

**From:** [Rebecca Adams](#)  
**To:** [Margaret Telfer](#)  
**Subject:** FW: Holiday Lodges 15,16,19,and 25. Otterburn Hall.  
**Date:** 27 March 2017 09:25:06

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**From:** Val Robson [REDACTED]  
**Sent:** 24 March 2017 09:58  
**To:** Rebecca Adams; DC.Consultations@nnpa.org.uk  
**Subject:** Holiday Lodges 15,16,19,and 25. Otterburn Hall.

## MEMORANDUM

To: Rebecca Adams, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 24/03/2017

Reference: 17NP0008, 17NP0025, NP0026, NP0027

Address: Lodge 15.16, 19 and 25

Proposal: Construction of holiday lodges. Otterburn Hall, Otterburn

## COMMENTS

These proposals involve the siting of four identical holiday lodges within an existing site which already houses a number of lodges of the same style, size and proportions. The lodges are to be of red cedar timber cladding with a concrete tiled roof. The windows are to be of upvc and colour coated in 'anthracite'. The lodges are all to have timber decking, with a timber balustrade of the same height and design and this decking is to have a stained finish.

The site lies within the Otterburn Hall estate and is in close proximity to a number of important listed buildings, including the grade II listed Otterburn Hall and the grade II listed Otterburn Hall Farmhouse and its separately grade II listed stable block.

### **Legislative Framework and Policy**

In providing comments on this application Building Conservation has regard to Section 66 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 Listed Buildings and their setting.

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**

The proposed lodges are to be placed in the plots which have been previously designated for them. Their design and appearance is in keeping with the lodges which are already in place on the site. As such the proposed siting of these lodges are not considered to cause harm to the nearby heritage assets or their setting, as defined within section 12 of the NPPF and Section 66 of the Planning(Listed Buildings and Conservation Areas) Act 1990.

### **CONCLUSION**

Building Conservation raise no objections to the proposed siting of lodges 15,16, 19 and 25 within the existing site.

**Val Robson**

**Building Conservation Officer**

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