

DESIGN AND ACCESS STATEMENT INCLUDING PLANNING STATEMENT AND HERITAGE STATEMENT TO ACCOMPANY RETROSPECTIVE CHANGE OF USE AND LISTED BUILDING APPLICATION AT DOVECOTE COTTAGE, OTTERBURN ESTATE



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On behalf of Julie Blackie (applicant)

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Introduction

This supporting statement has been written to accompany a full planning application for a Change of Use of land to the rear of Dovecote Cottage, adjacent to Otterburn Coach House at Otterburn Hall.

The application also includes an application for listed building consent for the erection of the post and rail fence used to enclose the land, and for the installation of an oil tank and enclosure at the bottom of the enclosed garden area.

On 13th October, the owners were notified by Northumberland National Park Authority that development had taken place without planning permission or listed building consent. The applicant was unaware that planning permission and listed building consent were required for the works. This is therefore a retrospective application, as the works have already taken place.

Although Dovecote Cottage is not listed in its own right, it is treated as listed by virtue of the fact that it is physically attached to the listed Coach House (Grade II).

A site plan and location plan are included in the application which give details of the area enclosed, and the location of the oil tank.

This Design and Access statement includes a Planning Statement, Heritage Statement and Sustainability Statement as required in Policy 1 of the Northumberland National Park Core Strategy (2009).

The Site

Dovecote Cottage is physically attached to the Coach House, and provides separate living accommodation and is a separate planning unit. Dovecote Cottage is a 2 bedroomed house, and to the rear is a raised area which comprises the garden area for the cottage, although this was not previously fenced off. The fenced area extends the formal residential curtilage area of the property.

To the rear of the fenced area, are a number of modern holiday chalets. Adjacent is the car parking area for the Coach House (in the same ownership), and on the other side of the proposed garden area is woodland.

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Photo 1: Enclosed area to the rear of Dovecote Cottage, with holiday chalets in view

There are no designations on the site, other than the listed building designation of the Coach House, to which Dovecote Cottage is attached.

Heritage Statement

Otterburn Coach House, originally stables associated with Otterburn Hall, is located to the north east of the hall itself. Dovecote Cottage forms part of the Stables, although it is a separate unit, comprising a 2 bed house, separate from the Coach House (now hotel) adjacent.

With regard to the wider estate, Otterburn Hall was built in 1870 and is also grade II listed, and currently undergoing significant refurbishment. The coach house was built at the same time, as a stable block to serve the hall.

The site lies within the Northumberland National Park, and is within walking distance of Otterburn village which lies to the south of the hall and grounds, and much of Otterburn village will have evolved around the hall and its use initially as a country estate home, and subsequently as a conference/hotel/leisure facility.

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Two 'wings' and other extensions (including dormer windows) have been added to the Coach House, probably in the 70s (and certainly prior to listing), which detract significantly from the original character of the overall building, with modern brick and uPVC windows. Although listed, much of the character as a stable/coach house has been lost, due to the subsequent use as a conference centre, and the previous use as an annex to the hall with bedrooms, garages and workshop space being created (prior to listing).



Photo 2: Dovecote Cottage (prior to fence) with modern brick additions to the rear of the Coach House

The listing in Appendix A provides an account of the features at the Coach House that are of historic interest. These refer to the original parts of the building, that relate to its original use as a stable block, and there is no specific reference to Dovecote Cottage. As there are relatively few remaining original elements to the building, these are particularly special, and worthy of protection. This proposal does not impact on any of the original features of the building. The fence which follows the line of the existing raised garden area does not affect any parts of the historic integrity or interest of the building.

In terms of impact on the historic environment, the oil tank and fence do not have a significant impact on the setting of the building. It is located at the bottom of the garden, away from the main building.

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These proposals would have been permitted development in normal circumstances, and are very minor.



Photo 3: Fence following existing retaining wall of adjacent car park

Historic Environment and National Planning Policy (NPPF)

Chapter 12 of the NPPF provides guidance on how applications should be considered in historically sensitive areas, and of course the statutory tests as outlined in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 apply as the site is within a Conservation Area.

Paragraph 126 in the NPPF supports positive strategies for conservation and enjoyment of the historic environment. Planning authorities are encouraged to take into account the *'desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'* and *'the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;'*

This approach is further emphasised in paragraph 134, which states: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm*

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should be weighed against the public benefits of the proposal, including securing its optimum viable use.

As this application involves no material change to the building itself, and the impact on the setting of the building is negligible, it is considered that no harm would be caused.

Paragraph 128 of the NPPF provides guidance on assessing significance of heritage assets. As a minimum, the relevant historic environment record should have been consulted. The listing for the Coach House is appended to this statement.

It is clear that none of the features identified as interesting within either listing would be affected by the installation of the oil tank and fence or the change of use application for the garden area.

The parkland around the hall is not registered, and the site is not within a Conservation Area. It is considered that this statement has fully addressed any implications with respect to the Historic Environment.

Other Planning Policy considerations

The application is considered against relevant local and national planning policy, and the following section provides an assessment of this proposal against those policies.

Local policies in the Northumberland National Park Core Strategy (2009) and are read in the context of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

Northumberland National Park Core Strategy (2009)

The main policies considered relevant to this scheme are as follows:

Policy 1 (General Development) requires all proposals to be considered in accordance with a Sustainability Statement to demonstrate the extent to which the proposal delivers sustainable development.

The proposal is assessed against the criteria outlined in Policy 1:

Sustainability Statement

The proposal conserves the special qualities of the National Park. This is a very minor development, and therefore most of the criteria in Policy 1 are not relevant to this scheme, as the criteria in that Policy are designed to test larger scale proposals than this.

An overall assessment against Policy 1 indicates that there are no negative impacts to interests of acknowledged importance, and the enclosed garden area will allow the occupants of Dovecote Cottage to enjoy an enclosed external area, making it safer for young children, and providing a clear

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demarcation of the curtilage of the property (which is included in the deeds for the house, attached as Appendix B).

The post and rail fence is inoffensive, and of an agricultural style which will weather down over time. The applicant is willing to introduce planting to soften the edges, and in incorporating a garden area, will improve the appearance of this part of the Otterburn Hall Estate.

Conclusion

This statement provides supporting information to demonstrate that the proposed change of use of land to a garden/residential curtilage would comply with local and national planning policy, and not be detrimental to the amenity of the area, or the historic interest of the listed buildings in the vicinity.

The heritage statement included in the report makes it clear that there are no negative impacts likely on any of the heritage assets at the site, or any other impacts.

It is therefore hoped that this application can be approved.

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Appendix A

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STABLE BLOCK TO NORTH-WEST OF OTTERBURN HALL

List entry Number: 1044867

Location

STABLE BLOCK TO NORTH-WEST OF OTTERBURN HALL

The building may lie within the boundary of more than one authority.

County:

District: Northumberland

District Type: Unitary Authority

Parish: Otterburn

National Park: NORTHUMBERLAND

Grade: II

Date first listed: 18-Feb-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 239706

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

OTTERBURN OTTERBURN HALL NY 89 SE 25/46 Stable Block to 18.2.87 north-west of Otterburn Hall GV II

Stable block, now garages, storage and staff accommodation. c.1870 for Lord James Douglas. Brick in Flemish bond with ashlar dressings, Welsh slate roof.

In 4 sections:-

2-storey former coach house to right. On ground floor 4 bays with round-headed doorway in second bay, 2-light window to left and 2 segmental carriage arches to right. On 1st floor three 12-pane sashes in raised alternating-block surrounds. Single-storey, 4-bay centre section has boarded double doors; continuous C20 dormer in roof. Higher section to right has high segmental carriage arch to through passage. 3 hipped half dormers above.

Gabled roof. Outer sections have elaborate decorative bargeboards. 4 tall ridge stacks. Lower addition on

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right with hipped roof.

Included for group value.

Listing NGR: NY8832694367

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: NY 88326 94367

OTTERBURN HALL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: OTTERBURN HALL

List entry Number: 1156287

Location

OTTERBURN HALL

The building may lie within the boundary of more than one authority.

County:

District: Northumberland

District Type: Unitary Authority

Parish: Otterburn

National Park: NORTHUMBERLAND

Grade: II

Date first listed: 18-Feb-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 239705

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

OTTERBURN OTTERBURN HALL NY 89 SE 25/45 Otterburn Hall 18.2.87 GV II

Country house, now hotel. 1870 for Lord James Douglas. Porch added and entrance front altered 1905 for Sir Charles Morrison-Bell. Billiard room added, and remodelled internally after a fire in 1930. Brick in Flemish

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bond with ashlar dressings, Welsh slate roof. Tudor style, irregular plan.

Entrance front 2 storeys, 5 bays and projecting 3-storey gabled right bay. In 2nd bay large 2-storey porch with pointed-arched doorway flanked by diagonal buttresses with offsets. Above a crest with a bird in a high-relief Baroque wreath, above that a face and swags. On 1st floor 4-light mullioned window, cornice with grotesque carvings and Tudor roses, gargoyles at the angles. Irregular centre 3 bays have large mullioned-and-transomed windows of 3, 4 and 8 lights, the latter an extruded bay. Cross-gabled right bay has mullioned-and-transomed cross windows and a 4-light window on 2nd floor. Decorative Baroque-style rainwater heads. Parapet front to main part. Elsewhere gabled roofs and tall brick stacks with stone cornices.

Large conservatory to rear with lean-to roofs around a taller, rectangular central section with hipped roof.

Late C20 extension to rear not of special interest.

Listing NGR: NY8838094333

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: NY 88380 94333