

# NORTHUMBERLAND COUNTY COUNCIL

## PLANNING DEPARTMENT

### MEMORANDUM

To: Colin Godfrey, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 30/1/2018

Reference: 17NP0131 & 17NP0132LBC

Address: Kirknewton House, Kirknewton

Proposal: Change of use of double garage and store to holiday accommodation. Demolition of garage and rebuilding of double garage with holiday accommodation above

### **COMMENTS**

These applications relate to the change of use of the double garage and store within the grounds of Kirknewton House to holiday accommodation and the demolition of the existing garage and the rebuilding of a double garage with holiday accommodation above on the site of this demolished garage.

Kirknewton house is a grade II listed building dating from 1830-1840 and is of roughcast painted render with ashlar dressings and a slate roof. It lies within the Kirknewton Conservation Area.

### **Legislative Framework and Policy**

In providing comments on applications Building Conservation has regard to Section 16 (2) and Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which advise that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant planning permission for development within a Conservation Area the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

In addition, the NPPF is a material Planning consideration in the assessment of the application.

Paragraph 9 states that 'pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment including replacing poor design with better design'.

Paragraph 17 deals with Core Principles, one of which is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.

Within section 7 paragraph 56 advises that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Section 57 advises that it is important to plan positively for the achievement of high quality and inclusive design for all development.

Within section 12 paragraph 128 of the NPPF advises that In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 129 of the NPPF advises that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 131 of the NPPF advises that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 132-134 of the NPPF introduce the concept that harm can be caused by development that affects the setting and significance of heritage assets. The degrees of harm are defined as 'total loss', 'substantial harm', or 'less than substantial harm' and introduces the need to balance any harm against the public benefits of the development.

Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets 2015 should also be taken into consideration in the assessment of this proposal.

### **Assessment of Development Proposals**

The proposed conversion of the existing garages to provide holiday accommodation appears acceptable. However it is considered that the proposed windows should be timber double hung sliding sash to match the style of those of Kirknewton House, should be recessed into their openings by at least 100 mm and should not include trickle vents. The doors should also be timber with a painted finish and recessed into their openings by at least 100mm. Any new rainwater goods should be cast iron with traditional spiked brackets.

There is no objection to the demolition of the existing 'garage' structure or to the erection of the new garage with accommodation above. However it is considered that additional tree planting be required as a condition in order to protect views from the church and churchyard.

### **CONCLUSION**

Building Conservation offer no objections to these proposals subject to conditions regarding external material, windows, doors and rainwater goods in order to protect the character and appearance of the listed building and its attractive setting within landscaped grounds.

**Val Robson**

**Building Conservation Officer**