



# Northumberland County Council

## Conservation-Ecology-Archaeology

### MEMORANDUM

**To: Colin Godfrey, Planning Officer**

**From: Val Robson, Building Conservation Officer**

**Date: 20/7/2021**

**Reference: 21NP0040 & 21NP0041 LBC**

**Proposal: Installation of Air Source Heating Unit and removal of oil tank.**

**Address: Low Stead, Wark NE48 3DP**

#### **Significance**

Low Stead farmhouse and its attached byres are Grade II listed. The house is made up of two bastles dating from the late 16th century / early 17th century, with some 18th and 19th century alterations to windows and doors and an 18th century barn.

The farmbuildings to the south of Low Stead are separately listed grade II and date from the early 19th century.

#### **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.

## **Assessment of Development Proposals**

The alterations involve the removal of the large green plastic oil tank and boiler and the addition of an air source heating unit to the back of the boiler shed.

No details are given of the size or colour of the proposed air source heating unit. Manufactures details and dimensions should be provided. In addition proposals to screen the heat pumps should also be provided.

### **Conclusion**

Built Heritage and Design consider that the proposed works are acceptable in principle, subject to the submission of the details requested above for consideration.

**Val Robson**

**Building Conservation Officer**