



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	21NP0050
<b>Description / Site Address</b>	Approval of details reserved by condition no 7 (details of extraction/ventilation units) of 18NP0093LBC Listed Building Consent - Construction of new entrance together with refurbishment and internal alterations to form one unit of accommodation at High Green Manor, High Green, Tarsset, Hexham, Northumberland, NE48 1RP
<b>Expiry date of publicity / consultations</b>	19 July 2021
<b>Last date for decision</b>	23 August 2021

### Details of Proposal

This application provides information required by condition 7 of Listed Building Consent 18NP0093LBC under which consent was granted for the construction of a new entrance together with refurbishment and internal alterations to form one unit of accommodation.

Details have been submitted in order to discharge the following condition of the consent:

- Condition 7 (Details of extraction / ventilation units)

### Planning Policy & Guidance

#### National Policies

National Planning Policy Framework (NPPF) (July 2021)

National Planning Practice Guidance

#### Northumberland National Park Local Plan

Policy ST1 *Sustainable Development*

Policy ST2 *General Development Principles*

Policy DM14 *Historic Landscape Assets and Built Heritage*

### Supplementary Planning Guidance

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

### Relevant Planning History

**21NP0051** Approval of details reserved by condition no 7 (details of extraction/ventilation units) of planning application 18NP0094 - Construction of new entrance



together with refurbishment and internal alterations to form one unit of accommodation *Decision pending.*

- 20NP0019LBC** Listed Building Consent - Removal of a later panel of stonework in the agricultural building known as the Danish Barn, insertion of gutter between Danish Barn and Unit 3. *Listed Building Consent conditionally granted 4<sup>th</sup> May 2020;*
- 20NP0002LBC** Listed Building Consent - removal of a later panel of stonework from the agricultural building known as The Danish Barn. *Withdrawn by the applicant;*
- 18NP0094** Construction of new entrance together with refurbishment and internal alterations to form one unit of accommodation. *Planning permission conditionally granted 20/11/2018;*
- 18NP0093LBC** Listed Building Consent - Construction of new entrance together with refurbishment and internal alterations to form one unit of accommodation. *Listed Building Consent conditionally granted 20/11/2018;*
- 00NP0018LBC** Listed Building Consent in respect of variation to condition no. 2 of planning permission 99/NP/02LBC in respect of alterations and conversion of farm buildings. *Listed Building Consent conditionally granted 18/08/2000;*
- 00NP0017** Variation to condition no. 2 of planning permission 99/NP/01 in respect of conversion of farm buildings to provide educational facilities and accommodation. *Planning permission conditionally granted 18/08/2000;*
- 99NP0002LBC** Listed Building Consent for alterations and conversion of farm buildings. *Listed Building Consent conditionally granted 19/07/1999;*
- 99NP0001** Conversion of farm buildings to provide educational facilities and accommodation *Planning permission conditionally granted 19/07/1999;*

### Consultation/Representations

**NCC Historic Buildings Advisor: No objection**

### Assessment

The principle of the development has already been established as acceptable under application 18NP0093LBC. The subject for assessment here is the acceptability of the proposed mechanical ventilation heat recovery (MVHR) system exhaust and input terminals to the roof of the building.

The full text of condition 7 reads as follows:



*Should any extraction or ventilation units be installed as part of the development hereby permitted, full details should be submitted for the approval of the local planning authority prior to their installation. The units shall be installed in accordance with the approved details.*

**Reason:** *To ensure that the materials used are appropriate in the context of the design of the Listed Building and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.*

In order to discharge the condition, the application has been supported by floor and roof plans as well as sections which show the installation of an MVHR in the attic room above the stair. The input and exhaust terminals would exit through the roof slope above the attic and would be located 600mm apart. The section of roof through which the terminals would protrude would not be visible other than at roof level.

As the proposals relate to a Listed Building, the NCC Historic Buildings Advisor has been consulted on the proposals. Having considered the information provided, the Advisor had raised no objection. It is therefore considered that the details submitted are acceptable and the proposed ventilation is appropriate in the context of the Listed Building, and condition 7 can be discharged.

### **Recommendation**

It is recommended that condition 7 of 18NP0093LBC should be discharged, subject to implementation in accordance with the following documents:

- Application Form received 22<sup>nd</sup> June 2021;
- Site & Location Plan, Project no 574, Dwg no 117, received 22<sup>nd</sup> June 2021;
- Units 3 and 4 Ground and First Floor Plans, Project no 574, Dwg no 111, Amendment F, received 22<sup>nd</sup> June 2021;
- Units 3 and 4: Sections 1, 2, 3, 6, 7, 10 Proposed, Project no 574, Dwg no 113, Amendment C, received 22<sup>nd</sup> June 2021;
- Unit 3 and 4: Roof Plan Proposed, Project no 574, Dwg no 118, Amendment A, received 22<sup>nd</sup> June 2021.

### **Background Papers**

Application Files 21NP0050 & 18NP0093LBC



	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	C Godfrey	29th July 2021
<b>Head of Planning and Policy</b>	<i>Susannah Buylla</i>	29 <sup>th</sup> July 2021