



Northumberland County Council

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Building Conservation-Ecology-Archaeology MEMORANDUM

To: Jay Smith, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 10/12/2019

Reference: 19NP0106

Proposal: Approval of details reserved by condition no. 4 (glass door) of 14NP0025LBC - Listed Building Consent in respect of removal of mid and late C20th internal and external additions, restoration of C18th and C19th features and replacement of existing roof lights with larger size

Address: The Bacchus, Elsdon, Northumberland, NE19 1AA

Significance

The Bacchus is a grade II listed building dating from the early 18th century. It was originally called the Scotch Arms Inn and later the Bacchus Inn between 1830 and 1850 before becoming a house. The property is identifiable by a stone figure of Bacchus drinking from a flask above the doorway to the house. The higher two storey to the north was previously used as a Methodist Chapel, Sunday School, Village Assembly or long room and was originally built as a separate building to the Bacchus House, now joined together.

Legislative Framework and 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.

In addition, 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.

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 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.

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 of Development Proposals

The submission is to fulfill condition 4 attached to consent 14NP0025LBC which states “Prior to its installation, further details of the glass door and method of fixing, shall be submitted to and approved in writing by the Local Planning Authority. The approved door shall be installed and maintained in strict accordance with the approved details.” This door is now to be a fixed single pane with an aluminium frame which is to be well recessed into its opening and is to be colour coated grey to match the rainwater goods. This is considered to be acceptable and is a good modern intervention into a historic building.

CONCLUSION

Building Conservation do not consider that the proposal will cause any harm to the significance of this important heritage asset.

Val Robson

Building Conservation Officer