



DELEGATED DECISION REPORT

Application Reference Number	17NP0095
Description / Site Address	Approval of details reserved by condition 3 of planning permission 16NP0044LBC (mortar mix) (retrospective) - Listed Building Consent - Re-setting of water tabling and roof ridge at Redheugh, Tarsset, Hexham, Northumberland, NE48 1NB
Expiry date of publicity / consultations	N/A
Last date for decision	18 October 2017

Details of Proposal

This application provides information required by condition 3 of planning approval 16NP0044LBC under which Listed Building Consent was sought for the re-setting of water tabling and roof ridge at Redheugh, Tarsset.

Condition 3 requires that details and a sample of the mortar mix to be used be submitted to and approved in writing by the Local Planning Authority prior to commencement of any re-pointing works.

Listed Building Consent was approved under application 16NP0044LBC for the works to the property described above (including the re-setting of water tabling and ridge tiles). In addition to this, joint planning and Listed Building Consent were granted under applications 16NP0042 and 16NP0043LBC for the re-roofing of the property, which were to be implemented should exploratory works undertaken as part of application 16NP0044LBC conclude that the replacement of the entire roof of the building was required, rather than its repair.

Information was submitted under applications 16NP0073 and 16NP0074 pursuant to the discharge of conditions 4 and 5 of applications 16NP0042 and 43LBC respectively, which required details of the mortar mix and replacement slates to be submitted to and approved in writing by the Local Planning Authority, following which works to the property commenced. During the implementation of works in July-August 2017 it was brought to the attention of the Authority that application 16NP0044LBC had been implemented, in place of applications 16NP0042 and 43LBC; consequently this application seeks the retrospective discharge of condition 3 of application 16NP0044LBC through which the details approved under applications 16NP0073 and 74 have been resubmitted.

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 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>

Relevant Planning History

16NP0044LBC	Re-setting of water tabling and roof ridge. <i>Listed Building Consent granted 14.06.2016</i>
16NP0042	Reroofing of property. <i>Planning permission granted 07.07.2016</i>
16NP0043LBC	Reroofing of property. <i>Listed Building Consent granted 07.07.2016</i>
16NP0073	Approval of details reserved by conditions 4, 5, 6 and 7 of 16NP0042. <i>Approval granted 17.08.2016</i>
16NP0074	Approval of details reserved by conditions 4 and 5 of 16NP0043LBC. <i>Approval granted 17.08.2016</i>
17NP0096	Approval of details reserved by condition 5 of planning permission 16NP0044LBC. <i>Pending consideration</i>

Consultation/Representations

None undertaken as part of this application

NNPA Historic Buildings Advisor comments for application 16NP0074: No objections

A visit to the site was undertaken on 1st August 2016 in order to inspect samples of materials (mortar and slate).

A sample of Natural Hydraulic Lime 5 (HNL 5) was mixed up and hardened together with other weaker-mix samples. NHL 5 was agreed as suitable for use in this instance, being a good colour match to the existing stone and sufficiently durable so as to withstand the conditions of such an exposed location.

Two samples of reclaimed Welsh slate (available from Charlton's, Hexham) were available to view; should Welsh slate be required to the rear roofslope then either sample would be acceptable.

Should it be found that replacement stone water tabling and ridge tiles are required, samples of these would be inspected in the future.



Assessment

The principle of the development has already been established as acceptable under application 16NP0044LBC. The subject for assessment here is therefore the acceptability of the details of the mortar mix as required by condition 3 of 16NP0044LBC.

The information submitted retrospectively proposes the use of Natural Hydraulic Lime 5 (NHL 5) mortar mix, a sample of which was made available for the NNPA Historic Buildings Advisor to view on site on 01.08.2016 and was considered to be acceptable under applications 16NP0073 and 74. Following consideration of the information provided, the proposed mortar mix is considered to be appropriate and is therefore acceptable. The information provided to discharge condition 3 thus accords with Core Strategy policies 1, 3, 18 and 20 and the NPPF.

Recommendation & Conditions

It is recommended that condition 3 of 16NP0044LBC should be discharged, subject to implementation in accordance with the following documents:-

- Application form, received 23rd August 2017
- Sample of NHL 5 mortar mix (photograph), received 23rd August 2017

Background Papers

Application files 17NP0095 and 16NP0044LBC

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		