



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	19NP0086
<b>Description / Site Address</b>	Approval of details reserved by conditions no. 6 (Materials), no. 12 (repointing), 15 (approval of archaeologist), 16 (excavation depths) and no. 18 (Wastewater treatment plant) of planning permission 17NP0050 - Creation of visitor accommodation incorporating demolition and re build of extension to west elevation and internal and external alterations including works to window and door openings at Lowtown, Walltown, Greenhead, Northumberland, CA8 7JD
<b>Expiry date of publicity / consultations</b>	23 October 2019
<b>Last date for decision</b>	27 November 2019

### Details of Proposal

This application is for the approval of details reserved by condition 6, 12, 15, 16, 18 attached to planning approval 17NP0050, which granted conditional permission for the creation of visitor accommodation incorporating demolition of modern West extension, re-build of single storey extension to west elevation, internal and external alterations and insertion of new windows and door opening at Lowtown, Walltown, Greenhead, Northumberland.

#### Condition 6

*Prior to the commencement of the construction of the extension hereby permitted to the western elevation of the building known as Lowtown, samples and/or details of the following external facing materials shall be submitted to and approved in writing by the Local Planning Authority:*

- *Corten steel*
- *Powder coated aluminium window frames*
- *Timber boarding*
- *Roof membrane (zinc)*
- *Gutters/downpipes (zinc)*

*The development shall be constructed in accordance with the approved details and shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.*



*Reason: In order to preserve the visual appearance, character and amenity of the area, the listed building and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3 and 18 and Chapter 6 of the NPPF.*

The condition above was considered appropriate by the Planning Officer, having also taken into consideration comments made by the Historic Buildings Advisor to ensure that the materials are suitable within the context of the building and the wider site.

#### Condition 12

*Notwithstanding the provisions of Proposed Plans and Elevations (LT/08/PPE/07), received 8<sup>th</sup> May 2017, prior to the commencement of any works to re-point the building known as Lowtown, details and sample(s) of the mortar mix to be used to be used for the works hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and samples.*

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

The condition above was considered appropriate by the Planning Officer, having also taken into consideration comments made by the Historic Buildings Advisor to ensure that the materials are suitable within the context of the building and the wider site.

#### Condition 15

*The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area required in connection with the construction of the extension hereby permitted to the western elevation of the building, the construction of the treatment plant and proposed installation of new underground services to the property so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. The Local Planning Authority shall be informed, in writing, at least two weeks prior to the commencement of the development of the name of the said archaeologist. No work shall begin until the Local Planning Authority has confirmed, in writing, that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.*



*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 Chapter 12 of the NPPF.*

The condition above was considered appropriate by the Planning Officer, Historic Environment Advisor and Historic England to ensure that any archaeological features or finds during the development were properly recorded.

#### Condition 16

*Should any excavation required in connection with the implementation of the Hardcore/ Gravel or Paving areas shown on the Indicative Landscape Plan (LT/08/ILP/04), received 8<sup>th</sup> May 2017 exceed the excavation depths stated on this plan the developer shall ensure that a suitably qualified archaeologist is present during the undertaking of the ground disturbing works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. The Local Planning Authority shall be informed, in writing, at least two weeks prior to the commencement of the development of the name of the said archaeologist. No work shall begin until the Local Planning Authority has confirmed, in writing, that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.*

*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 18 and Chapter 12 of the NPPF.*

The condition above was considered appropriate by the Planning Officer, Historic Environment Advisor and Historic England to ensure that should any excavations exceed the proposed depths, any archaeological features or finds during the development were properly recorded.

#### Condition 18

Notwithstanding the plans and information submitted making reference to the wastewater treatment plant, prior to the commencement of any development relating to the installation of the wastewater treatment plant, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- Specification details of the plant to be installed including its precise location; and
- A plan showing the location, depth and extent of any excavation works required to be undertaken in connection with the installation of the plant.



The development shall be constructed in accordance with the approved details and shall not be occupied until the approved foul drainage system associated with the development has been implemented in accordance with the submitted details.

Reason: To ensure that adequate measures to deal with foul drainage are in place before the development is occupied without the development creating a negative impact in terms of amenity or localised pollution, and to ensure that the development does not have a harmful impact upon cultural heritage, in accordance with Core Strategy policies 1, 3, 17 and 18, Planning Practice Guidance and the NPPF.

The condition above was considered appropriate by the Planning Officer to ensure that an assessment of the impacts of the sewage treatment plant upon the visual amenity and cultural heritage of the surrounding area could be made.

### **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 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>

#### **Northumberland National Park Local Plan 2017-2037 Publication Draft Plan**

Policy ST1	Sustainable Development
Policy ST2	General Development Principles
Policy DM11	Landscape, Tranquillity and Dark Night Skies
Policy DM14	Historic Landscape Assets and Built Heritage
Policy DM15	Archaeological Heritage

The NNP Local Plan has been submitted to the Secretary of State for examination. Paragraph 213 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy



in a local plan accords with the NPPF, the greater the weight that may be given to them. The adopted development plan is the Northumberland National Park Core Strategy (2009) and the policies within the Core Strategy are considered to be in accordance with the NPPF and can therefore be given due weight.

### **Supplementary Planning Guidance**

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

### **Relevant Planning History**

- 16NP0083** Creation of visitor accommodation incorporating demolition and re-build of extension to west elevation and internal and external alterations. *Planning permission refused 13.10.2017*
- 16NP0084LBC** Listed Building Consent - Creation of visitor accommodation incorporating demolition and re-build of extension to west elevation and internal and external alterations including works to window and door openings. *Listed Building Consent refused 13.10.2017*
- 17NP0050** Creation of visitor accommodation incorporating demolition of modern West extension, re-build of single storey extension to west elevation, internal and external alterations and insertion of new windows and door opening. *Planning permission approved 30.06.2017*
- 17NP0051LBC** Listed Building Consent - Creation of visitor accommodation incorporating demolition of modern West extension, re-build of single storey extension to west elevation, internal and external alterations and insertion of new windows and door opening. *Listed Building Consent approved 29.06.2017*
- 19NP0087** Approval of details reserved by conditions no. 4 (Materials), 9 (Historic Building Recording) and no. 10 (repointing) of Listed Building Consent 17NP0051LBC - Creation of visitor accommodation incorporating demolition and re build of extension to west elevation and internal and external alterations including works to window and door openings. *Currently being determined.*
- 19NP0088** Variation of condition no. 2 (landscaping plan) and 8 (windows) of planning application 17NP0050 - Creation of visitor accommodation incorporating demolition and re build of extension to west elevation and



internal and external alterations including works to window and door openings *Currently being determined*.

**19NP0089**

Variation of condition no. 2 (landscaping plan) and condition no. 5 (windows) of Listed Building Consent 17NP0051LBC - Creation of visitor accommodation incorporating demolition and re build of extension to west elevation and internal alterations including works to window and door openings. *Currently being determined*.

**Consultation/Representations**

Historic Environment Officer – Condition 15 and 16 can be discharged on the basis that works have taken place as set out in the requirements of the condition and, furthermore, no archaeological deposits have been impacted upon as a result of the works.

Historic Buildings Advisor – mortar mix of 1:2:9 is acceptable, given the exposed location.

**Assessment**

The key material planning considerations relating to the conditions are discussed below. The principle of the development has already been established through the conditional approval of application 17NP0050.

**Condition 6 Materials**

Condition 6 requires the submission of details/samples of materials in the interests of preservation of visual appearance, character and amenity of the area, the listed building and the special qualities of the National Park.

The condition specifically covers the following materials:

- Corten steel
- *Powder coated aluminium window frames*
- *Timber boarding*
- *Roof membrane (zinc)*
- *Gutters/downpipes (zinc)*

The materials, whilst contemporary in style are considered to be high quality, sympathetic and complimentary whilst adding interest to the historic building. They are considered to have no detrimental impact upon the character of the Listed building.



The Officer is satisfied that the materials to be used in the construction of the development are appropriate in the context of the design of the development and its surrounding area and for the development.

As such, given the acceptability of materials to be used, the proposal is considered to accord with the requirements of Core Strategy policies 1, 3 and 18 and the NPPF. It is therefore recommended that condition 6 be discharged.

### **Condition 12 Repointing**

Condition 12 requires the submission of details/samples of the mortar mix in the interests of the design of the listed building and its surrounding area.

The agent has supplied details of the mortar, being a 1:2:9 mix of brown sand with fine aggregate.

The Historic Buildings Advisor has advised that a 1:3 lime mortar would be the ideal mix for old stone buildings. However it was recognised that the 1:2:9 mix, used prolifically in the past on similar buildings is acceptable in this case, given the cement element of the mix will add a level of durability to the building, ideal for such an exposed area.

The mortar is considered a historically appropriate match for the existing building and its use will have no detrimental impact on the character of the Listed building.

As such, given the acceptability of mortar to be used, the proposal is considered to accord with the requirements of Core Strategy policies 1, 3 and 18 and the NPPF. It is therefore recommended that condition 12 be discharged.

### **Condition 15 Approval of Archaeologist**

Condition 15 requires the submission of an archaeological watching brief, undertaken by an approved Archaeologist.

The archaeological watching brief states that no significant archaeological features or deposits were disturbed during the groundworks carried out at the Lowtown development site.

The Historic Environment Officer was consulted on the archaeological watching brief and has made the following comments, works have taken place as set out in the requirements of the condition and, furthermore, no archaeological deposits have been impacted upon as a result of the works.



The Officer is satisfied that the applicant has fulfilled the requirements of condition 15, by a qualified archaeologist was present during the undertaking of any ground disturbing works in the development area, subsequently supplying an Archaeological Watching Brief.

It is therefore considered that proposal accords with the requirements of Core Strategy policy 18 and chapter 12 of the NPPF. It is therefore recommended that condition 15 be discharged.

### **Condition 16 Excavation depths**

Condition 16 requires that should any excavation required in connection with the implementation of the Hardcore/ Gravel or Paving areas shown on the *Indicative Landscape Plan (LT/08/ILP/04)*, received 8<sup>th</sup> May 2017 exceed the excavation depths stated on this plan, then the aforementioned archaeological watching brief, undertaken by an approved Archaeologist shall cover those areas.

On page 9 of the archaeological watching brief it is stated that *The excavations in the areas to be surfaced with hardcore/gravel or paving did not exceed the excavation depths shown on the Indicative Landscape Plan (LT/08/ILP/04)*.

The Historic Environment Officer was consulted on the archaeological watching brief and has made the following comments, works have taken place as set out in the requirements of the condition and, furthermore, no archaeological deposits have been impacted upon as a result of the works.

The Officer is satisfied that the applicant has fulfilled the requirements of condition 16 on the basis the works have taken place as set out in the requirement of the condition.

It is therefore considered that proposal accords with the requirements of Core Strategy policy 18 and chapter 12 of the NPPF. It is therefore recommended that condition 16 be discharged.

### **Condition 18 Wastewater treatment plant**

In relation of the sewage treatment plant, condition 18 requires the following details be submitted so that a full assessment of the proposal can be made;

- Specification details of the plant to be installed including its precise location; and
- A plan showing the location, depth and extent of any excavation works required to be undertaken in connection with the installation of the plant.

### **Design, Visual Impact, Amenity and impacts upon Cultural Heritage.**





The treatment plant would be located approximately 18m west of Lowtown within a field. The system is relatively small with a diameter of 1.5m. The unit itself being located underground would cause very little disturbance to the appearance of the area. The only visible element of the unit being the unit's access panel which protrudes 5m from ground level, is coloured grass green and is approximately 50cm x 50cm in area. As a whole, the proposed treatment plant would have the appearance of a manhole cover, creating a very low impact upon the design, visual amenity, and cultural heritage of the listed building and the surround historic landscape.

As required by Condition 15 of application 17NP0050, an archeological watching brief was submitted as part of the application. It details that a trench (trench 3) was dug in the precise area and depth required to install the treatment plant. The brief found that there were no significant archaeological features or deposits disturbed during the groundworks carried out.

Taking into account the above information, it is considered that the proposal accords with Policy 3 and 18 of the Core Strategy in this regard.

### **Biodiversity and Geodiversity**

Policy 17 of the Core Strategy seeks to protect biodiversity and geological conservation.

As discussed later in this report, the proposed Treatment plant would be of a capacity larger than required and be the preferred option for foul drainage treatment. It is considered therefore to accord with the requirements of Policy 17 of the Core Strategy.

### **Foul drainage**

Core Strategy policy 28 advises that the development of utilities and infrastructure projects, including sewage disposal, which serve local community and business needs will be supported where the following criteria can be met, as assessed in turn below.

*a) The proposal does not have an unacceptable impact upon the landscape quality or character, either individually or in combination with other proposals;*

The proposed package treatment plant associated with the proposed structure would not have a detrimental impact upon landscape character or views of this part of the National Park, as assessed in detail within the Design, Visual Impact and Amenity section of this report. The requirements of policy 28 part a) are therefore met by the proposed scheme.

a) The siting and appearance of the proposed development seeks to minimise impact upon the special qualities of the National Park;

The proposed package treatment plant is considered to be acceptable in terms of impacts upon the special qualities of the National Park by virtue of its siting and appearance. It is



therefore considered that the scheme would meet with the requirements of policy 28 part b).

The Officer is satisfied that the applicant has fulfilled the requirements of condition 18 through the submission of details of the treatment plant.

The proposed details regarding the package treatment plant are considered to be in accordance with Core Strategy policies 1, 3, 17, 18, Planning Practice Guidance and the NPPF.

### **Emerging Policies**

This application relates to the following emerging policies;

Policy ST1	Sustainable Development
Policy ST2	General Development Principles
Policy DM11	Landscape, Tranquillity and Dark Night Skies
Policy DM14	Historic Landscape Assets and Built Heritage
Policy DM15	Archaeological Heritage

It is considered that the proposal accords with these emerging policies however little weight can currently be given to them.

### **Recommendation & Conditions**

The details and samples submitted in respect of condition 6,12,15,16 and 18 of 17NP0050 are **approved**, subject to implementation of the scheme in accordance with the plans and documents listed below.

- Technical plan drawing DS0938B of package treatment plan Delta 1 received 27<sup>th</sup> September 2019
- Covering letter detailing mortar mix and materials dated 30<sup>th</sup> August 2019, received 27<sup>th</sup> September 2019
- Indicative Landscaping Plan detailing position of package treatment plant Dwg. No. LT/08/ILP/04 received 27<sup>th</sup> September 2019
- Waste water brochure received 27<sup>th</sup> September 2019
- Archaeological Watching Brief - Lowtown, Greenhead, October 2019, AP 19/17 Stage: Final received 10<sup>th</sup> October 2019.

### **Background Papers**



19NP0086

17NP0050

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	<b><u>J Smith</u></b>	<b><u>29/10/2019</u></b>
<b>Head of Development Management</b>	<b><u>S Buylla</u></b>	<b><u>29/10/2019</u></b>