



Northumberland County Council

Building Conservation-Ecology-Archaeology

MEMORANDUM

To: Jay Smith, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 28/3/2019

Reference: 19NP0023

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

Proposal: Construction of a detached garden room.

Comments/Significance

Gardeners 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 in the settlement of Harbottle within the Northumberland National Park.

The proposed detached garden room is to be sited to the north of the listed building adjacent to the northern boundary of the site. It is to be of natural cedar cladding with a dark grey flat roof and dark grey windows and doors. This part of the garden area is well screened by trees and hedgerows and whilst a number of overhanging tree branches are to be pruned, no trees are to be felled.

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 garden room, which is to be sited adjacent to the northern boundary of the site, at the furthest point away from Gardeners Cottage, would not cause any harm to the setting of this important grade II listed building. It is to be constructed from natural cedar cladding with a dark grey flat roof and dark grey window frames and doors and hence is considered to be of appropriate colours and materials to blend with the landscaped garden setting. It is well screened by existing trees and hedgerows and hence would not have a dominating impact upon its surroundings.

Conclusion

Building Conservation do not consider that the proposed garden room would cause any harm to the setting of the grade II listed building within whose curtilage it is proposed to be sited.

Val Robson

Building Conservation Officer