



DELEGATED DECISION REPORT

Application Reference Number	19NP0077LBC
Description / Site Address	Listed Building Consent - Repair of existing barn at Sewing Shields, Haydon Bridge, Hexham, Northumberland, NE47 6NW
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 Sewing Shields Farm. The application site is located within the open countryside approximately 500m north of the B6318 Military road and around 2km north east of Housesteads Fort. The site is also just on the edge of the 'Hadrian's Wall and associated features between the boundary east of Turret 34a and the field boundary west of Milecastle 36 in Wall Miles 34, 35 and 36' Scheduled Ancient Monument.

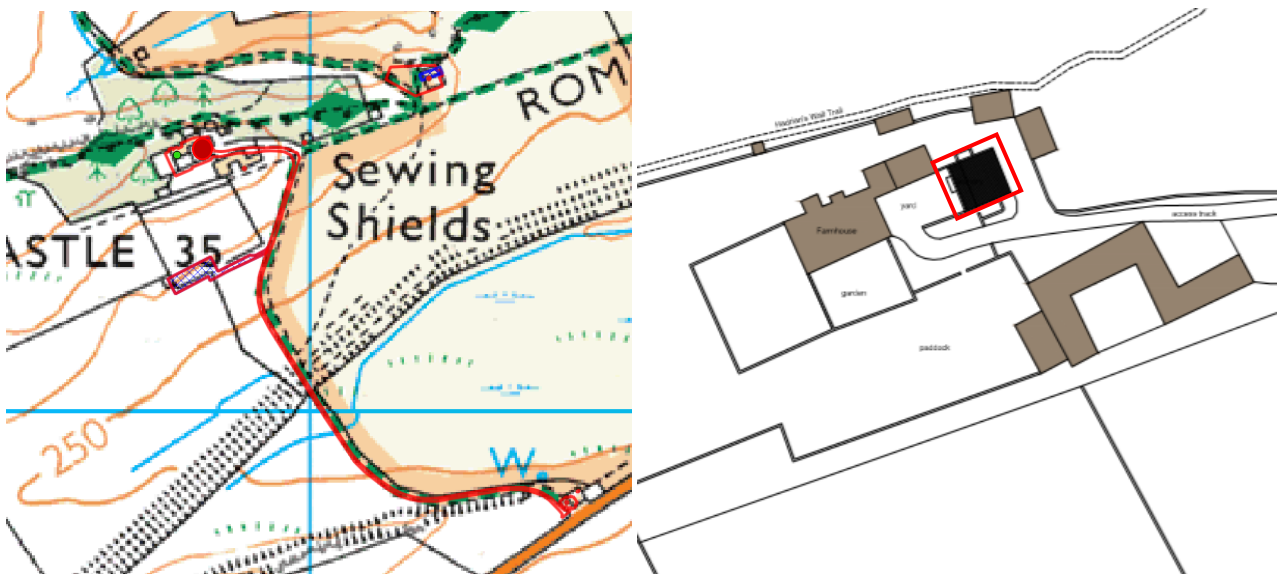


Figure 1: Site Location

The farm building to which this application relates is deemed to be curtilage listed by virtue of its relationship with the Grade II Listed Sewing Shields Farmhouse. The Listing describes the farmhouse as follows:

- *House, early C19. Squared stone, tooled and margined raised quoins, ashlar dressings. Stone slate roof, stone-coped gables with kneelers, stone stacks on left gable and ridge, brick stack on right gable. 2 storeys, 3 windows symmetrical with slightly set back rendered right extension. 16-pane sashes with slightly projecting sills, central ground floor sash renewed. Right section has flush-panelled door with 4-pane fanlight in chamfered stone*



surround; C20 glazed porch. 16-pane sash windows. Rear elevation squared rubble, re-used from the Roman Wall, with small wing and outshuts, various openings.

The farm building is a traditional stone built two storey building constructed of roughly-squared stone with cut quoins and dressings and a Welsh slate roof with stone watertables. There is an external stone stair on the west elevation providing external access to the first floor. The doors are of simple boarded design with the windows ranging from two to eight panes, reflecting the various uses of the building 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 and pins to secure stones where this will allow more of the original stonework to be retained and avoid the need to rebuild large sections of masonry. The proposed works can be summarised as follows:

- **Roofs:** re-slate using existing tiles where possible; replacement of timbers where beyond repair; treating for woodworm with bat friendly insecticide;
- **Rainwater goods:** complete replacement of existing with new cast iron guttering
- **Walls:** rebuild areas beyond repair to allow firm base to re-bed the water tables; new stainless steel pins to improve structural integrity; stainless steel stitching of cracks; piecing, re-bedding and pointing where necessary; hacking out of cement mortar and fully repoint with a lime base mortar of natural hydraulic lime with sharp sand in a 1:3 ratio.
- **Floors:** renewal of floor joists where beyond repair; replacement on a 'like for like' basis of floor boards to the first floor granary;
- **Window, Doors and joinery:** existing doors and windows retained where possible; repair where components are rotten; new timber spliced in to retain maximum amount of original timber; existing components rubbed down, putty applied and redecorated; where beyond repair, new components will replicate the existing; installation of new timber handrail to external stone step.

The proposed works will not result in any change to the volume or layout or 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

18NP0041 Construction of steel framed agricultural shed. *Planning Permission conditionally granted 13th September 2018;*

Consultation/Representations

Haydon Parish Council: No response

Historic England: No objection: Given the proximity to the line of Hadrians' Wall, we request an informative is attached to any Consent, reminding the applicant of the need to avoid damage to this monument and the need to obtain scheduled monument consent (SMC) for any works affecting;

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

NNPA Ecologist: No objection: However seeks clarification as to how access for swallows will be maintained within the building.

This application has been advertised by site and press notices as well as a notification letter sent to one neighbouring property. 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.

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 and protect and enhance the Hadrian's Wall World Heritage Site. Little weight can however currently be given to this Policy.

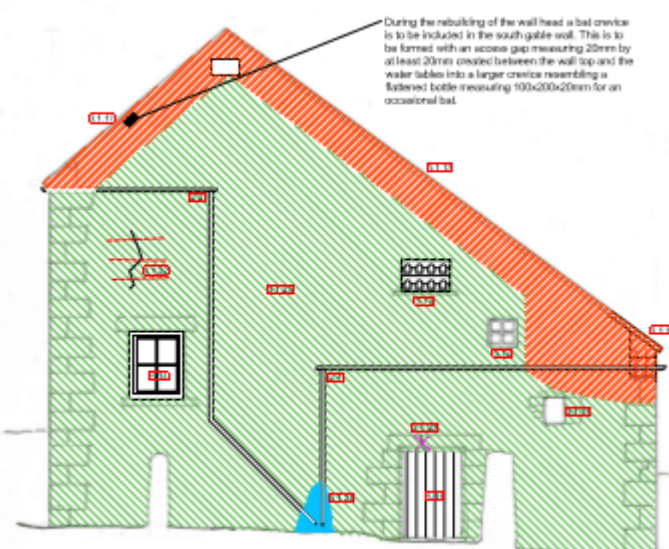


Figure 2: Existing southern elevation and proposed areas of intervention



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:** re-slate using existing tiles where possible; replacement of timbers where beyond repair; treating for woodworm with bat friendly insecticide;
- **Rainwater goods:** complete replacement of existing with new cast iron guttering
- **Walls:** rebuild areas beyond repair to allow firm base to re-bed the water tables; new stainless steel pins to improve structural integrity; stainless steel stitching of cracks; piecing, re-bedding and pointing where necessary; hacking out of cement mortar and fully repoint with a lime base mortar of natural hydraulic lime with sharp sand in a 1:3 ratio.
- **Floors:** renewal of floor joists where beyond repair; replacement on a 'like for like' basis of floor boards to the first floor granary;
- **Window, Doors and joinery:** existing doors and windows retained where possible; repair where components are rotten; new timber spliced in to retain maximum amount of original timber; existing components rubbed down, putty applied and redecorated; where beyond repair, new components will replicate the existing; installation of new timber handrail to external stone step.

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. However, some rebuilding works will be undertaken where this represents the most appropriate intervention to ensure the structural integrity of the building as a whole is maintained.

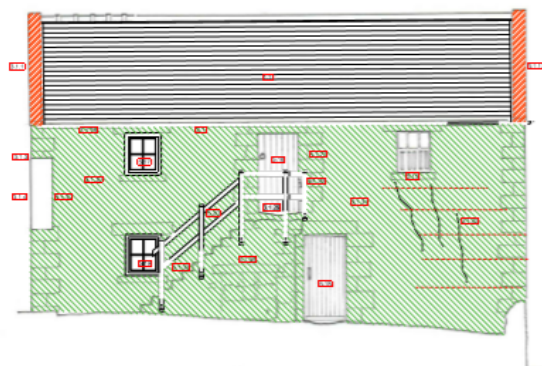


Figure 3: Existing western elevation and proposed areas of intervention

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. Where it is not possible to retain existing doors and windows, it is proposed 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 only new component is a simple timber



handrail to the western stone steps which will rectify the currently hazardous state of the access to the first floor while maintaining the simple utilitarian aesthetic 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.

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 Farm Buildings' and 'Repairs of Sewing Shields Farm' documents. The supporting report indicates that the *'the repairs you have scheduled are 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 Farm Buildings' and 'Repairs of Sewing Shields Farm' 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.

Impacts on the Hadrian's Wall World Heritage Site

In addition to the Listed Building, the works also fall within the Hadrian's Wall World Heritage Site and within / adjoining part of the Hadrian's Wall Scheduled Monument. Historic England have been consulted on the proposals. While raising no objections or concerns, Historic England have noted the proximity of the building to the line of Hadrian's Wall and asked for an advisory note to be attached to any Consent issued, reminding the applicant of the need to avoid damage to the Scheduled Monument and obtain scheduled monument consent (SMC) for any works affecting it. The attachment of such an informative is considered to be reasonable in this instance.

Subject to the above conditions and informatives, 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'*. Policy DM10 of 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. In this instance the proposals relate to the repair of existing farm buildings. 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 traces of bats or good bat roost potential other than the plentiful selection of crevices within the masonry. Similarly, no potential bat hibernation sites were identified in the in the building although it was noted that bats may be present in any of the deep crevices in the walls. During the activity surveys no bats were observed emerging from the building although bats were observed emerging from the southern elevation of the adjacent farmhouse. There was no evidence of barn owl activity within the building although swallows were noted to be using the upper floor.

The 'Bat and Bird' Report includes a mitigation strategy at Section 2. The proposed mitigation measures include restrictions on the timing of works to avoid harming bats; providing a method statement to contractors working on site; provision of bat crevices within the renovated building; crevices used by nesting and roosting birds to be retained; access to the upper floors to be retained for swallows in the renovated building.

Having considered the information provided, the NNPA Ecologist raised no objection in relation to bats subject to the mitigation detailed within the 'Bat and Bird' Report being made a condition of any approval which may be issued. The Ecologist did however note that the report states '*Access will be maintained to the interior of the upper floor for swallows*' but questioned how this would be achieved. Having sought clarification from the applicant, it has been confirmed that access for swallows to the upper floor will be maintained through the reformed / rebuilt dovecote. The Ecologist has confirmed that this is acceptable.

On the basis of the above, 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;
- Sewing Shields Farm, Existing Floor Plans, Section and Block Plan, Job no 1292, Dwg E01, received 22nd August 2019;
- Sewing Shields Farm, Proposed Floor Plan and Sections, Job no 1292, Dwg P01, Rev A, received 22nd August 2019;
- Sewing Shields Farm, Proposed Elevations, Job no 1292, Dwg P02, Rev A, received 22nd August 2019;
- Design, Access and Heritage Statement, Job 1292, July 2019, received 22nd August 2019;
- Repairs of Sewing Shields Farm, Job no 1292, June 2019, received 22nd August 2019;
- Sewingshields Farm, Haydon Bridge, Proposed Restoration, Bat and Bird Report – Summer 2019, Ruth Hadden Ecological Consultant, received 22nd August 2019;
- Specification for the Farm Building at Sewing Shield, Job no 1292, received 22nd August 2019;
- Sewing Shields, Northumberland, Farm Building on the East Side of the Yard, Historic Building Assessment, Peter F Ryder, received 28th August 2019;
- Sewingshields 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 Sewing Shield*' and '*Repairs of Sewing Shields Farm* 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 the '*Sewingshields 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;
- Contractor induction and provision of Method Statement;



- Provision and retention of bat crevices;
- Access for birds to be retained to the upper floor;

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. The applicant should be aware of the need to obtain scheduled monument consent (SMC) for any works affecting the Hadrian's Wall Scheduled Monument.

Background Papers

Planning File 19NP0077LBC
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>