

MEMORANDUM

To: Rebecca Adams, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 20/01/2017

Reference: 16NO0125

Address:, Otterburn Coach House,Otterburn

Proposal: Retrospective application for the siting of a septic tank with screen fencing in the car park of the Coach House

COMMENTS

The Coach House is a grade II listed building which is 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. The car park in which the septic tank is located is a large informal gravelled area located to the side of the Coach House.

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 consider that whilst the siting of the septic tank is not ideal, it is not considered to cause harm to the heritage assets of the Coach House, Otterburn Hall and the Conservation Area as defined within section 12 of the NPPF and Sections 66 and 72 of the Planning(Listed Buildings and Conservation Areas) Act 1990.

CONCLUSION

Building Conservation raise no objections to the retrospective installation of the septic tank and associated screen fencing .

Val Robson

Building Conservation Officer