

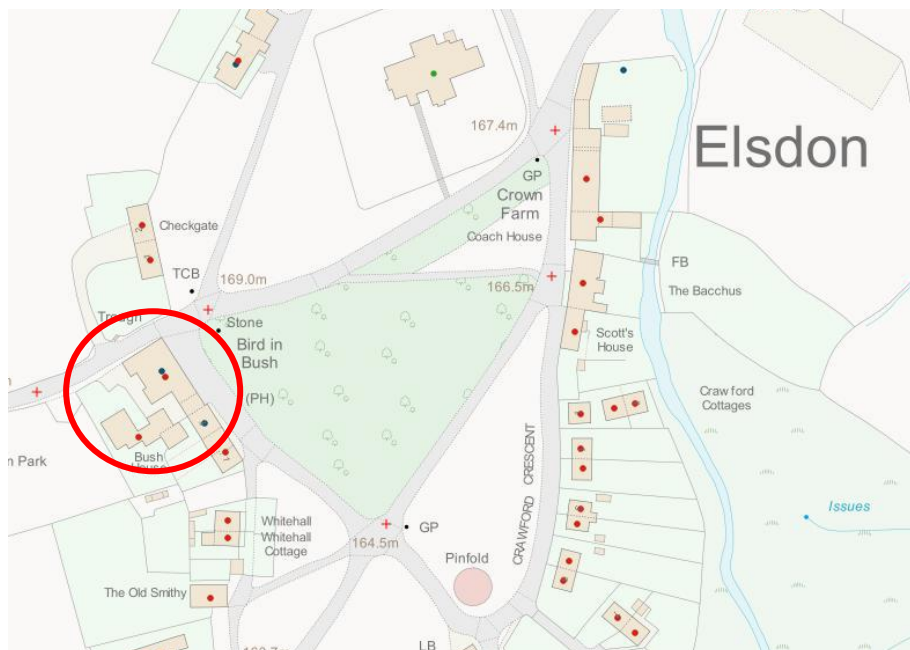


DELEGATED DECISION REPORT

Application Reference Number	17NP0138LBC
Description / Site Address	Listed Building Consent - Refurbish and replacement of 23no. existing timber sliding sash windows at Bird in Bush Inn, Elsdon, Northumberland, NE19 1AA
Expiry date of publicity / consultations	16 February 2018
Last date for decision	6 March 2018

Details of Proposal

Listed Building Consent is sought for the proposed replacement of 23no. existing timber sliding sash windows with timber single glazed sliding sash windows at the Bird in Bush Inn, Elsdon.



Location of application site

The Bird in Bush Inn occupies a prominent site within Elsdon, flanking the western entrance to the village via the B6341 from Otterburn. The building is thought to date from around 18c., and has experienced numerous alterations over its lengthy history, understood to have operated as a public house for around 150 years. Following its closure and a period of disuse the building was purchased in around 2015 and is currently undergoing renovation in order to bring the building back into use as a public house, including the implementation of various works approved under applications 16NP0068LBC and 17NP0072LBC.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance



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 8	<i>Community Facilities</i>
Policy 14	<i>A Sustainable Local Economy</i>
Policy 15	<i>Sustainable Tourism & Recreation Development</i>
Policy 18	<i>Cultural Heritage</i>

Relevant Planning History

16NP0068LBC	Listed Building Consent - Internal alterations comprising refurbishment of bar, toilets and kitchen, replacement and addition of lighting and replacement of fire doors. <i>Conditional Listed Building Consent granted 06.09.2016</i>
16NP0102	Discharge of Condition no.5 of 16NP0068LBC (floor finish) Internal alterations comprising refurbishment of bar, toilets and kitchen, replacement and addition of lighting and replacement of fire doors. <i>Approval granted 03.11.2016</i>
17NP0072LBC	Listed Building Consent - Internal and external alterations & refurbishment incorporating replacement of single storey roof (retrospective) & installation of flue to the rear. <i>Conditional Listed Building Consent granted 30.08.2017</i>

Consultation/Representations

Elsdon Parish Council: The application is supported

NNPA Building Conservation Officer: The application is supported

The existing windows are in a poor state of repair and 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 and will have a traditional cord and weights opening mechanism.

The proposals are supported as part of the restoration and refurbishment of the Bird in Bush Inn and will make a positive contribution to the aesthetic significance of this important heritage asset. 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.*

The application was advertised by means of a notice displayed at the site on 25.01.2018 and a notice displayed in the local press on 26.01.2018. Five notification letters have also been issued to neighbouring properties. **No representations have been received.**

Assessment

The matters to be taken into consideration in the assessment of this application are:

- The principle of the development; and
- The impact upon the character of the Listed Building

The principle of the development

The National Planning Policy Framework (NPPF) is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The proposed development as assessed below would not have an adverse impact on the Park's special qualities and thus meets the relevant criteria set out within policy 1.

The building is a Northumberland County Council registered asset of community value and since its purchase in 2015 has been brought back into use as a public house. In facilitating works to the building pursuant to the renovation of the Inn, it is considered that the proposals would accord with the aims of Core Strategy policy 8, which encourages and supports the provision and maintenance of community facilities within the National Park, and policies 14 and 15, which support the creation and expansion of tourism and recreation developments.

The impact upon the character of the Listed Building

Core Strategy policy 18 seeks to ensure that protection is afforded to the National Park's cultural asset sites, giving particular protection to Listed Buildings.

During visits to the site undertaken by the Case Officer and Building Conservation Officer(s) between 2016-18, it has been noted that the windows presently installed within the building are in a very poor state of repair, with rotten frames, cills and heads. With the exception of the window to the far right of the north west elevation (facing the road to the north of the site; see Dwg. No. 17029.E03), which is understood to be the only original window within the building, the present windows have also been established through their design (most notably their horns) to be later additions to the building of varying styles and ages.

The application seeks the removal of all 23no. windows currently installed within the building and replacement with painted timber, single glazed windows with 4mm glass, slender horns and a traditional cord and weight mechanism, using the remaining original window as a template. The proposed works would be undertaken in the interests of the enhancement and preservation of the building and are considered to be acceptable in terms of their impact upon the heritage asset.



Whilst the replacement of windows within listed buildings is normally resisted in the interests of the preservation of the historic fabric of the building, the proposed works are considered to be acceptable in this instance as the proposed windows would be replacing deteriorated, non-original windows (rather than original fabric), with the exception of the 1no. remaining original windows which is on balance considered to be acceptable due to its deteriorated condition and proposed replacement with an exact replica window.

A number of conditions have been recommended by the Building Conservation Officer, in order to ensure that the works are appropriate within the context of the listed building; these are considered to be acceptable, in addition to a condition requiring that details of the colour finish of the windows are submitted to and agreed in writing with the Local Planning Authority prior to its application, as no such details have been provided at this stage.

Following consideration of the above and subject to the recommended conditions, the proposed works would not detrimentally impact upon the character or significance of the Listed Building or special qualities of the National Park, and would accord with Core Strategy policy 18 and NPPF.

Recommendation & Conditions

It is recommended that Listed Building Consent is granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission and to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form, received 22nd December 2017
- Heritage Statement, received 9th January 2018
- Site location plan, received 22nd December 2017
- Existing elevations Sheets 1 & 2 (Dwg. Nos. 17029E02 & E03), received 9th January 2018
- Proposed elevations Sheets 1 & 2 (Dwg. Nos. 17029.C02 Rev. B & 17029.C03 Rev. A), received 22nd December 2017
- Proposed ground floor plan (Dwg. No. 17029.C01 Rev. B), received 22nd December 2017
- Proposed first floor plan (Dwg. No. 17029.C07 Rev. A), received 22nd December 2017
- Window Drawings (Dwg. No. 17029.C12 Rev. A), received 9th January 2018

Reason: For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Core Strategy policies 1, 3 8, 14, 15 and 18 and the National Planning Policy Framework (NPPF).



3. Prior to the installation of the windows hereby permitted, details and/or samples of the proposed colour of the windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance, character and amenity of the area, listed building and special qualities of the National Park, in accordance with Core Strategy policies 1, 3 8, 14, 15 and 18 and the National Planning Policy Framework (NPPF).

4. The windows hereby permitted shall:

- (1) Be single glazed timber with a painted finish;
- (2) Be recessed at least 100mm within their openings;
- (3) Not incorporate trickle vents;
- (4) Match exactly the design of the remaining original window, located within the ground floor to the far right of the north west elevation (referred to as window 'WG13' on Proposed elevations Sheet 2 (Dwg. No. 17029.C03 Rev. A), received 22nd December 2017)
- (5) Have a traditional cord and weight mechanism as a means of opening and closing and shall not incorporate any spiral balances;

unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance, character and amenity of the area, listed building and special qualities of the National Park, in accordance with Core Strategy policies 1, 3 8, 14, 15 and 18 and the National Planning Policy Framework (NPPF).

Informative Notes

1. This Listed Building Consent is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This Listed Building Consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.



Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. For the avoidance of doubt, this permission relates to the replacement of windows only and does not include any further works as referred to within the approved plans.

Background Papers

EIA Screening Opinion
Application file 17NP0138LBC

	Signature	Date
Planning Officer	R Adams	20/02/2018
Head of Development Management	S Buylla	20/02/2018