

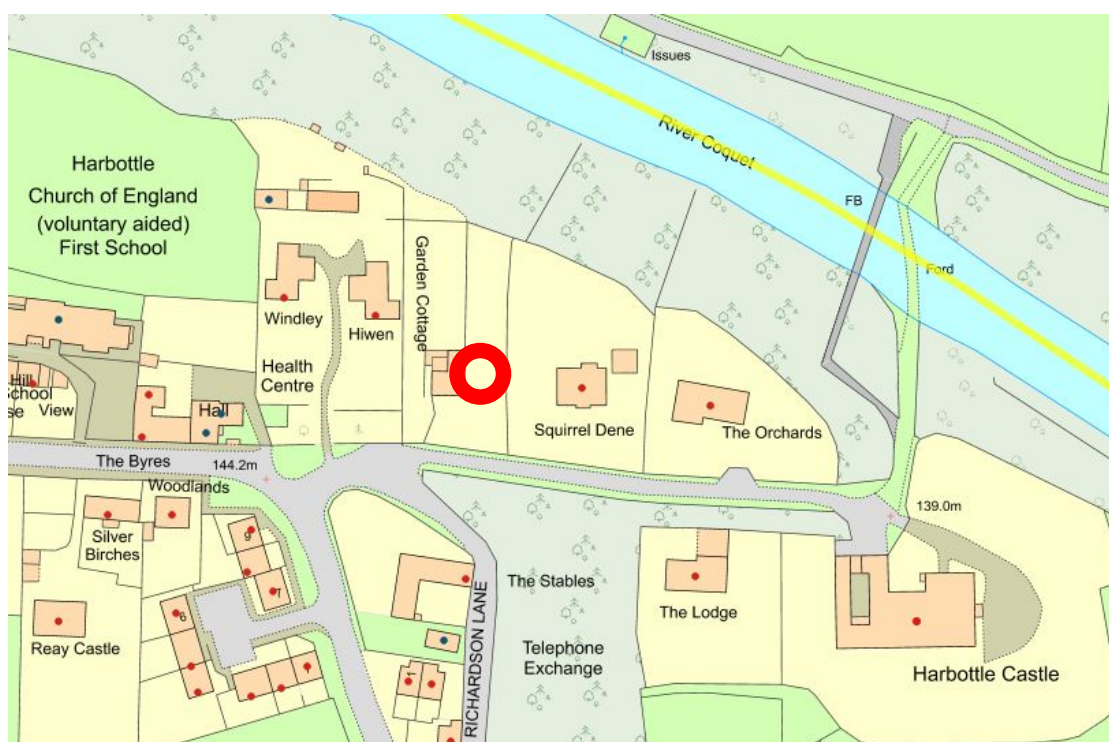


## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	19NP0021
<b>Description / Site Address</b>	Construction of a log store at Gardeners Cottage, Harbottle, Morpeth, Northumberland, NE65 7DG
<b>Expiry date of publicity / consultations</b>	2 April 2019
<b>Last date for decision</b>	6 May 2019

### **Details of Proposal**

Planning permission is sought for the construction of a lean-to log store at Gardeners Cottage, Harbottle.



*Approximate location of proposed log store.*

The host property, Gardeners Cottage is a grade II listed building, known statutorily as Garden Cottage, located to the eastern side of Harbottle between the properties known as Hiwen to the west and Squirrel Dene to the east. The property is constructed of ashlar stone with a Welsh slate roof. It was formally the garden cottage of (new) Harbottle Castle which was rebuilt by John Dobson in 1829.

The proposed log store would be located to the east of the site surrounded by mature planting, abutting the eastern elevation of the cottage. It is proposed that the structure will be made from timber with a lean-to felt roof and comprises a footprint 0.85m deep x 3.5m wide and a height of 1.88m falling to 1.13m.



Figure 1 looking at the site from the south towards the proposed log store location.



Figure 2 showing the proposed log store temporarily in its intended location.



## **Planning Policy & Guidance**

### **National Policies**

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

### **Local Policies**

#### **Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)**

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>

### **Supplementary Planning Guidance**

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

**19NP0023** - Construction of a garden room – Granted 17<sup>th</sup> April 2019

**16NP0100LBC** -Listed Building Consent - Installation of external central heating boiler. Installation of 5 radiators and rewiring of property - Granted 6/12/16

**16NP0099-** Installation of external central heating boiler and oil tank - Granted 30/11/16

### **Consultation/Representations**

**Historic Buildings Advisor** – raises 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.





## **Harbottle Parish Council – No objections**

The application was advertised by means of a notice displayed at the site on 15/3/19 and neighbour notification letters issued on 12/3/19. No representations have been received.

### **Assessment**

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

- The principle of the development;
- Design, amenity and cultural heritage; and
- Impact upon National Park special qualities

### **The principle of the development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Core Strategy policy 1 seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park. The effects of the proposed scheme on these qualities are discussed in more detail in this report.

The application site is located within the village of Harbottle, identified as a Local Centre within Core Strategy policy 5 whereby local needs development is to be focussed. The proposal does not represent 'local needs development' and instead comprise works to an existing residential property; it is nevertheless considered to be acceptable in principle in terms of scale, nature and location and would not conflict with the aims and objectives of Core Strategy policy 5 or the NPPF.

### **Design, amenity and cultural heritage**

The NPPF highlights the importance of good design principles within planning. This is echoed within Core Strategy policy 3, which promotes the principles of sustainable development, requiring the design and construction of a proposal to protect and enhance local character, and guidance set out within the NNPA Design Guide SPD.

The Historic Buildings Advisor has been consulted on the application due to the nature of Gardeners Cottage as a Grade II listed building and subject to a condition confirming the proposed materials for the roof of the log store, has raised no objections to the proposals in terms of it's impact upon the heritage asset, in accordance with Core Strategy policy 18.

Given the proposal's relatively small scale, natural timber material and the proposed condition confirming roofing material, it is not considered the proposal would appear as overly prominent in the context of the listed building.



The design and appearance of the proposed log store is considered to be acceptable. Whilst visible from the wider area as a result of its position adjacent to the cottage's entranceway, it does not have an adverse impact upon the visual amenity of the site or its surroundings, in accordance with Core Strategy policy 3.

### **Impact upon National Park special qualities**

#### ***Biodiversity and geodiversity***

No implications surrounding biodiversity or geodiversity have been identified in relation to this application.

#### ***Tranquillity***

The application does not include details of external lighting required to be installed in conjunction with the works for which planning permission is sought. Notwithstanding this, taking into consideration the nature of the works and that of the site as an existing residential property within an identified settlement, it is not considered necessary or appropriate to include a condition restricting the installation of external lighting. The application is considered to be in accordance with Core Strategy policy 19 in this respect.

#### ***Landscape character***

Given the scale and nature of the proposal and its location surrounded by mature planting, it is considered that the proposal would have a negligible/ no impact upon the surrounding landscape character. It is considered therefore that the application accords with Core Strategy policy 20 in this respect.

### **Recommendation & Conditions**

Grant conditional permission subject to the following conditions:

1. The development hereby permitted shall be maintained in accordance with the following approved plans and documents:
  - Application form, received 11<sup>th</sup> March 2019
  - Location plan received 11<sup>th</sup> March 2019
  - Site Plan received 11<sup>th</sup> March 2019
  - Plans and elevations received 11<sup>th</sup> March 2019
  - Heritage Statement received 11<sup>th</sup> March 2019



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 1, 3, 5, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

2. Should the log store hereby permitted be roofed, treated, painted or stained, the colour shall be restricted to dark brown, natural shades of dark green or dark grey, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and amenity of the listed building and special qualities of the National Park, in accordance with Core Strategy policies 1, 3 and 18 and the NPPF

#### **Informative Notes**

1. This planning permission 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 the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action
  - b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed 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**

Application files 19NP0021  
EIA Screening Opinion

	Signature	Date
<b>Planning Officer</b>	J Smith	2/5/2019
<b>Head of Development Management</b>	S Buylla	2/5/2019