

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	<b>17NP0024</b>
<b>Description / Site Address</b>	Approval of details reserved by conditions no. 5 and 6 (stone and slate) of planning permission 15NP0078 (construction of new farmhouse, walled garden, and plant room/garden building, demolition of existing cottages and conversion of 'threshing barn' situated within steading buildings to form 2no. holiday/tourism units with parking and a farm office) at Thompson Walls, Mindrum, Northumberland, TD12 4QT
<b>Expiry date of publicity / consultations</b>	N/A
<b>Last date for decision</b>	24 April 2017

### **Details of Proposal & Site**

This application seeks to approve the details reserved by conditions 5 and 6 of planning permission 15NP0078, which granted permission for the demolition of existing cottages, the construction of a new replacement farmhouse (with an outbuilding and boundary walls to the rear) and the conversion of a threshing barn and attached building into a pair of holiday lets.

Conditions 5 and 6 relate to the farmhouse part of the development, and require details of the stone (including its provenance), including random stone for the walls of the replacement farmhouse, stone for the details such as quoins and cills, natural slate for the roof of the building, and stone for the garden walls to the south east of the proposed dwelling.

The reason for the inclusion of these conditions was to ensure that the development preserved the visual appearance of the area and the wider landscape character, in accordance with Core Strategy policies 1, 3 and 20 and the NPPF.

The application proposes to use the following materials:

- Quoins and plinth stones from Swinton Quarry, margined and scotched, as per the photographs provided by email of 7<sup>th</sup> April 2017, and the quoins detail plan submitted with 15NP0078;
- Natural whinstone from Blinkbonny Quarry, as per the second photograph that was attached to the email of 7<sup>th</sup> April, to be mixed tumbled with lime mortar pointing, consistent with the style shown on the quoins detail plan submitted with 15NP0078;
- Reclaimed welsh slate (as per details submitted on 27<sup>th</sup> February 2017).

## **Relevant Planning Policy**

### National Policies

- *National Planning Policy Framework (NPPF) (2012)*
- *Planning Practice Guidance*

### 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 20	Landscape Quality and Character

### Supplementary Planning Guidance

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

## **Relevant Planning History**

**15NP0078** - Construction of new farmhouse, walled garden and plant room/garden building, demolition of existing cottages and conversion of 'threshing barn' situated within steading buildings to form 2no. holiday/tourism units with parking and a farm office (Approved with conditions, 24/11/15)

**15NP0053** - Variation of conditions 7 and 10 of planning permission 12NP0026 (Withdrawn)

**15NP0051** - Approval of details reserved by conditions 1, 2, 3, 4, 6, 8, and 14 of planning permission 12NP0026 (Withdrawn)

**12NP0026** - Demolition of existing cottages, replacing with new farmhouse and outbuilding, conversion of barn and adjoining single-storey building to form 2 no. holiday accommodation units and a farm office (Approved with conditions, 17/5/12)

**11NP0007** - Demolition of existing single-storey dwelling and construction of 3-storey detached dwelling house providing bed and breakfast accommodation (Withdrawn)

**10NP0033** - Demolition of existing single-storey dwelling and construction of 3-storey detached dwelling house providing bed and breakfast accommodation (Refused, 09/11/10)

## **Consultation/Representations**

Nil

## **Assessment**

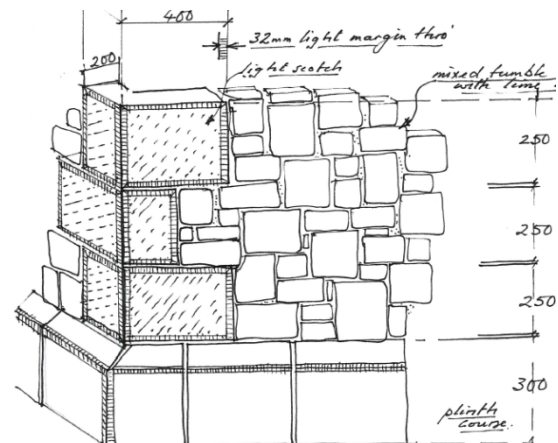
The site currently hosts a cluster of existing farm buildings, surrounded by an open, expansive landscape. The proposed building will replace the existing farmhouse building, and it is important that the external materials chosen will enable the new building to be assimilated into the landscape as well as possible.

At the original application stage, the applicant put forward a suggestion to use random whinstone, using mixed, lighter shades of whinstone, and it was considered by officers that this could potentially relate well with the lighter sandstone used for elements such as the quoins and cills. If such materials could be appropriately sourced, this was considered to be likely to be appropriate, whereas a darker whinstone would potentially require a darker material to be sourced for the quoins, etc.

The main proposed external material is natural whinstone, sourced from Blinkbonny Quarry, which is located only a few miles to the west of the application site. The applicant has stated that the supply of a sufficient quantity of this material to construct the whole of the development can be guaranteed. The natural whinstone would be used as the main material on the exterior of the farmhouse, and also the garden/boundary walls.

Locally sourced reclaimed stone from demolished buildings was also considered by the applicants, however it is understood that it would not be possible to obtain a suitable supply of this in the quantities required.

The proposed whinstone is a relatively light coloured whinstone, and has a natural variation in colour (see image below), displaying both grey and brown colours. The whinstone would be arranged in a mixed tumbled style with lime mortar pointing, consistent with the style shown on the quoins detail plan submitted with 15NP0078 (also shown below).



*Image of proposed whinstone and quoin details plan showing style of proposed tumbled stone arrangement (application documents)*

The quoins and plinth stones that would be used would be sourced from Swinton Quarry, with the quoin stones margined and scotched, as shown in the detail above, and on the photo below.



*Photographs showing the weathering of the Swinton stone quoins over time on the application site (left, application submission April 2017 – right, site photo August 2015)*

The Swinton sandstone is also locally sourced natural stone, and although it has a very bright and light coloured appearance initially, photographs of the sample panels left on the site indicate that the colour of this stone dulls very quickly in the local climate, on this particularly exposed site.

It is considered that the natural whinstone and sandstone proposed for the external materials for the building are sustainable locally sourced materials that are suitable in their colour, appearance, and would allow the development to be built in a manner that suitably assimilates into the site and surroundings, and achieving a consistent appearance across the whole of the build. Use of the same locally sourced whinstone on the garden walls would also contribute to this consistency.

The use of locally reclaimed welsh slate for the roof would also be suitable in the context of the development and its surroundings.

The materials that have been put forward are considered to allow the development to be constructed in accordance with the provisions of Core Strategy policies 1, 3, 20 and the NPPF.

## **Summary**

It is considered that the proposed materials are appropriate in the context of this development, on this site, and will enable the proposal to deliver sustainable development in accordance with the development plan and the NPPF, while also having regard to other material considerations.

## **Recommendation**

That the details required by conditions 5 and 6 are approved, and the requirements of these conditions are discharged subject to implementation of the development in accordance with the following details:

- Email of 7/4/17 (0822 hours) describing the proposed external materials;
- Quoins and plinth stones from Swinton Quarry, margined and scotched, as shown in the first and third photographs (Sample2.jpg & StoneSample.jpg) attached to the email of 7/4/17 (0822 hours), and the quoins detail plan submitted with 15NP0078 (received on 15/09/15);
- Natural whinstone from Blinkbonny Quarry, as per the second photograph that was attached to the email of 7/4/17 (0822 hours) (stone1.jpg), to be mixed tumbled with lime mortar pointing, consistent with the style shown on the quoins detail plan;
- Reclaimed welsh slate (as per details submitted on 27/2/17).

## **Background Papers**

Application File 17NP0024

Planning Application File 15NP0078

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