



Northumberland County Council

Conservation-Ecology-Archaeology

To : Colin Godfrey, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 17/04/2019

Reference: 19/NP0029

Address: Langleeford House, Wooler, NE71 6RG

Proposal: Repair of existing farm buildings.

Comments/Significance

The farm buildings are situated about 15 yards west of Langleeford farmhouse. Both the farm buildings and the farm house are grade II listed. The farm buildings date from the early 19th century and are L-shaped in plan and are of random rubble with tooled-and-margined dressings and have a Welsh slate roof. Some elevations have a lime washed finish.

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.

The National Planning Policy Framework states that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways. The environmental objective is to contribute to protecting and enhancing our natural, built and historic environment (paragraph 8).

Section 12 of the 2018 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 2018 NPPF is a material Planning consideration in the assessment of the application.

Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

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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.

Paragraph 197 advises 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.

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

Assessment of Development Proposals

The proposed repairs to these farm buildings are considered to be of a high standard appropriate to the historic character and fabric of this important heritage asset. As full details have been supplied in the schedule of repairs it is considered that the only condition required from a Building Conservation viewpoint is that the repairs should be undertaken in complete accordance with the submitted schedule of repairs.

CONCLUSION

Building Conservation raise no objections to these proposals subject to the inclusion of the above condition.

Val Robson

Building Conservation Officer