



DELEGATED DECISION REPORT

Application Reference Number	21NP0054LBC
Description / Site Address	Listed Building Consent - Increase the highway loading capacity of the structure to 40/44 tonnes, installing CINTEC anchors and casting waterproofing slabs at Redmire Bridge, Tasset, Hexham, Northumberland, NE48 1NX
Expiry date of publicity / consultations	27 July 2021
Last date for decision	24 August 2021

Details of Proposal

Listed Building Consent (LBC) is sought for the strengthening works to the Grade II Listed Redmire Bridge. The bridge is located approximately 500m to the west of Lanehead Crossroads, adjacent to the hamlet of Redmire and carries the C199 as it crosses the Tasset Burn, approximately 170m to the west of Redmire Cottage.

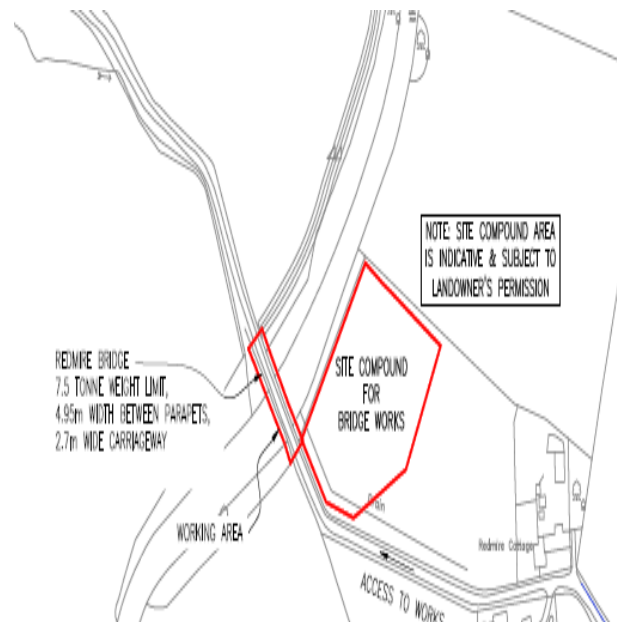


Figure 1: Site Location

The listing describes the asset as follows:

Bridge. Early C19. Ashlar. Three broad segmental arches with keeled cutwaters and arch rings. Broad chamfered band at base of parapet. Narrow parapet chamfered towards outside only.



The proposal intends to undertake repair works to the bridge in order to strengthen the bridges load capacity. The current load capacity for the bridge is 7.5 tonnes. The proposal aims to increase and maintain the capacity of the bridge to 40/44 tonnes. In order to achieve this a variety of strengthening works would be undertaken. CINTEC anchors will be installed from the carriageway level over the bridge at that location, removing the need to work within the watercourse. The existing road level and fill will be removed to the East Span, nominally 200mm thick and replaced with a waterproofing slab with a down stand at the south abutment. Similarly, waterproofing slabs will be cast over the other spans with a down stand at the north abutment. Carriageway reconstruction will maintain the existing road width and include kerbs with hardened verges to prevent water ingress and to mitigate the risk of falling with the low parapet present.

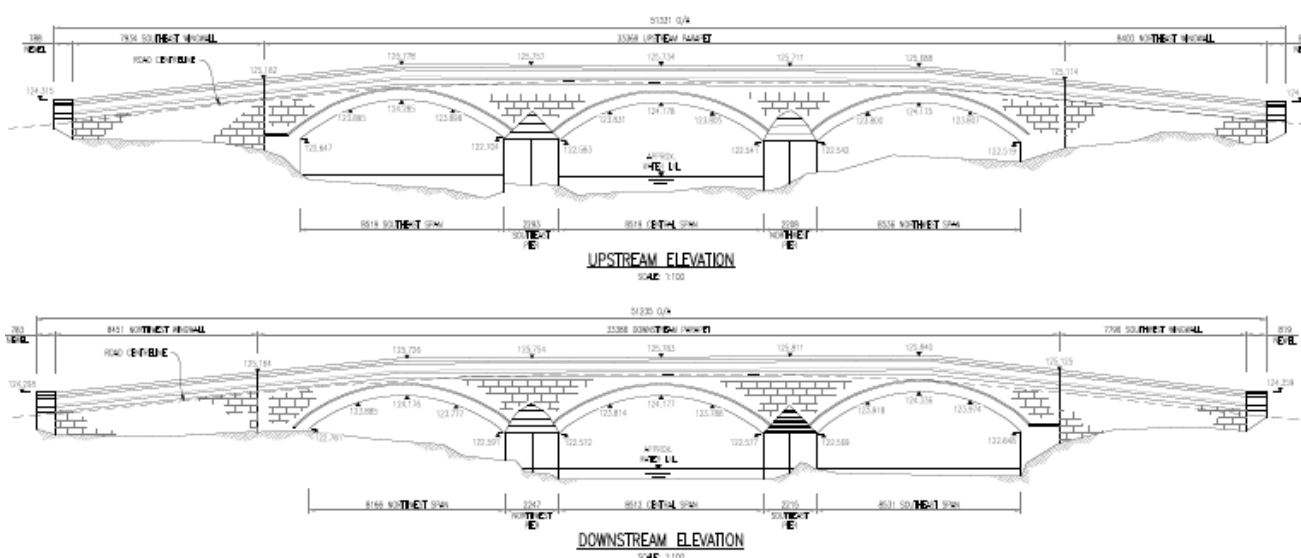


Figure 2: proposed works to bridge

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2018)

National Planning Practice Guidance

Northumberland National Park Local Plan

- Policy ST1 *Sustainable Development*
- Policy ST2 *General Development Principles*
- Policy ST4 *Spatial Strategy*
- Policy DM9 *Transport and Accessibility*
- Policy DM10 *Habitats, Biodiversity and Geodiversity*



Policy DM11 *Landscape, Tranquility and Night Skies*
Policy DM14 *Historic Landscape Assets and Built Heritage*
Policy DM15 *Archaeological Heritage*

Supplementary Planning Guidance

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

Relevant Planning History

20NP0079LBC Listed Building Consent - Increase the highway loading capacity of the structure to 40 tonnes, repairing masonry elements and excavation of existing fill materials over the bridge
Withdrawn by applicant 18 December 2020

Consultation/Representations

Tarset and Greystead Parish Council – Support the Proposals

Historic Buildings Advisor –No Objection: Built Heritage and Design consider that the proposed works are acceptable. A condition should be attached specifying that any re-pointing works to the stonework on the bridge should be undertaken using hydraulic lime mortar and that a sample panel should be undertaken and submitted for consideration and approval before any further works are undertaken.

NNPA Ecologist – No Objection. I note that this is a resubmission from 20NP0079LBC with some details of the bridge design changed for heritage reasons. The surveys submitted in November are the same as now and are still valid. I therefore have no additional comments to those I gave last time and no objections.

Original Comments: Highlighted that no bats were found roosting in the bridge despite activity in the area and therefore no licence or mitigation is required for these protected species. Otters and White Clawed Crayfish could be present and therefore recommended making the mitigation listed in section 5 of the Total Ecology Protected Species Report a condition.

Assessment

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

- The principle of development
- The impact upon the character of the listed building
- The impact upon biodiversity



The principle of development

The National Planning Policy Framework (NPPF) is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Strategic Policy ST1 of the Northumberland National Park Local Plan adopts a similar presumption in favour of sustainable development, setting out the criteria and qualities for such development. Relevant to the current application, Part I) of Policy ST1 recognises sustainable development as development which '*conserves or enhances the historic environment.*' The impact of the proposed development on the historic environment is considered in detail below.



Figure 3: Redmire Bridge considered from the south

The impact upon the character of the Listed Building

Policy DM14 of the Local Plan seeks to support proposals which demonstrate 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.*'

As noted, the application is seeking consent to strengthen the existing bridge to provide a loading capacity of 40/44 tonnes. The applicant intends to carry out the following works;

- Only the East Span is understrength so it is proposed CINTEC anchors will be installed from the carriageway level over the bridge at that location, removing the need to work within the watercourse.



- Following the CINTEC anchors installation, the existing road level and fill will be removed to the East Span, nominally 200mm thick and replaced with a waterproofing slab with a downstand at the south abutment. Similarly, waterproofing slabs will be cast over the other spans with a downstand at the north abutment. Waterproofing slabs are required because the existing bridge is subject to water ingress which affects its condition and therefore its load carrying capacity.
- Carriageway reconstruction including kerbs with hardened verges to prevent water ingresses.

The applicant has confirmed that the proposed works would arrest deterioration by stabilising the existing structure. As the proposal involves work to a designated heritage asset, the Authority's Historic Buildings Advisor has been consulted on the proposals.

The Historic Buildings Advisor raised no objection to the proposals and considered the proposed works are considered acceptable. The development would consist of relatively little in terms of alterations in design to the existing asset and the original architectural features of the bridge would be preserved as a result of the development. The strengthening works would ensure that the bridge can prolong its use as a public road in the future.

The Historic Buildings Advisor has suggested that a condition should be attached to any final decision notice. The condition should specify that any re-pointing works to the stonework on the bridge should be undertaken using hydraulic lime mortar and that a sample panel should be undertaken and submitted for consideration and approval before any further works are undertaken. This is considered reasonable and will be attached to the decision notice.



Figure 4: Vegetation growth on the verge of bridge



Impact upon Biodiversity

Policy DM10 of the Northumberland National Park states that '*The conservation and enhancement of wildlife, habitats and sites of geological interest within the Northumberland National Park will be given great weight*'. All developments within the Park should maintain and where appropriate enhance features of ecological value.

The application site has been the focus of two previous ecological surveys in 2016 and 2017 by Total Ecology LTD. As it has been over two years since the previous surveys, an updated survey was instructed in support of this application. A protected species report was also produced in support of the application.

The Phase 1 report identified the presence of ten main habitat land categories around the bridge. Tarsset Burn is lined with broad-leaved woodland which constitutes a BAP habitat (Biodiversity Action Plan). The burn has potential to support riparian mammals, fish and white clawed crayfish, with the presence of otter in the vicinity of the bridge being confirmed via spraint. The woodland and the bridge supported evidence for the presence of badgers. As such a number of protected species surveys were carried out to produce the Protected Species report which outlines their findings.

NNPA's Ecologist has been consulted on the application. They noted that no bats were found roosting in the bridge despite activity in the area. As a result of this, no licence or mitigation works are required for these protected species. Otters and White Clawed Crayfish could be present and therefore the mitigatory measures listed in section 5 of the Total Ecology Protected Species Report would be considered suitable. Such measures would cover actions pre-works alongside working methodologies to prevent disturbance and pollution. The measures would also protect the river against pollution incidents as well.

Subject to a suitably worded condition ensuring that the works are carried out in accordance with the above, then it is considered that the proposals would accord with the requirements of Local Plan policy DM10.

Recommendation & Conditions

It is recommended that Listed Building Consent is granted 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 18 of the Planning (Listed Buildings and Conservation Areas) 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 29th June 2021



- Design & Access Statement received 29th June 2021
- Location Plan Dwg No. HB177318/B/C199/14/05 received 29 June 2021
- Extended Phase 1 Update Report prepared by Total Ecology received 29 June 2021
- Protected Species Survey Report prepared by Total Ecology received 29 June 2021
- Proposed General Arrangement Dwg No. HB177318/B/C199/14/04 received 29 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, DM10 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. Any re-pointing works proposed to the existing stonework on the bridge should be undertaken using hydraulic lime mortar. A sample panel showing the repointing works shall be undertaken and submitted for consideration by the Local Planning Authority for the approval before any repointing works are undertaken. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the materials used in the implementation of the development are appropriate in the context of the development and its surrounding area and for the development in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM14, and Chapter 16 the NPPF.

4. The development hereby approved shall be carried out in strict accordance with recommendations and mitigation requirements set out in section 5.2 of the Total Ecology Protected Species Report received on 29 June 2021. In particular attention is drawn to the need to undertake the development in accordance with the requirements including:

- Check for new signs or presence of otters. If a protected species is encountered during the work, works will cease and an Ecologist contacted
- Access to the works should be by a specialised mobile elevated working platform
- If scaffolding is required, this should span the waterway without any feet within the watercourse
- Minimise the amount of exposed ground on banks from which surface water drains
- Install hay bales/sedimats downstream prior to the commencement of works
- Consider the use of geotextile silt fences at the toe of the slope where ground is exposed to reduce silt transport
- Ensure any plant and wheel washing is carried out in a designated area of hard standing at least 10 metres from the watercourse.
- Any concrete and cement mixing and plant and tool washing areas should be sited a minimum of 10 metres from any watercourse
- Fuel, oil and chemical storage on site must be secure
- Spill kits approved for the stored materials should be kept close to the fuel, oil and chemical storage area and contactors should be trained in their correct use.
- Biodegradable hydraulic oil should be used in plant working in or near watercourses
- If cleaning of stonework is to be undertaken use physical cleaning instead of liquid chemicals such as caustic and acid solution.
- Use vacuum attachments on power tools wherever possible to reduce dust generation.



- All contractors should be fully briefed on the pollution control measures
- Any pollution incidents reported to the EA Incident Hotline.

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM10, Chapter 15 of the NPPF and the Conservation of Habitats and Species Regulations 2010.

Informative Notes

1. This Listed Building Consent 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 development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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

21NP0054LBC Application File

EIA Screening



	Signature	Date
Planning Officer	Adam Ewart	10/08/2021
Head of Planning & Policy	<i>Susannah Buylla</i>	11/08/2021