



Northumberland County Council

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Building Conservation-Ecology-Archaeology MEMORANDUM

To: Colin Godfrey, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 17/7/2020

Reference: 20NP0037

Proposal: Demolition of store and replacement with garage incorporating a lean-to greenhouse. Upgrading of driveway. Change of agricultural land to domestic use as meadow with fruit trees and planting beds

Address: 1 The Square, Akeld

Significance

Akeld Cottages consists of 4 ranges of single-storey farm cottages positioned around a central courtyard, originally built in 1795 and restored in 1892. The courtyard is accessed by a carriage entry in the centre of the north range with 6 bays to the left and 5 bays to the right of this entranceway. . The east and west ranges consist of 6 bays whilst the south range has 11 bays. The cottages are of random rubble with tooled and margined ashlar dressings and have Welsh slate roofs with brick chimneys. The doors are boarded (except one late C20 door) and have overlights. The windows are 12-pane sash windows in alternating-block surrounds.

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.

Section 12 of the 2018 NPPF is about achieving well-designed places.

Paragraph 124 of section 12 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of section 12 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

In addition, Section 16 (Conserving and enhancing the historic environment) of the 2018 NPPF is a material Planning consideration in the assessment of the application.

Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 194 advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 195 advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 197 advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of

the heritage asset.

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 of Development Proposals

Building Conservation do not object to the proposed demolition of the existing detached store. However it is considered that the proposed garage should be in stone rather than render, as the cottages are all of stone and the character and appearance of the proposed building would affect the setting of these listed buildings.

Details of the proposed materials for the driveway and the paring bays should be submitted and approved before any such works commence on site.

Building Conservation do not object to the proposed change of use of the meadow to garden area

CONCLUSION

Building Conservation consider that the proposed works are acceptable subject to the submission of revisions confirming that the proposed garage will be of stone to match the cottages and subject to the following conditions :

1. Details of the proposed stone for the garage should be submitted and approved before first use on site.
2. A sample panel of the proposed stonework and mortar, which should be a lime mortar, should be erected on site and made available for inspection and approval before the erection of the garage .
3. A specification for the lime mortar should be submitted and approved before any such works commence on site.
4. Details of the proposed surfacing for the driveway and spring bays should be submitted and approved before any such works commence on site.

Val Robson

Building Conservation Officer