



Northumberland County Council

Building Conservation-Ecology-Archaeology MEMORANDUM

To: Jay Smith, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 27/3/2019

Reference: 19NP0021

Address: Gardeners Cottage, Harbottle, Morpeth, NE65 7DG

Proposal: Construction of a log store.

Comments/Significance

Gardners Cottage is a grade II listed cottage, which dates from 1829 by John Dobson and was formerly the garden cottage to Harbottle Castle. It is of ashlar stone with a Welsh slate roof. It is located within the settlement of Harbottle within the Northumberland National Park.

The proposed log store would abutt the eastern gable of the premises and is to be of timber with a mono pitched felt roof.

Legislative Framework and Policy

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.

In addition, the NPPF is a material Planning consideration in the assessment of the application.

Section 12 of the 2019 NPPF is about achieving well-designed places.

Paragraph 124 of section 12 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of section 12 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

In addition, section 16 (Conserving and enhancing the historic environment) of the 2019 NPPF is a material Planning consideration in the assessment of the application.

Paragraph 193 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 194 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 195 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 196 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.

Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets 2015 should also be taken into consideration in the assessment of this proposal.

Assessment of Development Proposals

Building Conservation consider that the proposed log store, which is to be sited abutting the eastern gable of the building, would not cause any harm to the setting of this important grade II listed building. It is a free standing structure and hence will not involve any alterations to or harm to the fabric of the building. It is a relatively modest structure and will not interfere with any architectural features on the building. The structure is to be of timber with a felt mono pitched roof. It is therefore a relatively temporary structure and the timber is considered to be in keeping with the rural nature of the area. The roof covering should be of a dark colour to ensure that it is as unobtrusive as possible. The log store is to be sited abutting the eastern gable of the building and hence will not be read in conjunction with the frontage of the premises and will be barely visible from the public highway.

CONCLUSION

Building Conservation raise no objections to this proposal subject to the imposition of a condition confirming the proposed materials for the roof of the log store - which should be of a dark colour to ensure that it is as unobtrusive as possible and in keeping with the colour palette

of the materials of the adjacent listed building.

Val Robson

Building Conservation Officer