

ENVIRONMENT & DESIGN TEAM ADVICE

To: Adam Gallagher, Planning Officer

From: Val Robson, Built Heritage & Design Officer

Date: 28/06/2024

Reference: 24NP0032

Proposal: Installation of a new butchery unit.

Address: Hethpool, Kirknewton, Wooler NE71 6TW

POSITION

Support, subject to clarifications regarding the actual location of the butchery unit, which should preferably be housed within one of the existing agricultural sheds and subject to a condition restricting its use to a maximum of 5 years, given the temporary nature of the structure.

REASON

The proposals, subject to the above amendments and clarifications, do not harm the setting of the nearby grade II listed buildings and therefore accord with Sections 16(2), 66(1) of the Planning (LBCA) Act 1990

SUMMARY OF SIGNIFICANCE¹

The site lies within the curtilage of Hethpool House which dates from 1919 and incorporates some masonry from a house built in 1687. It is built in the Arts and Crafts style of roughcast render with ashlar dressings and Devonian slate roofs. It also lies in close proximity to the ruined grade II listed Hethpool Tower, which dates from the 14th century. Today three sides of the tower stand to about 20 ft in height and are almost entirely covered in ivy.

LEGISLATIVE & POLICY CONSIDERATIONS

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) & Section 66(!) require the LPA to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses

The Climate Change Act 2008 requires that the UK reaches Net Zero by 2050. The Levelling Up and Regeneration Act 2023 requires the Secretary of State to have special regard to the

¹ A listed building's special interest can be understood as 'significance', defined by the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.

mitigation of, and adaptation to, climate change with respect to national policy, local plan-making and planning decisions; making reference to the Climate Change Act 2008.

National Planning Policy Framework (July 2021)

Chapter 12 - Achieving well-designed and beautiful places

Chapter 16 - Conserving and enhancing the historic environment

GUIDANCE

Historic England's *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* (2017)

The National Design Guide (updated 2021)

ASSESSMENT OF PROPOSAL

Built Heritage and Design has reviewed the application's supporting documents which includes existing and proposed plans and elevations and a Design and Access Statement.

It is considered that due to the proposed location of the unit within the curtilage of Hethpool House and due to its close proximity to Hethpool Tower, a Heritage Statement should have been submitted to assess the significance of the proposed unit on these important heritage assets.

Summary of proposals

The application seeks Planning Permission to install a steel unit to be used as a butchery unit. The purpose of the building is to process pre-prepared, principally venison, carcasses from the estate. The building will provide facilities to store carcasses in a chilled environment, and to prepare and package the butchered meat for distribution.

The proposed building will be a purpose-built unit by a specialist supplier, with overall dimensions of 7m x 3m x approximately 2.8m high. The building will be sited on the existing hardstand area, on concrete ground beams to provide a level base. Excavation of the existing ground will not be required. The building is constructed principally from insulated steel wall panels on a steel frame, and will be finished in RAL 12B27 Olive Green, and with timber cladding to the open collection area, which will blend with the surroundings. The roof will be a black single ply membrane, on decking, on joists with insulation. Internally the building will be finished with vinyl flooring and food-safe wall and ceiling laminate.

Assessment

The proposed flat roofed steel container is relatively large, measuring 7m x 3m, and whilst it is to be painted green, it will be still clearly visible within the curtilage of the listed building.

If it is considered that the unit is appropriate in Planning terms, it is suggested that it be located within one of the large agricultural sheds which exist in this vicinity, as opposed to its current proposed location within the yard area.

It is also advised that a temporary consent be granted, given the temporary nature of the structure.

Val Robson

Built Heritage & Design Officer