

NORTHUMBERLAND COUNTY COUNCIL

PLANNING DEPARTMENT

MEMORANDUM

To: Rebecca Adams, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 5/2/2018

Reference: 17NP0138LBC

Address: Bird in Bush Inn, Elsdon, NE19 1AA

Proposal: Refurbish and replacement of 23 no. existing timber sliding sash windows

Comments

The application site is located within the village of Elsdon which lies within the Northumberland National Park. It occupies a prominent position overlooking the attractive historic village green.

The Bird in the Bush PH is a grade II listed building. It dates from the mid-late 18th century and is of dressed stone with a Welsh slate roof. The current windows are 4 paned sliding sash windows. These windows are in a poor state of repair and as part of the restoration and refurbishment of the whole pub, it is proposed to replace these windows with timber sliding sash windows to match existing.

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.

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

Paragraph 9 of the NPPF 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 of the NPPF 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.

Paragraph 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.

Assessment of Development Proposals

The existing windows are considered to be in a poor state of repair. Only one of the existing windows is thought to be original. It is therefore proposed to take the design of this window as a template and all of the new windows are to match the design of this window. They are to be four paned sliding sash windows which are to be single glazed with 4mm glass and are to have timber hardwood frames with a painted finish. The windows are to have slender horns in a design to match the existing original window. The windows will have a traditional cord and weights mechanism system of opening and closing.

The proposals are to be welcomed as part of the restoration and refurbishment of the Bird in the Bush PH and will make a positive contribution to the aesthetic significance of this important heritage asset within the attractive village of Elsdon which is situated within the Northumberland National

Park.

Conclusion

Building Conservation support this proposal.

It is considered that the following conditions should be attached to any consent granted in order to ensure a high quality form of development which is appropriate to the listed status of the building :

1. The windows shall be single glazed timber windows with a painted finish.
2. The windows shall be recessed at least 100 mm within their openings.
3. No trickle vents shall be incorporated into the design of the windows.
4. The windows, including the proposed horns, should exactly match the design of the remaining original window.
5. The windows should have traditional cord and weights mechanisms as a means of opening and closing. No spiral balances should be used.

Val Robson

Building Conservation Officer