overhanging eaves. It has a later single storey brick built rear extension with a hipped slate roof to which the post and rail fence has been attached. The fence posts are also attached to an existing low brick retaining wall between the garden of the Coach House and that of Dovecote Cottage.

Legislative Framework and Policy

In providing comments on this application Building Conservation has regard to Sections 66 and 72 of the Planning(Listed Buildings and Conservation Areas) Act 1990 which requires the local authority to have special regard to the desirability of preserving and enhancing the character and appearance of the Listed Building and the Conservation Area.

The National Planning Policy Framework (NPPF) is a significant material consideration and cognisance has been given to the advice in chapter 12 – Conserving and Enhancing the Historic Environment. Paragraph 131 directs local planning authorities to take account of ‘the desirability of sustaining and enhancing the significance of heritage assets’ in the determination of planning applications. Section 132 stresses that ‘when considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset’s conservation’. Paragraph 133 advises that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent’.

Assessment of Development Proposals

Building Conservation have no objections to the propose change of use of the land to garden area. Whilst the post and rail fence is not ideal, it is not considered to cause harm to the heritage assets, as defined within section 12 of the NPPF and Sections 66 and 72 of the Planning(Listed Buildings and Conservation Areas) Act 1990. The fence is attached via stainless steel fixings to the brickwork of Dovecote Cottage, as opposed to within the mortar joints. As this rear extension is a later addition to the property and, whilst attractive, its physical fabric is not considered to be of historic significance and therefore Building Conservation do not raise any objection to this matter, subject to a condition being attached to any consent granted to ensure the making good of the brickwork if the fence is ever removed.

CONCLUSION

Building Conservation raise no objections to the proposed change of use and the retrospective installation of the post and rail fence and the oil tank and associated screening subject to the condition suggested above.

Val Robson

Building Conservation Officer