



DELEGATED DECISION REPORT

Application Reference Number	19NP0037
Description / Site Address	Approval of details reserved by condition no. 5 (proposed stone) of planning permission 18NP0122LBC - Conversion of garage/storeroom to provide additional residential space at Holystone Grange, Holystone, Morpeth, Northumberland, NE65 7AN
Expiry date of publicity / consultations	9 May 2019
Last date for decision	12 June 2019

Details of Proposal

This application provides information required by condition 5 of 18NP0122LBC under which Listed Building Consent was sought for the conversion of garage/storeroom to provide additional residential space at Holystone Grange, Holystone.

Condition 5 requires that prior to the construction of the hemmel arch, details and sample(s) of the proposed stone to be used should be submitted to, and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the approved details and samples.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2018)

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 18	<i>Cultural Heritage</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)



Relevant Planning History

- 89NP0013LBC** Listed Building Consent for construction of a conservatory. *Listed Building Consent conditionally granted 17/10/1989*
- 89NP0014** Construction of a conservatory. *Planning permission granted conditionally 17/10/1989.*
- 04NP0023LBC** Listed Building Consent for internal alterations and external alterations to garden room and library and demolition of outbuildings. *Listed Building Consent conditionally granted 10/08/2004.*
- 08NP0006** Change of use and conversion of former estate building and extension to add first floor to provide additional accommodation to dwelling house and construction of outdoor swimming pool and associated terrace. *Planning permission granted conditionally 27/02/2008.*
- 08NP0007LBC** Listed Building Consent in respect of conversion of former estate building and extension to add first floor to provide additional accommodation to dwelling house. *Listed Building Consent conditionally granted 27/02/2008.*
- 09NP0058** Change of use and conversion of part of former estate workshops into 2 No. residential units for holiday accommodation. *Planning permission granted conditionally 12.01.2010.*
- 09NP0059LBC** Listed Building Consent in respect of change of use and conversion of part of former estate workshops into 2 No. residential units for holiday accommodation. *Listed Building Consent conditionally granted 12.01.2010.*
- 09NP0060** Proposed change of use of part of former estate buildings to residential use and construction of extension to link existing residential dwelling to the Garden House. *Planning permission granted conditionally 12.01.2010.*
- 09NP0061LBC** Listed Building Consent in respect of proposed change of use of part of former estate buildings to residential use and construction of extension to link existing residential dwelling to the Garden House. *Listed Building Consent conditionally granted 12.01.2010.*
- 18NP0121** Conversion of garage/storeroom to provide additional residential space. *Planning permission granted conditionally 31.01.2019*
- 18NP0122LBC** Conversion of garage/storeroom to provide additional residential space. *Listed Building Consent granted conditionally 01.02.2019*



19NP0036 Approval of details reserved by condition no. 5 (proposed stone) of planning permission 18NP0121 - Conversion of garage/storeroom to provide additional residential space. *Decision Pending.*

Consultation/Representations

NNPA Historic Buildings Advisor: No objection

Assessment

The principle of the development has already been established as acceptable under application 18NP0122LBC. The subject for assessment here is therefore the acceptability of the details of the proposed stone to be used in the hemmel arch, as required by condition 5.

Condition 5

The proposed stone has been photographed and submitted as part of this application. The stone is considered to suitably match the existing building and its insertion will have no detrimental impact on the character of the Listed Building. The information has also been assessed by the NNPA Historic Buildings Advisor who has raised no objection. While the Advisor has stated very slender lime mortar should be used between the stones, as it is not a requirement of the condition to detail or limit the type of mortar to be used, this cannot be delivered through discharge of this condition. As such, given the acceptability of stone to be used, the proposals are considered to accord with the requirements of Core Strategy policies 1, 3 and 18 and the NPPF. It is therefore recommended that condition 5 be discharged.

Recommendation & Conditions

It is recommended that condition 5 of 18NP0122LBC should be discharged, subject to implementation in accordance with the following documents:-

- Correspondence received 16th April 2019
- Location plan, received 16th April 2019
- Photographs of stone to be used in the hemmel arch, received 16th April 2019

Background Papers

Application files 19NP0037, 18NP0121 & 18NP0122LBC



	Signature	Date
Planning Officer	<u>C Godfrey</u>	<u>03/06/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>03/06/2019</u>