

From: [Chris Jones](#)
To: [DC Consultation](#)
Subject: RE: Planning Application Consultation 20NP0001 Star Inn, Harbottle, Morpeth, Northumberland, NE65 7DG
Date: 05 March 2020 17:44:27

Dear Jay,

Thanks for consulting me on this application and my apologies for the delay in responding. The proposals are welcome and show consideration of the character of the building. The Star Inn can be considered to be an historic building of medium significance. Whilst not formally Listed, it contains features of historic value, recognised in the 1987 Historic Building Survey (Grundy). The entry is as follows:

A late 18th to early 19th century house. Built of finely-dressed stone with Welsh slate roof and late 19th century brick chimneys. It is a small two-storey, three-bay house, with a 20th century bow window; 20th century door and sashes elsewhere in original openings. Worthy of note however, for its fine stonework, which includes a square plinth.

From the plans and descriptions supplied, the proposals would appear to be sympathetic to the character of the building and in keeping, using the same openings as existing, or where inserting new openings, to do so in a manner which brings the building into a condition fit for modern purposes.

I note the reduction of levels to the rear of the property. I believe there to have been some previous landscaping to the rear of the property in the 20th century and I have no concerns with removal of 20th century material. I would urge caution where there may be undisturbed pre 18th century deposits (i.e. prior to any ground alteration as a result of the construction of the building) which may be of medieval date and associated with the medieval village of Harbottle. If the applicant can confirm that the reduction in levels will remove only “modern” (i.e. 19th and 20th century) material, there will be no justification for archaeological monitoring (i.e. a watching brief). A watching brief is only recommended where pre 19th or late 18th century material may be affected by the work.

I note the use of uPVC for window surrounds. It is considered that uPVC is a non-traditional material and not suitable for historic buildings. If this was a Listed Building, this material would not be appropriate. It is considered, however, that in the case of a non-listed building, where the applicant is proposing to retain the features of historic interest (as set out in the 1987 survey) of stonework and sashes in original openings, that no objection is made.

On the basis that the work is carried out in accordance with the plans and specification supplied and that only later material is removed from the rear of the property, I do not object to the proposals and consider no mitigation necessary.

Regards,

Chris

From: DC Consultation