



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	19NP0087
<b>Description / Site Address</b>	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 at Lowtown, Walltown, Greenhead, Northumberland, CA8 7JD
<b>Expiry date of publicity / consultations</b>	22 October 2019
<b>Last date for decision</b>	25 November 2019

### Details of Proposal

This application is for the approval of details reserved by condition 4, 9 and 10 attached to planning approval 17NP0051LBC, which granted conditional Listed Building Consent for the 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.

#### Condition 4

*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 9

*Prior to the commencement of development hereby approved, a programme of historic building recording and analysis shall be submitted to and approved in writing by the Local Planning Authority. The programme shall be carried out in accordance with the approved scheme or other such details as may be subsequently agreed in writing by the Local Planning Authority. A copy of the recording and analysis shall be submitted to the Local Planning Authority within two months of the work being completed.*

*Reason: To ensure that an appropriate record is made on the historic building fabric that may be affected by the development, in accordance with 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 secure a programme of historic building recording and analysis in connection with the alterations to the internal layout, in order to ensure that an appropriate record is made of the historic fabric of the building.

#### Condition 10

*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.

## **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>

#### **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.

### **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*
- 19NP0086** 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. *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 Buildings Advisor** – mortar mix of 1:2:9 is acceptable, given the exposed location. Historic Building Record acceptable.



## **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 17NP0051LBC.

### **Condition 4 Materials**

Condition 4 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 9 Historic Building Record**

Condition 9 requires the submission of a programme of historic building recording and analysis.

The Historic Buildings Advisor has confirmed that the Historic Buildings Record is acceptable.

The Officer is satisfied that the applicant has fulfilled the requirements of condition 9 through the appropriate programme of historic building recording and analysis as set out within Appendix 1 of the historic buildings assessment.



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 9 be discharged.

### **Condition 10 Repointing**

Condition 10 requires the submission of the mortar mix in the interests of the character 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.

### **Emerging Policies**

This application relates to the following emerging policies;

Policy ST1	Sustainable Development
Policy ST2	General Development Principles
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 4, 9 and 10 of 17NP0051LBC are **approved**, subject to implementation of the scheme in accordance with the plans and documents listed below.

- Covering letter detailing mortar mix and materials dated 30<sup>th</sup> August 2019, received 27<sup>th</sup> September 2019
- Historic Buildings Assessment - Lowtown, Greenhead, June 2019, AP 00/19 Stage: Final received 7<sup>th</sup> October 2019.

### **Background Papers**

19NP0087  
17NP0051LBC

	<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>