



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	17NP0011LBC
<b>Description / Site Address</b>	Retrospective - Listed Building Consent - Erection of 1.2 metre high wooden fence and gates surrounding perimeter of the property boundary and replacement of roof ridge tiles and roof light window at Otterburn Hall Farm, Otterburn Hall Estate, Otterburn, NE19 1HE
<b>Expiry date of publicity / consultations</b>	02 June 2017
<b>Last date for decision</b>	21 June 2017

### Details of Proposal

Retrospective Listed Building Consent is sought for the erection of fencing and gates surrounding the perimeter of Otterburn Hall Farm, alongside the replacement of roof ridge tiles and the installation of a rooflight window.



*View facing north towards Otterburn Hall Farmhouse showing fencing*

Otterburn Hall Farmhouse is a Grade II listed building located within the grounds of the Otterburn Hall Estate. The building dates from the late 19<sup>th</sup> century and is constructed from brick with a Welsh slate roof in an Arts and Crafts style, 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. The site also lies within a Registered Battlefield.

The Farmhouse originally operated as part of the Otterburn Hall Estate in conjunction with the adjacent farm buildings, some of which are also Grade II listed. The property was latterly transferred into the ownership of the applicants in around 2014 in conjunction with the closure and subsequent sale of the hotel complex (contained within the Hall and associated buildings) and now functions as a private dwelling.



A Heritage Statement has been submitted to accompany the application within which it is noted that the property is incorrectly referred to as 'Farm buildings attached to the rear of Otterburn Hall Farm': this relates to the adjoining farm buildings, which are also Grade II listed, however the farmhouse itself is also individually listed.



*Aerial map showing location of application site within Otterburn Hall Estate*

The area of land enclosed by the fence measures approximately 45m x 13m, surrounded by a 1.2m high timber close boarded fence with double 5-bar gates to the western side, creating a grassed garden area to the south of the property and enclosing part of an existing area of hardstanding to create a yard/driveway to the northern side. Planning permission is also required for this aspect of the property works and is sought under application 17NP0012.

Listed Building Consent is also retrospectively sought under this application for the replacement of the former half-round roof ridge and hip tiles with flat grey tiles and lead respectively and the installation of a rooflight window to the north eastern side of the building.



**Left:** *Roof light window to north eastern side*



**Right:** *South facing roofslope*



## 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            *Delivering Sustainable Development*

Policy 3            *General Development Principles*

Policy 18          *Cultural Heritage*

### Supplementary Planning Guidance

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

### Relevant Planning History

17NP0012      Retrospective - Change of use of land to residential curtilage and erection of 1.2 metre high wooden fence and gates surrounding perimeter of the property boundary.  
*Pending considerations*

### Consultation/Representations

**Otterburn Parish Council:** No response received

**NNPA Historic Buildings Advisor:** No objections. These retrospective works are not considered to cause harm to the significance of the heritage asset.

**NNPA Historic Environment Officer:** No objections. The retrospective application will not cause harm to archaeological remains or other non-designated heritage assets.

**Northumberland County Council:** 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.

The Historic Buildings Advisor has provided a response on the application, stating that the works are not considered to cause harm to the significance of the heritage asset. The NNPA Historic Environment Officer has also provided a response on the application, raising no objections.

The fence and gates which have been installed are considered to be acceptable in terms of impact upon cultural heritage. During a visit to the site by the Planning Officer it was however noted that part of the fence appears to be attached to the external wall of the property. A condition is therefore recommended requiring the making good of the brickwork of the building should the fence be removed in the future, in the interests of the amenity and historic interest of the building.

Based on the information submitted it is understood that the rooflight window installed to the north eastern side of the building constitutes a like-for-like replacement of a former, defective velux-style modern window which had been leaking, causing internal damage to the property. This aspect of the works is considered to be acceptable in terms of impact upon cultural heritage; the conservation style and relatively small size of the window are also considered to be appropriate in the context of the site. Based on the information submitted it is also considered that this has been undertaken in the interests of the preservation of the listed building.



*Images of rooflight window installed to north eastern roofslope*



Based on the information submitted it is also understood that the works to the roof, comprising the replacement of ridge and hip tiles, were also undertaken in order to remedy their reportedly defective and damaged condition. Whilst the loss of the original half-round ridge tiles, which matched those of the adjoining Grade II listed farmbuildings, is regrettable, on balance, taking into consideration that the works have been undertaken in the interests of the preservation of the building, the replacement ridge tiles and lead hip sheeting are not considered to be detrimental to the amenity and historic interest of the building or surrounding site.



*2013 photograph showing former roof tiles and overall condition*



*Photograph taken 09.05.2017 showing present roof condition*

The proposed development is therefore, on balance, 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 26<sup>th</sup> April 2017
  - Location plan, received 25<sup>th</sup> April 2017
  - Heritage Statement, received 25<sup>th</sup> April 2017
  - Site/Roof Plan, Existing and Proposed Fence Details (Rev. B), received 7<sup>th</sup> June 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 fence hereby permitted be removed in the future, any damage sustained to the brickwork or mortar joins of the property known as Otterburn Hall Farm 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 visual amenity and 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 consent 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. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances,



the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

**Background Papers**

Application files 17NP0011LBC & 17NP0012  
EIA Screening Opinion

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Head of Development Management or Chief Executive</b>		