

ENVIRONMENT & DESIGN TEAM ADVICE

To: Laura Garth, Planning Officer

From: Val Robson, Built Heritage & Design Officer

Date: 24/06/2024

Reference: 24NP0042

Proposal: Remodelling of existing store and it's extension to provide new office with kitchenette and wc

Address: Courtyard Barn, Kirknewton NE71 6XE

POSITION

Support, subject to clarifications regarding the retention of the stone gable wall of the existing store.

REASON

The proposals, subject to clarifications, do not harm the setting of the nearby grade II listed buildings and they preserve and enhance the existing character of the Kirknewton Conservation Area and therefore accord with Sections 16(2), 66(1) and 72(1) of the Planning (LBCA) Act 1990

SUMMARY OF SIGNIFICANCE¹

The site lies within the Kirknewton Conservation Area and directly to the east of the grade II listed gin gang and shelter sheds of East Kirknewton Farm, which are now converted to residential use.

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

Section 72(1) requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

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.

A site inspection was conducted on 19/06/2024.

Summary of proposals

The application seeks Planning Permission to extend the existing outhouse /store to incorporate a kitchenette and wc. The existing store has a flat roof. The proposed enlarged building is to have a mansard roof with tiled sides in Welsh slate and a central flat glass topped roof. The walls are to be of horizontal timber cladding in anthracite grey to match existing.

The existing building lies within the curtilage of the Courtyard Barn and is not visible from the adjacent grade II listed former gin gan and shelter sheds of East Kirknewton Farm. The proposed extension to the existing building is considered acceptable and in keeping with the character and appearance of the main dwelling. The existing northern gable stone wall should be retained and incorporated into the development as opposed to being demolished and replaced by a timber wall.

Assessment

The proposals are considered acceptable and would not cause harm to the significance of the adjacent heritage assets and therefore accords with Section 16(2), Section 66 (1) and Section 72(1) of the Planning (LBCA) Act 1990, subject to the amendment to the proposals as advised above.

Val Robson

Built Heritage & Design Officer