



DELEGATED DECISION REPORT

Application Reference Number	17NP0012
Description / Site Address	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 at Otterburn Hall Farm, Otterburn Hall Estate, Otterburn, NE19 1HE
Expiry date of publicity / consultations	30 May 2017
Last date for decision	22 June 2017

Details of Proposal

Retrospective planning permission is sought for the change of use of land adjacent to Otterburn Hall Farm, alongside the erection of fencing and gates, in order to create an enclosed garden/yard.



View facing north towards Otterburn Hall Farmhouse

Otterburn Hall Farmhouse is a Grade II listed building located within the grounds of the Otterburn Hall Estate. The building dates from the late 19th 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 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.



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 a yard/driveway to the northern side within an area previously associated with the farm.

Listed Building Consent is also required for the proposed fencing, alongside other works to the property, which is sought under application 17NP0011LBC.

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 5	<i>General Location of New Development</i>
Policy 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>



Supplementary Planning Guidance

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

Relevant Planning History

17NP0011LBC 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. *Pending consideration*

Consultation/Representations

Otterburn Parish Council: No response received

Historic England: No comments to make. The application should be determined in accordance with the views of your specialist conservation and archaeological advisers.

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 main issues to be taken into consideration in the assessment of this application are:-

- The Principle of the Development; and
- Design, Visual, Landscape and Cultural Heritage Impacts

The Principle of the Development

The National Planning Policy Framework makes clear that a presumption in favour of sustainable development is at the heart of decision making. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park, demonstrating high quality construction and sustainable development. The effects of the proposed development on these special qualities are discussed in more detail later in this report.

The application site falls within the open countryside whereby Core Strategy policy 5 limits development to the re-use of existing buildings, with new buildings only permitted where these cannot be located within an identified settlement and would not be detrimental to the special qualities of the National Park.

The enclosure of non-domestic land to create new/enlarged domestic gardens is generally resisted by Northumberland National Park Authority in order to prevent the encroachment of residential premises into the open countryside, so as to protect the character of the landscape.



Based on historic photographs available to the Authority, Otterburn Hall Farmhouse (both as originally operating alongside the home farm within the Otterburn Hall Estate and latterly prior to the sale of the property in 2014) did not previously appear to benefit from any significant area of private garden, with the land directly to the north of the property appearing to comprise an area of hardstanding associated within the former farm and adjoining farmbuildings, and that to the south of the property appearing to be used in association with the agricultural building to the south east of the farmhouse.

The property and adjoining buildings are no longer in operation for agricultural purposes in association with the former Estate farm, with the farmhouse itself having been occupied as a private residential dwelling since its sale in 2014 and the adjoining farmbuildings now redundant. In this regard, the Authority recognises the desire/ requirement for the owners of the property to create a garden and driveway/yard for the parking of vehicles, given that the property did not previously benefit from such areas; furthermore due to the nature of the wider site, which following recent sale activity is frequented by visitors who pass the western side of the site on both foot and by vehicle in order to exit the estate, it is accepted that the owners of the property also wish to delineate an area of land for private use that cannot be accessed by visitors to the wider site.

The proposed change of use and associated fencing are therefore considered to be acceptable in principle in this instance and, as discussed in more detail below, would not be detrimental to the character or openness of the surrounding site or open countryside. The proposed development is therefore not considered to conflict with the aims and objectives of Core Strategy policy 5 or the NPPF.

Design, Visual, Landscape and Cultural Heritage Impacts

The NPPF states that “*good design is a key aspect of sustainable development and is indivisible from good planning*”, and that development should be responsive to local character and distinctiveness. Core Strategy policy 3 provides support for development proposals that conserve and enhance local character and the Park’s special qualities through design that:

- Utilises materials appropriate to the site and setting;
- Is sympathetic in terms of scale, height, massing, siting, form, materials and colour; and
- Protects open space which contributes to amenity, character and setting of a settlement.

Otterburn Hall Farmhouse is Grade II listed and also lies within a Registered Battlefield. A number of Grade II listed and curtilage listed buildings also surround the site, including the listed former farm buildings which adjoin the farmhouse. Due to the location of the site within a Registered Battlefield, Historic England has been consulted on the application and have responded with no comments, advising that the application should be determined in accordance with National and Local policy guidance and on the basis of the Authority’s specialist conservation advice. The NNPA Historic Environment Officer has therefore also been consulted and has raised no objections. The proposed development is therefore considered to be acceptable in terms of impact upon archaeological and non-designated heritage assets, including the Registered Battlefield.



The NNPA Historic Buildings Advisor has been consulted on the application and has responded stating that the works are not considered to cause harm to the significance of the heritage asset. During a visit to the site by the Planning Officer it was 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.

Whilst visible from within the surrounding area, the development is considered to be acceptable in terms of design and has in part replaced a former post and wire fence with gates, thus reducing its overall visual impact as 'new' development. The development is considered to have a limited impact upon the wider landscape due to the location of the site within the Otterburn Hall estate and that of the fencing, which is bounded by or set against existing buildings which surround the site.

The proposed development is therefore considered to be acceptable in terms of impact upon design, visual amenity, landscape impacts and cultural heritage, in accordance with Core Strategy policies 1, 3, 18 and 20 and the NPPF.

Recommendation & Conditions

It is recommended that retrospective conditional planning permission 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 26th April 2017
 - Location plan, received 25th April 2017
 - Heritage Statement, received 25th April 2017
 - Site/Roof Plan, Existing and Proposed Fence Details (Rev. B), received 7th June 2017

Reason: For the avoidance of doubt and to ensure that the development accords with policies 1, 3, 5, 18, 19 and 20 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 planning permission 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 17NP0012 & 17NP0011LBC
EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		