



DELEGATED DECISION REPORT

Application Reference Number	19NP0076LBC
Description / Site Address	Listed Building Consent - Repair of existing barn at Carrawbrough Farm, Humshaugh, Hexham, Northumberland, NE46 4DB
Expiry date of publicity / consultations	13 September 2019
Last date for decision	17 October 2019

Details of Proposal

This application is seeking Listed Building Consent for the repair / restoration of an existing farm building at Carrawbrough Farm. Carrawbrough Farm is located in the open countryside to the southern side of the Military Road (B6318) and to the east of Brocolitia Roman Fort.

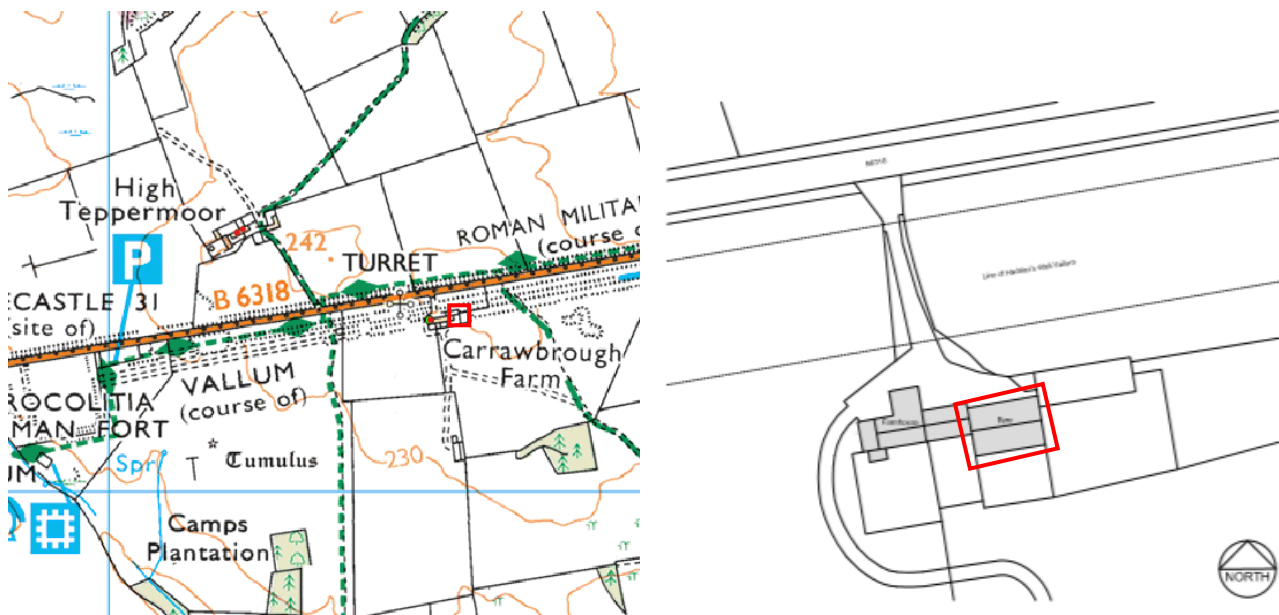


Figure 1: Site Location

The farm building to which this application relates forms part of the Listing for the Grade II Listed ‘Carrawbrough Farmhouse with adjacent outbuildings’. The Listing describes the buildings as follows:

- *House, late C17, altered C19. Rubble with stone dressings, much taken from Roman Wall nearby; slate roof with stone copings and kneelers, ashlar corniced stacks. T-plan with rear wing; side extensions. 2 storeys. Main 2-bay house and lower irregular right part. One-storey projecting gabled porches at left of each section. Early C19 sash windows, lost bars, with tooled lintels and sills but retaining earlier jambs (except for 1st floor left). C19 chamfered surrounds to doors in porches and to pitching door in right part. Small C17 window in left return of left porch; some C17 masonry in C20 lean-to garage at far left. C17 windows, some 2-light with mullions and some altered, in rear wing.*



Interior shows old beams on ground floor; and Roman sculpture, said to be of Sun god, in passage wall.

Farm buildings further to right are not of interest.

The building to which this application relates is constructed from coursed roughly squared stones with a corrugated asbestos roof. The building contains a number of doors and windows of varying design and detailing, reflecting the changes to the building which have occurred over time.

Works are generally to be undertaken on a 'like for like' basis, with more invasive interventions only undertaken where it represents the optimum solution i.e. the introduction of stainless steel bars across cracks where this will allow more of the original stonework to be retained and avoid the need to rebuild large sections of masonry. However, some areas are beyond repair through the insertion of reinforcement bars and these will require rebuilding. In addition, the non-traditional asbestos roof is to be replaced with a slate roof to match the farmhouse. In summary, the proposed works consist of the following:

- **Roofs:** replacement of asbestos roof with slate roof; replacement of rafters as required; treatment of woodworm with bat friendly insecticide;
- **Rainwater goods:** complete replacement of remnants of existing cast iron guttering with new deep flow cast gutter with cast guttering and discharge to a new gully;
- **Walls:** deep tamping and repointing; stainless steel stitches within joints to reinforce and prevent cracking; rebuilding of sections which are beyond repair (to the southern and eastern elevations); repointing with a naturally hydraulic lime with sharp sand in a 1:3 ratio;
- **Floors:** restricted to clearance of debris;
- **Window, Doors and joinery:** As all are in a poor condition, replacement on a 'like for like' basis.

The proposed works will not result in any change to the volume or layout of buildings and no additional space will be created. The proposals do not involve any change of use with the buildings continuing to be used for farming operations.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2018)

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>

Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM14	<i>Historic Landscape Assets and Built 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

18NP0040	Alterations to widen the entrance for access. <i>Planning permission conditionally granted 19th June 2018;</i>
17NP0015	Alterations to widen the entrance for access. <i>Withdrawn 8th May 2017;</i>
12NP0010	Approval of details reserved by conditions Nos. 6, 7 and 12 of Listed Building Consent 09NP0012LBC in respect of proposed alterations to existing farmhouse and conversion of attached farm buildings to visitor accommodation. <i>Approved 13th April 2012</i>
12NP0009	Approval of details reserved by conditions Nos. 9 and 15 of planning permission 09NP0011 in respect of proposed alterations to existing farmhouse and conversion of attached farm buildings to visitor accommodation <i>Approved 13th April 2012;</i>
11NP0033	Approval of details reserved by conditions Nos 4, 5, 8, 9 and 15 of planning permission 09NP0011 for proposed alterations to existing farmhouse and conversion of attached farm buildings to visitor accommodation. <i>Withdrawn 9th September 2011;</i>
09NP0012APP	Appeal against conditions in Listed Building Consent 09NP0012LBC for alterations to existing farmhouse and conversion of attached farm buildings to visitor accommodation. <i>Appeal allowed 15th March 2010;</i>



- 09NP0011APP** Appeal against conditions in planning permission 09NP0011 for alterations to existing farmhouse and conversion of attached farm buildings to visitor accommodation. *Appeal allowed 2nd October 2009;*
- 09NP0012** Listed Building Consent in respect of proposed alterations to existing farmhouse and conversion of attached farm buildings to visitor accommodation. *Listed Building Consent conditionally granted 20th May 2009;*
- 09NP0011** Proposed alterations to existing farmhouse and conversion of attached farm buildings to visitor accommodation. *Conditional Planning Permission granted 20th May 2009.*

Consultation/Representations

Newbrough Parish Council: No response

Historic England: No objection: but given the proximity to the line of Hadrian's Wall Vallum, although not scheduled, the area is of some archaeological sensitivity and therefore Historic England welcome the suggesting that the excavations will be covered by an archaeological watching brief.

NCC Historic Buildings Advisor: Initial Response (10th September 2019). A structural survey is required in support of the application.

NNPA Historic Environment Officer: No objection: subject to an archaeological watching brief.

NNPA Ecologist: No objection: Subject to the works being undertaken in accordance with the mitigation detailed in the 'Bat and Bird Report'.

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

Assessment

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.

Strategic Policy ST1 of the emerging Northumberland National Park Local Plan (NNPLP) adopts a presumption in favour of sustainable development, setting out the criteria for such development and



specifying development that would be deemed unsustainable. It is considered that the proposal is in accordance with Policy ST1, however little weight can be given to this policy at this time.

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. Policy DM14 of the emerging NNPLP offers similar support for proposals which conserve and enhance the built heritage of the National Park. Little weight can however currently be given to this policy.

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 asbestos roof with slate roof; replacement of rafters as required; treatment of woodworm with bat friendly insecticide;
- **Rainwater goods:** complete replacement of remnants of existing cast iron guttering with new deep flow cast gutter with cast guttering and discharge to a new gully and soakaway;
- **Walls:** deep tamping and repointing; stainless steel stitches within joints to reinforce and prevent cracking; rebuilding of sections which are beyond repair (to the southern and eastern elevations); repointing with a naturally hydraulic lime with sharp sand in a 1:3 ratio;
- **Floors:** restricted to clearance of debris;
- **Window, Doors and joinery:** As all are in a poor condition, replacement on a 'like for like' basis.

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 are required, for instance, the introduction of stainless steel stitching 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. It is however noted that some sections of wall to the east and southern elevations are beyond repair and will require rebuilding. Again, this is considered acceptable as the most appropriate intervention to ensure the structural integrity of the building as a whole is maintained.

Where materials such as the existing guttering are beyond saving, the replacement materials are considered appropriate for use on a building of historic value i.e. the use of cast iron guttering rather than plastic. As noted, existing doors and windows are all beyond repair. However, replacements are to replicate the existing fenestration pattern and timber section size which it is again considered will prevent any adverse impact on the character of the building. The replacement of the asbestos roof with a new slate roof is also considered to have a positive impact on the character of the building. 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 the usefulness of the building for farming, will help to secure the long term future and viability of the building.



Figure 2: Southern (left) and eastern (right) elevations showing remnant rainwater goods and areas of failing stonework



Figure 3: Proposed areas of intervention to the southern (left) and eastern (right) elevations

The NCC Historic Buildings Advisor has been consulted on the proposals. During a site visit with the Planning Officer the Historic Buildings Advisor raised no objections or concerns subject to the submission of structural survey or similar in support of the application to provide clear justification for the more intrusive interventions being proposed (i.e. re-building, structural stitching) and to clearly demonstrate that the proposed interventions were the least intrusive / most appropriate to achieve the required aim of securing the long-term future of the building.

The applicant was advised and to address the concerns raised by the Historic Buildings Advisor the applicant commissioned a structural engineer to assess the nature and extent of interventions proposed within the 'Specification for the Farm Buildings at Carrowbrough Rev 1' and 'Repairs to Carrowbrough Farm Building' documents. The supporting report indicates that the *'the repairs you have scheduled, along with further consideration of drainage and possibly some external paving to the southern side to control water run-off, are the minimum necessary in order to restore the building to a structurally sound and weathertight condition'*.

Further consultation with the Historic Buildings Advisor has not been undertaken. However the LPA are satisfied that, based on the additional information from the structural engineer, the more intrusive works are both justifiable and necessary to *'restore the building to a structurally sound and weathertight condition'*. As such, subject to a condition ensuring that the works are undertaken in complete accordance with the *'Specification for the farm building at Carrowbrough'* and *'Repairs to Carrowbrough Farm Building'* documents, and a further condition ensuring that any new mortar



suitably matches that of the existing building, the LPA are satisfied that the proposals are acceptable to the character of the Listed Building and will ensure its long term viability.

In addition to the Listed Building, the works also fall within the Hadrian's Wall Heritage Site and Historic England have been consulted on the proposals. No objection or concerns have been raised. It has however been noted that although the proposals are not within the scheduled monument, the area is of some archaeological sensitivity with Historic England welcoming the suggestion that the excavations required for the new underground drainage pipe (to the south) and soakaway will be covered by an archaeological watching brief. The NNPA Historic Environment Officer has concurred with Historic England and has advised that the ground disturbing works should be covered by an archaeological watching brief. This requirement is considered reasonable and a suitably worded condition has been attached.

Subject to appropriate conditions being attached to ensure that the works are undertaken in complete accordance with the information submitted in the '*Specification for the farm building at Carrowbrough*' and '*Repairs to Carrowbrough Farm Building*' documents, any new mortar suitably matches the existing and the drainage works are covered by a watching brief, it is considered that the proposals would accord with the requirements of Core Strategy policy 18 and the NPPF. Although they can be afforded little weight at the present time, the policies are also considered to accord with the requirements of policies DM14 and DM15 of the emerging NNPLP.

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. Policy DM10 the emerging NNPLP offers similar support for proposals which maintain and enhance the biodiversity of the National Park, although little weight can currently be given to this policy. The application has been supported by a '*Bat and Bird*' Report and the NNPA Ecologist has been consulted on the proposals.

The '*Bat and Bird*' survey did not identify any bat emergence from the building although possible hibernation sites (deep cavities in the walls) were identified. In addition, traces of barn owl were noted within the building and a barn owl was also observed emerging from the gable of the building during the early September survey. Having considered the information provided, the NNPA Ecologist has raised no objection subject to the mitigation detailed within the '*Bat and Bird*' Report being made a condition of any approval which may be issued. Specific reference has been made to the need to ensure that the works are undertaken in accordance with the timings detailed in the report and also the retention of the existing barn owl access and provision of an additional owl box.

Subject to an appropriate condition requiring all works to be undertaken in accordance with the mitigation strategy detailed within the '*Bat and Bird*' Report, it is considered that the proposals would accord with the requirements of Core Strategy policy 17.

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 22nd August 2019;
- Carrowbrough Farm, Existing Plans, Section and Block Plan, Job no 1240, Dwg 01, Jan 2019 received 22nd August 2019;
- Carrowbrough Farm, Location Plan, Proposed Plans and Sections, Job no 1240, Dwg P1, Jan 2019 received 22nd August 2019;
- Carrowbrough Farm, Existing and Proposed Elevations, Job no 1240, Dwg 02, Jan 2019, received 22nd August 2019;
- Design, Access and Heritage Statement, Job 1240, July 2019, received 22nd August 2019;
- Repairs to Carrowbrough Farm Building, Job no 1240, December 2018, received 22nd August 2019;
- Carrowbrough Farm, near Walwick, Proposed Restoration, Bat and Bird Report – September 2018, Ruth Hadden Ecological Consultant, received 22nd August 2019;
- Specification for the Farm Building at Carrowbrough Rev 1, Job no 1240, received 22nd August 2019;
- Byre at Carrowbrough Farm, Historic Building Assessment, September 2018, Peter F Ryder, received 22nd August 2019;
- Carrowbrough Farm, Structural Assessment, BT Bell Consulting Engineers, 19152 BTB SMW, 30th September 2019, received 2nd October 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 '*Specification for the farm building at Carrowbrough*' and '*Repairs to Carrowbrough Farm Building*' received on 22nd August 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 proposed mortar mix shall suitably match that of the existing buildings.

Reason: To ensure that the materials used are appropriate in the context of the design of the Listed Building and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

5. The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed in Section 2 of '*Carrawbrough Farm Bat and Bird 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;
- Provide Method Statement to contractors;
- Provision for bats and access retained for barn owls;
- Provision of barn owl box on the plantation edge.

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).

6. No ground disturbing works shall take place until the applicant has confirmed in writing that said works will be monitored by a suitably qualified and experienced archaeologist. The watching brief should conform to the current standard and guidance of the Chartered Institute for Archaeologists, culminating in the production of a report approved by the Local Planning Authority.

Reason: In order to ensure that provision is made for the recording of any archaeological features or finds during the development, in accordance with Core Strategy policy 18 and the NPPF.

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.

Background Papers

Application File 19NP0076LBC
EIA Screening Report

	Signature	Date
Planning Officer	<u>C Godfrey</u>	<u>22/10/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>22/10/2019</u>