



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	17NP0096
<b>Description / Site Address</b>	Approval of details reserved by condition 5 of planning permission 16NP0044LBC (water tabling and roof ridge) (retrospective) – Listed Building Consent – Re-setting of water tabling and roof ridge at Redheugh, Tarsset, Hexham, Northumberland, NE48 1NB
<b>Expiry date of publicity / consultations</b>	N/A
<b>Last date for decision</b>	18 October 2017

### Details of Proposal

This application provides information required by condition 5 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 5 requires that details and samples of the water tabling stones or roof ridge tiles to be used be submitted to and approved in writing by the Local Planning Authority prior to their replacement. This application provides details of water tabling stones which have been replaced however as no ridge tiles are proposed to be replaced no details of these are required.

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, 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, specifically that water tabling stones had been replaced. This application therefore seeks the retrospective discharge of condition 5 of application 16NP0044LBC.

### 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**

<b>16NP0044LBC</b>	Re-setting of water tabling and roof ridge. <i>Listed Building Consent granted 14.06.2016</i>
<b>16NP0042</b>	Reroofing of property. <i>Planning permission granted 07.07.2016</i>
<b>16NP0043LBC</b>	Reroofing of property. <i>Listed Building Consent granted 07.07.2016</i>
<b>16NP0073</b>	Approval of details reserved by conditions 4, 5, 6 and 7 of 16NP0042. <i>Approval granted 17.08.2016</i>
<b>16NP0074</b>	Approval of details reserved by conditions 4 and 5 of 16NP0043LBC. <i>Approval granted 17.08.2016</i>
<b>17NP0095</b>	Approval of details reserved by condition 3 of planning permission 16NP0044LBC. <i>Pending consideration</i>

### **Consultation/Representations**

None undertaken as part of this application

### **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 water tabling stones, as required by condition 5 of 16NP0044LBC.

The information submitted retrospectively proposes the installation of two replacement sandstone water tabling stones to the eastern side of the rear elevation of the property. Photographs showing the stones in situ have been submitted alongside a photograph showing the damaged stones which have now been removed. The replacement stone is considered to be appropriate within the context of the building and is therefore acceptable in accordance with Core Strategy policies 1, 3, 18 and 20 and the NPPF, thus being sufficient to discharge this part of condition 5. Condition 5 of 16NP0044LBC would however remain in place in order to facilitate the approval of any replacement roof ridge tiles which may be required in the future.

### **Recommendation & Conditions**

It is recommended that condition 5 of 16NP0044LBC should be discharged, subject to implementation in accordance with the following documents:-

- Application form, received 23<sup>rd</sup> August 2017
- Email correspondence dated 22 August 2017 subject '16NP0044LBC condition 5, received 23<sup>rd</sup> August 2017
- Photographs 1-3, received 23<sup>rd</sup> August 2017



**Informative Notes**

The details submitted do not fully discharge condition 5 of 16NP0044LBC, which would remain in place in order to facilitate the approval of any replacement roof ridge tiles, should these be required in the future

**Background Papers**

Application files 17NP0096 and 16NP0044LBC

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