



DELEGATED DECISION REPORT

Application Reference Number	16NP0124LBC
Description / Site Address	Listed Building Consent - Erection of fence (retrospective) at Dovecote Cottage, Otterburn Hall Estate, Otterburn, NE19 1HE
Expiry date of publicity / consultations	10 February 2017
Last date for decision	6 March 2017

Details of Proposal

Retrospective Listed Building Consent is sought for the erection of a fence to the rear of Dovecote Cottage, Otterburn Hall.



North-facing (rear) elevation of Dovecote Cottage

Dovecote Cottage is a Grade II listed building which adjoins the Grade II listed Coach House, both of which form part of the Otterburn Hall Estate. Whilst not listed in its own right, Dovecote Cottage, which dates from around 1890, is listed by virtue of being joined to the Coach House and is considered to be of significance due to both its historic role as part of a traditional country house estate and also its construction from brick – a rarity in an area where the use of stone is commonplace.

It is understood that the Cottage was latterly used for storage and ancillary accommodation for staff members at the former Otterburn Hall hotel; the hotel has since closed and estate parcelled up and sold in lots. Subsequent to the sale of the property and associated land, the Local Planning Authority understands that this is now being used as proprietor accommodation in association with the operation of the adjoining Coach House hotel.



Map showing location of application site within Otterburn Hall Estate

The fence which has been erected encloses an area of land approximately 13.9m x 4.7m and is a 1.8m high 3-bar fence with 2no. gates, fixed to the rear elevation of the building via stainless steel fixings. Planning permission is also required for the proposed works and was approved under reference 16NP0123 on 07.02.2017.



Images of fence and gates

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>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

Relevant Planning History

16NP0123 Change of use of land to the rear of Dovecote Cottage to create garden area. Erection of fence and erection of oil tank (retrospective). *Planning permission granted 07.02.2017*

Consultation/Representations

Otterburn Parish Council: No response received

NNPA Historic Buildings Advisor (joint response with 16NP0123): No objections. *No objections are raised to the proposed change of use of land. Whilst the post and rail fence is not ideal, it is not considered that this causes harm to the heritage assets as defined within the NPPF and Planning (Listed Buildings and Conservation Areas) Act 1990. The fence is attached via stainless steel fixings to the brickwork of an extension to Dovecote Cottage as opposed to within the mortar joints; however as this extension is a later addition to the property its physical fabric is not considered to be of historic significance and therefore no objections are raised to the fence subject to a condition requiring the making good of the brickwork should this ever be removed.*

No representations received in response to a notice displayed at the site on 17.01.2017 or a notice advertised within the local press on 20.01.2017.

Responses received to application 16NP0123

Historic England: No comments to make. *The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.*

NNPA Historic Environment Officer: No objections

Assessment

The matters to be taken into consideration in the assessment of this application are:-

- The Principle of the Development; and
- The Impact upon the Character of the Listed Building



The Principle of the Development

The National Planning Policy Framework (NPPF) is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The proposed development as assessed below would not have an adverse impact on the Park's special qualities and thus meets the relevant criteria set out within policy 1.

The Impact upon the Character of the Listed Building

Core Strategy policy 18 seeks to ensure that protection is afforded to the National Park's cultural asset sites, giving particular protection to Listed Buildings.

Dovecote Cottage is considered by NNPA as the Local Planning Authority to be Grade II listed by virtue of its relationship with the adjoining Grade II listed Coach House. There are a number of Grade II Listed buildings which surround the site including Otterburn Hall itself and the farm buildings to the south west. The site also lies within a Registered Battlefield.

The NNPA Historic Buildings Advisor has provided a response on the application stating that the retrospective installation of the post and rail fence is acceptable in principle and does not cause harm to the heritage assets. The Historic Buildings Advisor has additionally noted that the fence has been attached to the building itself (albeit to a later extension) and has therefore recommended the inclusion of a condition requiring the making good of the brickwork should the fence be removed in the future. Such a condition is considered to be acceptable in the interests of the amenity and historic interest of the building and would therefore be included as part of any planning approval.

The proposed development is therefore considered to be acceptable in terms of impact upon cultural heritage, in accordance with Core Strategy policies 1, 3 and 18 and the NPPF.

Recommendation & Conditions

It is recommended that retrospective conditional Listed Building Consent is granted subject to the following conditions:

1. The development hereby permitted shall be maintained in accordance with the following approved plans and documents:
 - Application form, received 14th December 2016
 - Location Plan, received 14th December 2016
 - Design and Access Statement, received 14th December 2016
 - Proposed Floor Plan and Elevation (Drwg No. 160069-30), received 14th December 2016
 - Proposed Site Plan (Drwg No. 160069-20), received 14th December 2016
 - Photograph, received 9th January 2017

Reason: For the avoidance of doubt and to ensure that the development accords with policies 1, 3 and 18 of the NNPA Core Strategy and the National Planning Policy Framework.

2. Should the post and rail fence hereby permitted be removed in the future, any damage sustained to the brickwork or mortar joints in conjunction with the fixing of the fence shall be repaired with materials which suitably match those of the existing building.



Reason: In the interests of the historic interest of the building, in accordance with Core Strategy policies 3 and 18 and the National Planning Policy Framework.

Informative Notes

1. This Listed Building Consent is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

2. This Planning Application is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. If there is a condition that requires work to be approved prior to the commencement this is called a 'condition precedent'. The following should be noted with regards to conditions precedent:
 - a) If a condition precedent is not complied with, the whole of the development will be unauthorized and you may be liable to enforcement action.
 - b) In addition if a condition precedent is breached, the development is unauthorized and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

Background Papers

Application file 16NP0124LBC
EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		