



Northumberland County Council

Conservation-Ecology-Archaeology

MEMORANDUM

To: Laura Garth, Planning Officer
From: Val Robson, Built Heritage and Design Officer
Date: 18/6/2024
Reference: 24NP0045
Proposal: Construction of single storey side extension.

Address: Woodbine Cottage, Harbottle, Northumberland, NE65 7DG

Position

Design and Built Heritage consider that the revisions to the proposed works are acceptable.

Summary of Significance

Woodbine Cottage is located in the centre of Harbottle village which lies within the Northumberland National Park. Harbottle is an attractive village which includes a number of important listed buildings, including the grade I ruins of Harbottle Castle to the north west of this application site and the Pant or well, which is located in the front boundary wall of Woodbine Cottage. It is also characterised by traditional stone and slate Northumbrian two storey dwellings which, in this part of the village, are positioned in a linear form and are highly prominent, being set up to the north of the road which runs through this part of the village.

Woodbine Cottage is a two-storey end of row cottage with a pitched slate roof single storey extension to the west of the main building. It has previously had a two-storey extension, clearly visible by the change in stonework and the presence of stone water tabling at the juncture of the roofs. The single storey extension is set back from the two storey element of the building, as is characteristic of good design practice.

Legislative & Policy Considerations

Planning (Listed Buildings and Conservation Areas) Act 1990

In providing comments on applications Building Conservation has regard to Section 16 (2) and Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which advise that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework 2022

Section 16 (Conserving and enhancing the historic environment) is a material Planning consideration in the assessment of the application. Paras 199,200,201,202 &203 apply (see below)

Paragraph 199 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 200 advises that 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.

Paragraph 201 advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Other Guidance/Advice

Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets 2017 should also be taken into consideration in the assessment of this proposal.

Assessment of Proposals

The revised proposals are for the extension to the existing single storey element of the building to improve the kitchen, utility and bathroom space.

The new kitchen area would be lit by two conservation rooflights and the utility/bathroom space would also have a rooflight over.

It is proposed to open up the dining room wall to create a new kitchen-dining space.

Summary

The proposed works are considered acceptable subject to the new windows and doors being timber with a painted finish; the walls to be stone to match existing with lime mortar for the joints; the pitched roof to be natural Welsh slate to match existing and the flat section of the roof being dark grey single ply membrane or GRP to look like lead. The conservation rooflights should be flush fitting

Val Robson

Built Heritage and Design Officer