

MEMORANDUM

To: Rebecca Adams, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 6.02..2018

Reference: 18NP0001LBC

Address: The Stables, Richardson Lane, Harbottle, NE65 7DG

Proposal: Erection of wooden potting shed (retrospective)

Comments

The Stables was formerly the stable block of Harbottle Castle .It dates from about 1830, although some date it as being as late as 1870. It was converted to a house around 1980. The building is of ashlar stone with a Welsh slate roof.

The application is retrospective as the wooden potting shed has already been placed within the vegetable patch of the garden. The shed measures 6'x6', is stained light brown and has a slightly sloping mono-pitched roof which has a dark green felt covering. It is sited to the north of The Stables and is set in from the dry stone boundary wall which bounds Richardson Lane The base of the shed is also sited lower than the road due to the slope of the garden.

Legislation / 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 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.

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.

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

The potting shed lies within the garden of The Stables, which is a grade II listed building. It is located within the village of Harbottle which lies within the Northumberland National Park. It

is set back from the main road which runs through the village and is set down into the garden and set in from the dry stone boundary wall to Richardson Road.

Building Conservation do not consider that the shed causes any harm to the significance of this heritage asset. However it is considered that the light brown colour of the shed makes it fairly prominent within the garden area. This will weather in time . However in order to lessen its immediate prominence it is considered that the shed could be stained either dark brown or dark green to match the existing pergola which also exists in this part of the garden.

Conclusion

Building Conservation do not consider that harm would be caused to the significance of this important heritage asset. However it is considered that the shed could be stained either dark brown or dark green to match the existing pergola which also exists in this part of the garden.

to lessen its immediate prominence within the garden area.