



DELEGATED DECISION REPORT

Application Reference Number	19NP0096LBC
Description / Site Address	Listed Building Consent - Installation of internal secondary glazing at Gardeners Cottage, Harbottle, Morpeth, Northumberland, NE65 7DG
Expiry date of publicity / consultations	7 November 2019
Last date for decision	2 December 2019

Details of Proposal

Listed Building consent is sought for the installation of internal secondary glazing on 3 windows at Gardeners Cottage, Harbottle.



Fig 1 Location Plan

The host property, Gardeners Cottage is a Grade ii listed building, located to the eastern side of Harbottle between the properties known as Hiwen to the west and Squirrel Dene to the east. The property is constructed of ashlar stone with a Welsh slate roof. It was formally the garden cottage of (new) Harbottle Castle which was rebuilt by John Dobson in 1829.

The proposed secondary glazing would be installed onto the interior side of the following windows; living room window and kitchen window facing south and stairway window facing



north. Whilst all three windows are 12 pain sliding sash in style, the living room window is original, whilst the other two are 20th Century replacements.

The secondary glazing units would be timber framed with aluminium panes in gloss white, to match the existing windows.

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 Delivering Sustainable Development
Policy 3 General Development Principles
Policy 18 Cultural Heritage

Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

Policy ST1 *Sustainable Development*
Policy ST2 *General Development Principles*
Policy DM14 *Historic Landscape Assets and Built 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)

Relevant Planning History



19NP0040 - Approval of details reserved by condition no. 3 (Lighting) of planning application 19NP0023 – Granted 4th June 2019

19NP0023 - Construction of a garden room – Granted 17th April 2019

19NP0021 – Construction of log store – Granted 2nd May 2019

16NP0100LBC -Listed Building Consent - Installation of external central heating boiler. Installation of 5 radiators and rewiring of property - Granted 6/12/16

16NP0099- Installation of external central heating boiler and oil tank - Granted 30/11/16

Consultation/Representations

Harbottle Parish Council – No comments received

Historic Buildings Advisor – No objections to the proposal. No conditions were recommended.

The application has been advertised by a site notice displayed on the 11th October 2019 and press notice published 17th October 2019. 3 letters were sent out to neighbouring properties. No representations have been received in response.

Assessment

Matters to be taken into consideration as part of the assessment of the application:

- The principle of the development
- The impact of the development upon the character of the listed building

The principle of the development

The National Planning Policy Framework (NPPF) makes clear that there is a presumption in favour of sustainable development. NNPA Core Strategy Policy 1 seeks to deliver sustainable development, ensuring that proposals conserve and enhance the special qualities of the National Park. The proposal, as assessed below would not have an adverse impact on the Park's special qualities and is acceptable in principle in term of impact upon the character of the listed building.

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 of the development upon the character of the listed building

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority has special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses. This is supported by the NPPF, which emphasises the preservation and enhancement of heritage assets. Core Strategy policy 18 seeks to ensure that protection is afforded to the National Park's cultural asset sites, particularly listed buildings. 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 described above, the application seeks permission for the installation of secondary glazing units onto three existing windows, one to the rear of the building and two to the front. The units would be constructed of appropriate, high quality materials, finished in white to match the existing windows.

The applicant states the purpose of the glazing units is to improve the living standards of the dwelling for the occupants without negatively impacting upon the historical importance of the buildings.

A pre-application meeting was held with the applicant, Historic Buildings Advisor and Planning Officer to discuss the suitability of glazing options. The Historic Buildings Advisor recommended the installation of a secondary glazing unit, stating that replacing the original window would be unacceptable in this case as it is in good condition. The 2 non-original windows were considered potentially suitable for replacement; however the scheme proposes a uniform approach, installing secondary glazing on all three.

Having been consulted on the application, the Historic Buildings Advisor has returned comments explaining that the scheme is exactly as discussed on site. No objections were made and no conditions were recommended as part of any approval.

It is considered that the proposal would be undertaken in the interests of the enhancement and preservation of this listed building and is acceptable on balance in terms of its impact upon the heritage asset, its setting and architectural features.

Taking into account the above, the works would not detrimentally impact upon the character or significance of the listed building or special qualities of the National Park and would accord with Core Strategy Policy 18 and the NPPF.



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 27th September 2019
- Location plan received 27th September 2019
- Site plan received 27th September 2019
- Photographs of window interiors received 10th October 2019
- Secondary glazing detail plans received 10th October 2019
- Heritage Statement received 27th September 2019
- Elevational plans received 27th September 2019
- Secondary glazing specification sheet received 27th September 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).

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

19NP0096LBC

	Signature	Date
Planning Officer	<u>J Smith</u>	<u>12/11/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>12/11/2019</u>