

DELEGATED DECISION REPORT

Application Reference Number	21NP0040
Description / Site Address	Installation of Air Source Heating Unit and removal of oil tank at Low Stead, Wark, Bellingham, Hexham, Northumberland, NE48 3DP
Expiry date of publicity / consultations	13 July 2021
Last date for decision	17 August 2021

Details of Proposal

This application is seeking approval for the installation of an air source heat pump at Lowstead Farmhouse, a detached Grade II Listed Building located in an isolated open countryside location approximately 3km to the north-west of Stonehaugh. The nearest neighbouring property is Linacres, approximately 150m to the north.



Figure 1: Site Location

As noted, Lowstead farmhouse and attached farm buildings are Grade II Listed. The farm buildings to the immediate south of the farmhouse are also separately listed. The full details of the listings are provided below.

- **Low Stead farmhouse and attached farm buildings.**

Farmhouse and attached byres. Farmhouse and byre to left are bastle houses, late C16 or early C17. Windows and doors altered C18 and again mid C19. Byre to right early C19. Massive random rubble with dressed stone surrounds. Welsh slate roofs. Walls of bastles 4 ft thick. House 3 irregular bays. Plank door in middle bay. Windows are diamond-paned iron



casements. Upper windows smaller. Right window is the partly-blocked original upper door to bastle. House walls raised C18 or C19 by c 2 ft. Left byre, probably early extension to original bastle, has plank door and ½-slatted window on each floor; upper door reached by outside stone stair. Byre to right has central door with alternating jambs; and two ½-slatted windows on 1st floor. Later C18 single-storey extensions to rear. Gabled roofs with flat copings and kneelers to bastles. 2 stone gable stacks. Interior has old beams on ground floor.

- **Farm buildings south of Low Stead Farmhouse**

Farm buildings. Early C19. Random rubble with dressed stone surrounds. L-shaped. At right a single-storey store with plank door and ½-slatted window. Left of this a 2-storey cart shed with 2 segmental arches and two ½-slatted granary windows above. Projecting from the left of this is a single-storey stable with a stable door in gable end. All roofs gabled. The cart shed has flat coping, and kneelers. Included mainly for group value.

The application is seeking approval for the installation of an air source heat pump to the northern wall of the boiler room which is located to the side (west) of the property. The air source heat pump to be installed is a white Grant AERONA HPIF17R32 which has a height of 1.42m, width of 1.02m and depth of 0.40m. Pipework from the heat pump to the controls within the boiler room will make use of the existing flue hole. The installation of the air source heat pump will allow the removal of an existing oil tank, just to the north of the boiler room. The application has been submitted as the installation of the heat pump will allow the property to be heated in a more carbon friendly manner. Listed Building Consent is also being sought for the works under application reference 21NP0041LBC.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (July 2021)

National Planning Practice Guidance

Northumberland National Park Local Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM2	<i>Householder Development</i>
Policy DM13	<i>Renewable Energy</i>
Policy DM14	<i>Historic Landscape Assets and Built 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

- | | |
|--------------------|--|
| 21NP0041LBC | Listed Building Consent - Installation of Air Source Heating unit to the outside of the boiler room wall. <i>Decision pending.</i> |
| 15NP0061LBC | Listed Building Consent in respect of replacement of all windows and doors to the south facing elevation of the property, on a like for like basis. <i>Listed Building Consent conditionally granted 29th September 2015;</i> |
| 14NP0058LBC | Listed Building Consent in respect of replacement of existing windows and doors to South facing elevation. <i>Withdrawn.</i> |
| 13NP0093LBC | Listed Building Consent in respect of construction of single-storey kitchen extension. <i>Listed Building Consent conditionally granted 18th December 2013.</i> |
| 13NP0092 | Construction of single-storey kitchen extension. <i>Planning permission conditionally granted 18th December 2013.</i> |

Consultation/Representations

Wark Parish Council: No response

Historic Buildings Advisor: No Objection: subject to product specification and screening details being provided.

Further response: No further concerns.

This application has been advertised by means of a site notice displayed at the site on 29th June 2021. No representations have been received in response.

Assessment

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and amenity;
- Impact upon National Park special qualities



The principle of the development

Sustainable Development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan adopts a similar assumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report. Of particular relevance to this application is part I) of policy ST1 which relates to the conservation and enhancement of the historic environment.

Location of Development – Householder Development

Strategic policy ST4 seeks to direct new development to a series of settlements named within the policy. As Lowstead Farmhouse is not located within one of the named settlements, it would be considered to fall within the open countryside. In the open countryside, amongst others, policy ST4 states that development will be permitted where it '*is supported by other relevant Local Plan policies.*'.

The most relevant in this instance are policies DM2 and DM13. Policy DM2 refers to householder development. This policy recognises that householder development is acceptable throughout the National Park, subject to the proposal taking full account of the '*character of the local area and the special qualities of the National Park*'. Policy DM13 relates to renewable energy and is supportive of proposals which are of a scale and design appropriate to their locality, Subject to consideration of the impact on local character and special qualities of the National Park as assessed below, the principle of the development is considered to be acceptable.

Design and Amenity

Design

Amongst others, strategic policy ST2 requires proposals to be of a '*high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular*'.

Policy DM2 which specifically relates to householder development states that new development within the domestic curtilage of a dwelling will be permitted where, amongst others, '*the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape; the development does not unacceptably affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling*' and '*any extension should be subservient to the main building*'.

The air source heat pump is of standard, functional design and would be located to the side of the property, set back from the prominent northern (front) elevation of the property. Given its location



and the presence of mature vegetation, the only place where the ASHP would be viewable outside of its immediate setting would be from the agricultural field to the west where it would largely be obscured by existing tree cover. Given the modest nature of the installation; its secluded setting; and as its installation will allow for the removal of a larger, more prominent oil tank, it is considered that the proposed design and location of the ASHP is acceptable in accordance with the requirements of policy ST2 and DM2. This is however subject to an assessment as to whether the heat pump can be accommodated without negatively impacting on the character of the listed building (see below).

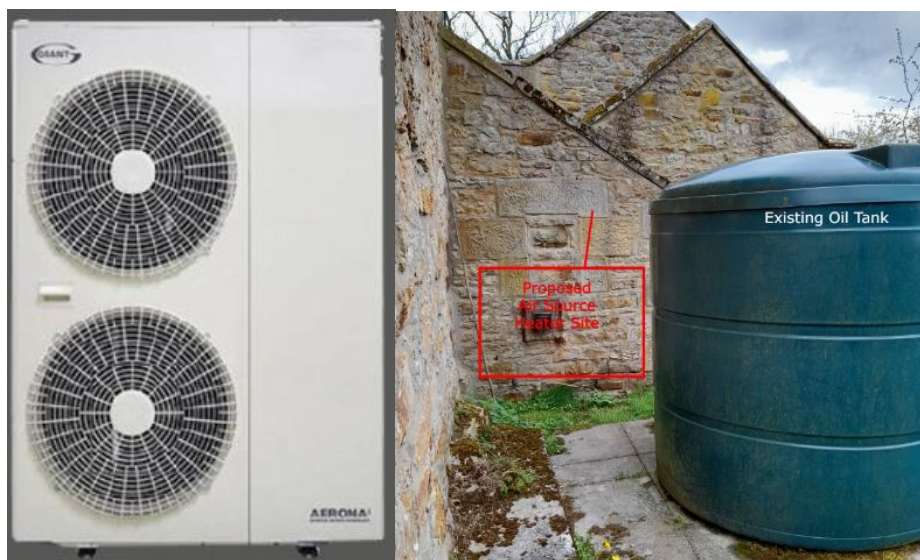


Figure 2: Product Detail (left) and proposed location (right)

Amenity

As there are no residential properties within 150m of the proposal, it is not considered that there would be any detrimental impact on residential amenity. It is therefore considered that the proposals accord with the requirements of Local Plan policies ST2 and DM2 in this respect.

Impact on National Park special qualities

Cultural Heritage

Local Plan policy DM14 states that development affecting the built heritage of the National Park should '*reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction*' and '*High standards of design will be promoted to conserve and enhance the built heritage*'.

The NPPF states that '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation*' and '*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. Substantial harm or loss of grade II listed buildings should be exceptional.’.

The proposals relate to the installation of a single modestly sized air source heat pump to the northern elevation of the existing boiler room which is located to the side (west) of the property. The installation of the air source heat pump would allow for the removal of the existing oil tank which is located close, but not attached to, the boiler room. The installation of the ASHP would not result in any works to the fabric of the building, with the pipework from the heat pump to the controls within the boiler room making use of the existing flue hole.

As the proposals relate to works to a Grade II Listed Building, the Historic Buildings Advisor has been consulted on the proposals. Having considered the information provided, while initially advising that the proposals were considered acceptable in principle, the Advisor requested a specification for the ASHP together with details of measures to screen the unit. Upon receipt of the product specification and further consideration of the natural screening provided by existing buildings on site as well as the presence of mature vegetation which would largely restrict views of the ASHP to the immediate area, the Advisor has confirmed that the proposals are acceptable.

In light of the above, it is considered that the proposals would have no unacceptable impact on the character or setting of the listed building and the proposals are considered to accord with the requirements of Local Plan policy DM14 and the NPPF.

As the proposals relate to the installation of a single domestic scale air source heat pump to the side of an existing property, it is not considered that the proposals would result in any material impact on landscape character, visual amenity, tranquillity or the biodiversity of the National Park.

Recommendation & Conditions

Grant conditional permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form, received 21st June 2021;
- Lowstead Site Plan received 21st June 2021;
- Design and Access Statement received 21st June 2021;
- Heritage Statement received 21st June 2021;
- Proposed Floor Plan received 21st June 2021;



- Existing Western Elevation received 21st June 2021;
- Proposed Western Elevation received 21st June 2021;
- Annotated Photo north Elevation received 21st June 2021;
- Annotated Photo West Elevation received 21st June 2021;
- Air Source Heat Pump Photo received 21st June 2021.
- Product Specification received 1st June 2021;

Reason: For the avoidance of doubt, to enable the local planning authority to adequately manage the development and to ensure the proposal accords with policies ST1, ST2, ST4, DM2, DM13 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

Background Papers

Application File 21NP0040
EIA Screening Report



	Signature	Date
Planning Officer	C Godfrey	4 th August 2021
Head of Planning and Policy	<i>Susannah Buylła</i>	04/08/2021