

DELEGATED DECISION REPORT

Application Reference Number	19NP0029LBC
Description / Site Address	Listed Building Consent - Repair of existing farm buildings at Langleeford House, Wooler, Northumberland, NE71 6RG
Expiry date of publicity / consultations	26 April 2019
Last date for decision	29 May 2019

Details of Proposal

This application is seeking Listed Building Consent for repair / restoration of farm buildings at Langleeford House. The site is in an isolated location approximately 7km to the south-west of Wooler and comprises a combination of traditional and modern agricultural farm buildings together with a farm house.

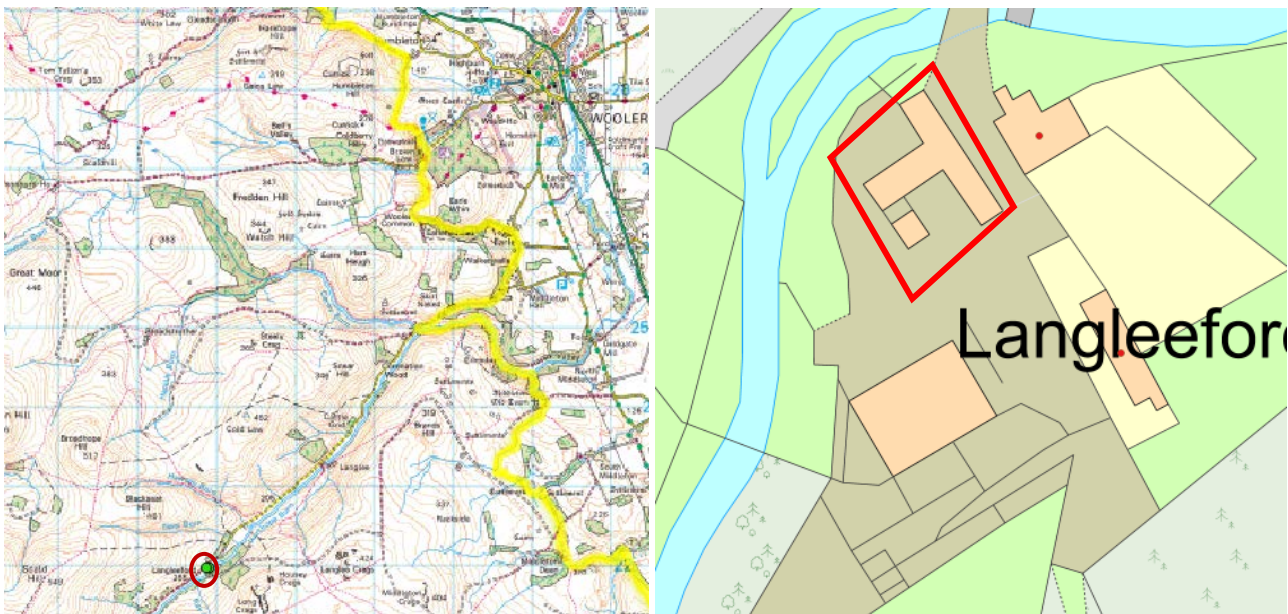


Figure 1: Location Plan

The farm buildings to which this application relates are Grade II Listed. The Listing describes the buildings as follows:

Farm buildings. Early C19. Random rubble with tooled-and-margined dressings. Painted. Welsh slate roof. L-shaped in plan.

Double doors to cart shed on left. Next to that a stable with central boarded door in alternating-block surround. Fixed 9-pane window to right and 1/2 slatted window to left in similar surrounds. Byre right of this, with granary over, has boarded door and ventilation slits.



Projecting range to rear has further byre with stable type-door and cart shed with segmental arch.

Gabled Roofs

The application seeks consent for repairs to the following parts of the building: the stable; the granary; the cart shed; the store; the rear range' the lean to shed and the pigsty and bridge abutment. The nature and extent of the proposed works can be summarised as follows:

- **Roofs:** replacement of rotten timbers and rafters; re-tiling using tiles to match the existing where necessary;
- **Rainwater goods:** removal / replacement of corroded / missing elements with new guttering on traditional cast iron rafter brackets; installation of new downpipes / relocation of existing downpipes to better suit the location of existing and proposed gulleys;
- **Walls:** deep tamping and re-pointing using a hydraulic lime / sharp sand mix in a 1:3 ratio; application of a 'hot' mix lime wash; introduction of stainless steel stitches to prevent cracking;
- **Floors:** minor repairs; replacement of small area or timber boarding on 'like for like' basis;
- **Window, Doors and joinery:** retention and repair where components are rotten; new timber to be spliced in; replacement of door to west of the stable – existing ironmongery to be re-used after treating; new doors to rear range to match existing; a new gate to the pigsty.

The proposed works will not result in any change to the volume or layout or buildings and no additional space will be created. The farm house located to the immediate east of the farm buildings to which this application relates is listed in its own right.

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 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>



Supplementary Planning Guidance

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

Relevant Planning History

95NP0066LBC Listed Building Consent for demolition of rear extension and associated works; *Listed Building Consent conditionally granted 12th March 1996;*

Consultation/Representations

NNPA Historic Environment Officer: No response

NCC Historic Buildings Advisor: No objection: Subject to works being carried out in complete accordance with the submitted schedule of repairs;

NNPA Ecologist: No objection subject to a relevant condition and informative;

The application has been advertised by site and press notices. No representations have been received in response.

Assessment

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

- The principle of the development;
- Impacts upon the character of the listed building;
- Impacts on biodiversity;

The principle of the development

The National Planning Policy Framework (NPPF) is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The proposed development as assessed below would not have an adverse impact on the Park's special qualities and thus meets the relevant criteria set out within policy 1.

The impact upon the character of the listed building

Core Strategy policy 18 offers support to proposals which conserve, enhance and promote the quality and integrity of the cultural heritage of the National Park with Listed Buildings identified as cultural assets which will be afforded particular protection.



As noted the application is seeking consent for works to repair / restore the historic fabric of the building with no extensions or change to the form of the building proposed. In summary the works comprise:

- **Roofs:** replacement of rotten timbers and rafters; re-tiling using tiles to match the existing where necessary;
- **Rainwater goods:** removal / replacement of corroded / missing elements with new guttering on traditional cast iron rafter brackets; installation of new downpipes / relocation of existing downpipes to better suit the location of existing and proposed gulleys;
- **Walls:** deep tamping and re-pointing using a hydraulic lime / sharp sand mix in a 1:3 ratio; application of a 'hot' mix lime wash; introduction of stainless steel stitches to prevent cracking;
- **Floors:** minor repairs; replacement of small area of timber boarding on 'like for like' basis;
- **Window, Doors and joinery:** retention and repair where components are rotten; new timber to be spliced in; replacement of door to west of the stable – existing ironmongery to be re-used after treating; new doors to rear range to match existing; a new gate to the pigsty.



Figure 2: Buildings as existing

All of the proposed works have been informed by a thorough condition assessment. The repairs are generally to be undertaken on a 'like for like' basis. However, where more substantial works will be required, for instance, the introduction of stainless steel bars across cracks, these more intrusive interventions are considered acceptable as they will allow more of the original stonework to be retained by avoiding the need to rebuild large sections of masonry. Where materials such as guttering are beyond saving or currently plastic, they will be replaced with cast iron guttering which is appropriate to the historic nature of the building. Where new doors are to be introduced to existing openings, the design is considered appropriate to the character of the building and will aid on-going farming operations. It is therefore considered that the suite of repair and renovations works proposed are appropriate to the character of the Listed Building and, by increasing their usefulness for farming operations, will help to secure the long term future and viability of the buildings.



The NCC Historic Buildings Advisor has been consulted on the proposals. The Advisor has noted that the repairs are of a high standard appropriate to the historic character and fabric of an important heritage asset. The Advisor has also welcomed the submission of a full schedule of repairs and therefore supports the proposals subject to a condition ensuring that all works are undertaken in full compliance with the submitted schedule.

Subject to appropriate conditions being attached to ensure that the works are undertaken in complete accordance with the information submitted, it is considered that the proposals would accord with the requirements of Core Strategy policy 18 and the NPPF.

Impacts on biodiversity

Core Strategy policy 17 states that the National Park Authority will '*protect, enhance and restore biodiversity and geological conservation interests across the National Park*'. In this instance the proposals relate to the repair of existing farm buildings. The application has been supported by a '*Bat and Barn Owl*' Report and the NNPA Ecologist has been consulted on the proposals.

The Ecologist has advised that when a planning application is likely to have implications for European Protected Species, consideration must be given to the three tests enshrined within Regulation 53 of the Habitats and Species Regulations 2010. As the proposed development is in accordance with relevant Core Strategy policy, it is considered that the first two tests are met. In relation to the third test, it must be considered whether '*the proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range*'.

The mitigation and compensation listed in the report includes the erection of two bats boxes prior to work commencing, provision/retention of crevices and access, timing restrictions and working to appropriate methodologies. Natural England standing advice states that the type of replacement roosts should perform the same ecological function as those which they replace. In this instance the Ecologist is satisfied that the two bat boxes proposed would be sufficient to perform the same ecological function and would be available prior to work commencing and retained following completion of the works. The species recorded, 45 kHz pipistrelles and brown long-eared bats, will use bat boxes. The proposed methodology and timings should prevent physical harm, with certain works such as the removal of roofs and stones and pointing being undertaken outside the hibernation period.

The Ecologist therefore considers that the proposed mitigation is sufficient. The numbers of bats are estimated as less than 5 of each species. The Ecologist considers that if the mitigation is put in place and work carried out in line with the bat report it is likely to be successful given the other details provided. The location of the provision for bats is shown on drawing P01. On this basis, the third test is also likely to be met as the proposals are unlikely to detrimentally affect the conservation status of the bat species present on site.

It is therefore considered that the requirements of the three tests have been met, and, subject to a condition ensuring the works are undertaken in accordance with the recommendations and method



statement detailed within Section 2 of the '*Langleeford Barn, Proposed Development Bat & Barn Owl Report – Summer 2018, Ruth Hadden*', the proposals would accord with the requirements of Core Strategy policy 17. An informative advising the applicant of the need to apply for a licence from Natural England to undertake the works has also been attached.

Recommendation & Conditions

Grant conditional Listed Building Consent subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form, received 2nd April 2019;
- Location Plan received 2nd April 2019;
- Langleeford Farm, Ground Floor Plan Drawing no E01 received 2nd April 2019;
- Langleeford Farm, First Floor Plan Drawing no E02 received 2nd April 2019;
- Langleeford Farm, Existing Elevations (North & West) Drawing no E03 received 2nd April 2019;
- Langleeford Farm, Existing Elevations (South & West) Drawing no E04 received 2nd April 2019;
- Langleeford Farm, Proposed Ground Floor Plan, Drawing no P01 received 30th April 2019;
- Langleeford Farm, Proposed First Floor Plan, Drawing no P02 received 2nd April 2019;
- Langleeford Farm, Proposed Elevations (North & West), Drawing no P03 received 2nd April 2019;
- Langleeford Farm, Proposed Elevations (South & East), Drawing no 04, received 2nd April 2019;
- Specification for the Farm Buildings at Langleeford, Doonan Architects Ltd., received 2nd April 2019;
- Repairs to Langleeford Farm Buildings, received 2nd April 2019;
- Design, Access & Heritage Statement received 2nd April 2019;
- Farm Buildings at Langleeford Northumberland, An Historic Building Assessment, July 2018, received 2nd April 2019;
- Langleeford Barn, Proposed Development Bat & Barn Owl Report – Summer 2018, Ruth Hadden, received 2nd April 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 and 18 of the



Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. The development hereby permitted shall be carried out in strict accordance with the detail contained within the documents '*Specifications for the farm buildings at Langleeford*' and '*Repair to Langleeford Farm Buildings*' received on 2nd April 2019;

Reason: To ensure that the works are carried out in a manner appropriate to the character of the Listed Building and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

4. The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed in Section 2 of the '*Langleeford Barn, Proposed Development Bat & Barn Owl Report – Summer 2018, Ruth Hadden*' Report. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing restrictions;
- Working methods;
- Contractor induction and provision of Method Statement;
- Provision of two Schwegler 2F bat boxes on trees prior to commencement of works;
- Provision of bat crevices on the on the renovated building;
- Access for brown long eared bats and swallows;

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core Strategy Policy 17, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

Informative Notes

1. This Listed Building Consent 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 development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action
 - b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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.

3. In relation to bats, the applicant should be aware of the need to apply for a Natural England Low Impact Class licence prior to any works commencing on the building.

Background Papers

Application File: 19NP0029LBC

EIA Screening Report: 19NP0029LBC

	Signature	Date
Planning Officer	<u>C Godfrey</u>	<u>21/05/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>21/05/2019</u>