



Northumberland County Council

Conservation - Ecology PRE-APPLICATION ENQUIRY RESPONSE

Planning Ref: 19/00303/PREAPP

Name: Val Robson
Department: Building Conservation
Tel: [REDACTED]
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Proposal: Construction of dwelling
Address: Former Cricket field, Harbottle, NE65 9NH

Stance: Building Conservation consider that any proposals for this site should be of high quality in terms of its design and materials and should be in keeping with its immediate surroundings in terms of its scale and massing.

The proposed dwelling takes a modern approach and is of high quality in terms of its design and materials. It sits well within its landscaped setting and responds well to its surroundings.

Building Conservation welcome this approach subject to some minor amendments to its design and materials (see main body of the report)

Background

The site lies within the settlement of Harbottle in close proximity to a number of important listed buildings. It also set down from the main routeway through the village but can be viewed from long distance approaches to the village from the south.

Legislation / Policy:

In providing comments on applications Building Conservation has regard to Section 16 (2) and Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which advise that In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses.

The NPPF is a material Planning consideration in the assessment of the application.

Section 12 of the 2018 NPPF is about achieving well-designed places.

Paragraph 124 of section 12 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of section 12 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

In addition, section 16 (Conserving and enhancing the historic environment) of the 2018 NPPF is a material Planning consideration in the assessment of the application.

Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189 advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 194 advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 195 advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 197 advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets 2015 should also be taken into consideration in the assessment of this proposal.

Assessment

The modern approach which has been taken to the development of a dwelling in this location is considered acceptable. The use of natural timber cladding is considered to be acceptable, although it is considered that the plinth should be of natural random rubble stone laid roughly in courses and that this material could also be used to emphasise other elements of the elevations. The use of dark metal cladding is also considered to be acceptable - although natural slate should also be used for the roof coverings. Doors should be timber and windows could be aluminium or timber - not upvc - and should be colour coated in a dark grey colour to minimise their impact.

The height, scale, massing, design and materials of any new development should accord with the sensitive location within the Northumberland National Park and be mindful of the close proximity of a number of important listed buildings, including the grade I Harbottle Castle, which is also a scheduled monument.

Any application for consent to erect a new building should be accompanied by a Heritage Statement, in accordance with the guidance given in paragraph 189 of the NPPF, to detail the significance of the existing listed buildings in the settlement and to provide clear and convincing justification for the proposed works and any impact which these proposals may have upon the setting of the listed buildings.

Conclusion

Building Conservation consider that any application for development on this site should take full account of the advice given in the above report.

The above advice is based on the information you have provided so far and is a preliminary assessment of your proposal.