



DELEGATED DECISION REPORT

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| Application Reference Number | 19NP0106 |
| Description / Site Address | 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 at The Bacchus, Elsdon, Northumberland, NE19 1AA |
| Expiry date of publicity / consultations | 4 December 2019 |
| Last date for decision | 7 January 2020 |

Details of Proposal

The application is for the approval of details reserved by condition 4 attached to planning approval 14NP0025LBC, which granted conditional 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 at The Bacchus, Elsdon.

Condition 4

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.

Reason: To ensure the protection of the Listed Building in accordance with Policy 18 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies.

The condition above was considered appropriate by the Planning Officer to ensure that the protection of the Listed Building was assured through the use of appropriate materials.

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

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

92NP0018 LBC: demolition of porch and construction of conservatory: Refused

92NP0019APP: demolition of porch and construction of conservatory: Appeal Allowed.

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: Approved 24th April 2014

14NP0072: Approval of details reserved by condition no. 3 of Listed Building Consent 14NP0025LBC in respect of removal of mid & late C20th internal and external additions, restoration of C18th & C19th features and replacement of existing rooflights with larger size: Approved 7th October 2014

16NP0121LBC: Listed Building Consent - Retrospective installation of 5 no. rooflights in rear elevation making amendments to Ref. No. 14NP0025LBC: Approved 2nd February 2017

Consultation/Representations

Historic Buildings Advisor – no objections, proposal is a good modern intervention

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 14NP0025LBC.



Condition 4 requires the submission of details of the glass door and its method of fixing.

The applicant has submitted details for an aluminium, none-opening door/ window. The fixed pane requires a less robust frame than an opening door and so its method of fixing is anticipated to be far less impactful upon the fabric of the Listed Building.

The Historic Buildings Advisor is satisfied with level of detail submitted and the method of fixing, stating that *the door would 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.* The consulting Officer does not consider that the proposal would cause harm to the significance of the heritage asset.

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.

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

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 of 14NP0025LBC are **approved**, subject to implementation of the scheme in accordance with the plans and documents listed below.

- Email from agent detailing finish of door frame received 10th December 2019 17:03
- Application form received 12th November 2019
- Location Plan received 12th November 2019
- Window detail plan and cross sections received 11th November 2019
- Window specification sheet received 11th November 2019

Background Papers

19NP0106
14NP0025LBC



| | Signature | Date |
|-----------------------------------|-----------------|-------------------|
| Planning Officer | <u>J Smith</u> | <u>16/12/2019</u> |
| Head of Development Management | <u>S Buylla</u> | <u>16/12/2019</u> |