

DELEGATED DECISION REPORT

Application Reference Number	20NP0019LBC
Description / Site Address	Listed Building Consent - Removal of a later panel of stonework in the agricultural building known as the Danish Barn, insertion of gutter between Danish Barn and Unit 3 at The Manor, High Green, Tarsset, Northumberland
Expiry date of publicity / consultations	14 April 2020
Last date for decision	19 May 2020

Details of Proposal

Listed Building Consent (LBC) is sought for alterations to the Danish Barn, High Green Manor. High Green Manor is in an isolated location approximately 4km to the north-east of Greenhaugh with access via the unclassified road which runs past the property in a north-easterly direction.

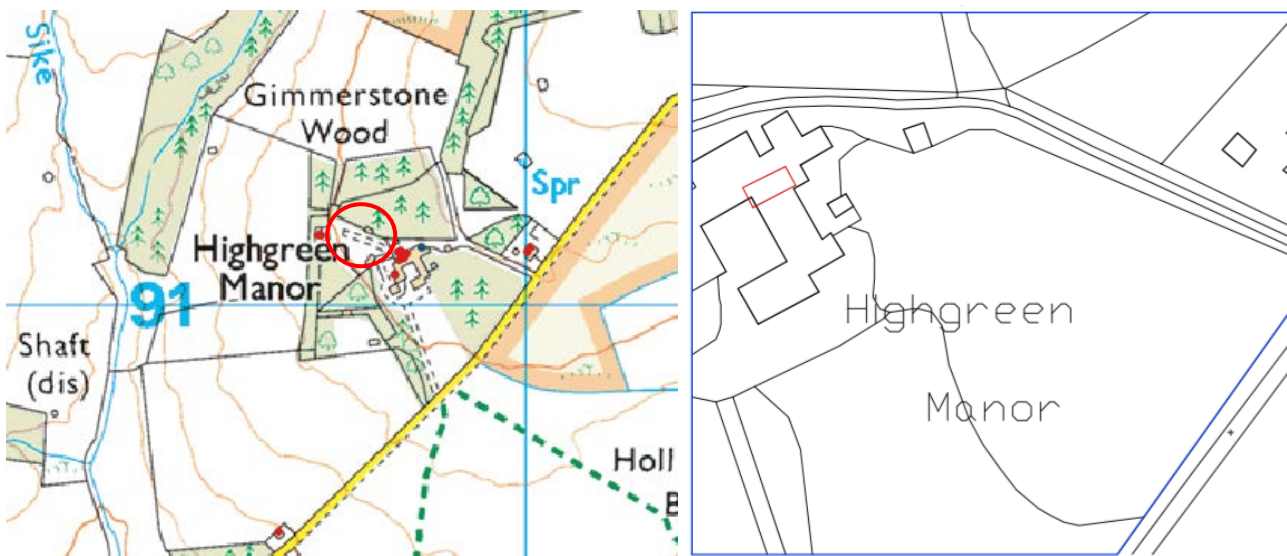


Figure 1: Site Location

Although not listed in its own right, the Danish Barn to which this application relates is deemed to be curtilage listed by virtue of its relationship with the Grade II Listed High Green Manor. The Listing describes High Green Manor as follows:

Country house with 2 cottages attached to rear. c.1885 extended 1894 for Mr. Morrison Bell. Rock-faced stone with ashlar dressings, Welsh slate roof.

In 2 sections:

To left the older section: 2 storeys, 5 bays. 3-bay centre has central gabled porch and paired sash windows with stepped and castellated gables over each bay. End bays are round towers; they have corbel tables and ashlar parapets with slit windows and blank recesses in



raised moulded surrounds; moulded cornices and tall conical roofs with swept eaves and lead finials. Elsewhere hipped roofs with tall corniced stacks.

Addition to right L-plan. Recessed linking section to left has part-glazed door with mullioned overlight; above 5 small 6-pane casements in raised moulded surrounds. Projecting right bay has 4-light window on ground floor; on 1st floor a canted oriel window on moulded corbel with shield inscribed C 1894 L Flanking the oriel 2 carved panels in foliage frames, to right the W B M. Morrison Bell crest, to left a bell. Above the oriel a gable flanked by chimneys with a pronounced batter.

Interior: Stone fireplace with moulded mantelshelf and large segmental overpanel bearing Morrison Bell crest, all set in aedicule with pilasters and modillion cornice.

The application relates specifically to the Danish Barn which is located immediately to the north of the main Manor (specifically Unit 3). It is understood that the Danish Barn was built around 1885 and has been significantly altered in the intervening years. The southern elevation was previously open but filled in the early 20th century following extensions to the main Manor House.

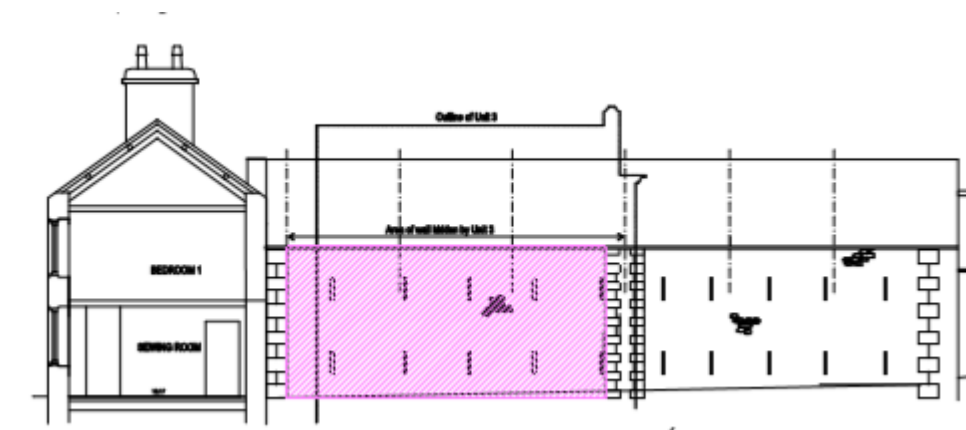


Figure 2: Extent of stonework to be removed

Given the close proximity to the Manor, the filling of the southern elevation of the Dutch barn has resulted in damp and maintenance issues with the close proximity of the two buildings preventing excavation works to allow the installation of a French drain. In order to address these problems, the application seeks consent to remove a 20th century panel of stonework which was used to wall up the open southern side of the Danish Barn when access was changed from the south to the north during the extension works to the Manor House. The structural integrity of the roof would be maintained through making good the existing stone quoins and the insertion of two new circular steel columns. It is also intended to install a wide gutter between the Danish barn and unit 3 to prevent moisture getting to the base of the building

Under application references 18NP0093LBC & 18NP0094, Listed Building Consent / Planning Permission was given for the creation of a new entrance and internal alterations to Units 3 and 4 of the Manor. The works proposed under the current application will enable implementation of the works previously approved.



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 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>

Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>

The NNPLP has been submitted to the Secretary of State for examination. The Inspector has agreed Main Modifications that he considers will make the plan sound and there is currently an ongoing consultation on these modifications. As some policies within the NNPLP are currently under consultation, it is considered they can currently be afforded little weight. However, it is anticipated that Local Plan policy DM14 will not be altered and as it is relevant to the current application, can be given more weight. It is however the view of the LPA that consideration of the policies within the NNPLP would not materially alter the assessment of the proposals as undertaken below.

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)

NNPA Landscape Supplementary Planning Document (Landscape SPD)



Relevant Planning History

- 20NP0002LBC** Listed Building Consent - removal of a later panel of stonework from the agricultural building known as The Danish Barn *Withdrawn by the applicant;*
- 18NP0094** Construction of new entrance together with refurbishment and internal alterations to form one unit of accommodation. *Planning permission conditionally granted 20/11/2018;*
- 18NP0093LBC** Listed Building Consent - Construction of new entrance together with refurbishment and internal alterations to form one unit of accommodation. *Listed Building Consent conditionally granted 20/11/2018;*
- 00NP0018LBC** Listed Building Consent in respect of variation to condition no. 2 of planning permission 99/NP/02LBC in respect of alterations and conversion of farm buildings. *Listed Building Consent conditionally granted 18/08/2000;*
- 00NP0017** Variation to condition no. 2 of planning permission 99/NP/01 in respect of conversion of farm buildings to provide educational facilities and accommodation. *Planning permission conditionally granted 18/08/2000;*
- 99NP0002LBC** Listed Building Consent for alterations and conversion of farm buildings. *Listed Building Consent conditionally granted 19/07/1999;*
- 99NP0001** Conversion of farm buildings to provide educational facilities and accommodation *Planning permission conditionally granted 19/07/1999;*

Consultation/Representations

Tarset & Greystead Parish Council: No response

NCC Historic Buildings Advisor: No objection: Subject to appropriate conditions requiring the submission of i) A method statement indicating the precise means of taking down of the stone panel and making good any damage to adjacent stonework; ii) Details of the precise location, materials and size of the proposed columns and any supporting foundations and iii) Details of the proposed guttering and the means by which it will be affixed.

NNPA Ecologist: No objection: Subject to compliance with the precautionary working measures detailed within the report.

The application has been advertised by means of a site notice displayed on the 25th March 2020 and three neighbour notification letters. No comments have been received.



Assessment

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development; and
- The impact upon the character of the listed building;
- The impact upon biodiversity

The principle of the development

The National Planning Policy Framework (NPPF) is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The proposed development as assessed below would not have an adverse impact on the Park's special qualities and thus meets the relevant criteria set out within policy 1.

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. It is considered that the proposal is in accordance with Policy ST1, however as this policy is subject to modification and further consultation, it is considered that it can only be afforded limited weight at the present time.

The Impact upon the character of the listed building

Core Strategy policy 18 offers support to proposals which conserve, enhance and promote the quality and integrity of the cultural heritage of the National Park with Listed Buildings identified as cultural assets which will be afforded particular protection. Policy DM14 of the emerging NNPLP offers similar support for proposals which conserve and enhance the built heritage of the National Park. As this policy has not been subject to modification following the recent Hearing, it is considered that it can be afforded great weight.

As noted, the application is seeking consent to remove a section of stonework which was introduced during the 20th Century when access to the barn was moved from the south to the north as part of the works to extend the main Manor House. Other than the introduction of two structural supports and making good the existing stone quoins to maintain the integrity of the roof, no other works are proposed other than the installation of wide, high level gutter between the barn and Unit 3 to prevent moisture getting to the base of the building. The applicant has advised that undertaking the works will:

- Enable access for remedial works to the main part of the house;
- Enable a drain to be put at the foot of the house wall to alleviate the historical damp issue;
- Improve access for ongoing maintenance;
- Enable air movement to be introduced to the whole area to allow the main house to dry out and importantly stay dry.



In summary, the applicant has advised that removal panel adjacent to Unit 3 (The Cottage) would significantly help with remedial work to preserve more significant parts of the main Manor House and, given its location out of sight and in close proximity to the existing house, it would have little impact on the significance of the main building.

As the proposed works involve an area of barn immediately adjacent to the northern elevation of the Manor House (Unit 3), the section of barn to be altered would only viewable from within the barn and the area immediately adjacent. As such, the proposals would have little to no impact on the character of the building outside of the immediate area, as illustrated by Figure 3.



Figure 3: Photo showing gap between Unit 3 and the Dutch Barn

The NCC Historic Buildings Advisor has been consulted on the proposals. In considering the extent of works required, the Advisor has noted that it may be possible to found the new posts on pre-existing stone plinths, if they exist, in which case the location of these will determine the post locations. If existing stone plinths are not discovered under the existing wall then new concrete pad foundations will be required. A wide gutter between the Danish barn and unit 3 is also to be installed to prevent moisture getting to the base of the building with the intention only to remove the area of stonework adjacent to the Cottage. A wide gutter between the barn and unit 3 at high level is also proposed to reduce water reaching the base of the wall. The removal of the panel of stonework will enable access for remedial works to the main part of the house; enable a drain to be put at the foot of the house wall to alleviate the historical damp issue; improve access for ongoing maintenance and enable air movement to be introduced to the whole area to allow the main house to dry out and importantly stay dry. The impact of the proposed removal of the infill panel will



significantly help with remedial work to preserve more significant parts of the main Manor House. Given its location out of sight and in close proximity to the existing house it will have little impact on the significance of the main building.

On the basis of the above, the Historic Buildings Advisor has confirmed she is supportive of the proposals subject to appropriate pre-commencement conditions requiring the submission of details relating to; i) A method statement indicating the precise means of taking down of the stone panel and making good any damage to adjacent stonework; ii) Details of the precise location, materials and size of the proposed columns and any supporting foundations and iii) Details of the proposed guttering and the means by which it will be affixed.

On the basis of the above and subject to appropriate conditions, it is considered that the proposals would contribute to the conservation and enhancement of the Listed Building in accordance with the requirements of Core Strategy policy 18, policy DM14 of the emerging NNPLP and the NPPF.

Impact upon Biodiversity

Core Strategy policy 17 states that the National Park will '*protect, enhance, and restore biodiversity and geological conservation interests across the National Park*'. Policy DM10 of the emerging NNPLP places a similar emphasis on the maintenance and enhancement of the biodiversity of the National Park although it can currently be afforded little weight.

High Green Manor has been the subject of bat survey work over a number of years, including specific survey work undertaken in support of application(s) 18NP0093LBC and 18NP0094. Although the previous applications did not involve work to the Dutch barn, it was included within the visual inspections and activity surveys. While no bat activity was recorded within the Dutch barn, the Method Statement submitted in support of the previous application did not cover this building as it was not included within the scope of the development works. As such, an '*Addendum to Bat Survey*' Report has been submitted in support of the current application which specifically assesses the potential risk to bats from the current works and details precautionary working measures to avoid harm to bats.

The NNPA Ecologist has been consulted on the proposals. The Ecologist has noted that previous survey work has not identified any bat roosts in the area subject to the current application and that given the nature and location of the works, no known roosts in other buildings will be affected. As such, the Ecologist has advised that a European Protected Species (EPS) licence will not be required. The Ecologist has however recommended that the works are undertaken in accordance with the precautionary measures detailed within the '*Addendum to Bat Survey*' Report (i.e. avoiding works during the hibernation period / endoscope check of crevices within the arrow slit windows prior to removal). Subject to a suitably worded condition ensuring that the works are carried out in accordance with the above, then it is considered that the proposals would accord with the requirements of Core Strategy policy 17.



Recommendation & Conditions

It is recommended that conditional Listed Building Consent is granted 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:

- Planning application form received 23rd March 2020;
- Location Plan received 23rd March 2020;
- Highgreen Manor Danish Barn, Existing, Project Nr 574, Drawing No 103, received 23rd March 2020;
- Highgreen Manor Danish Barn, Proposed, Project Nr 574, Drawing No 104, Rev A received 23rd March 2020;
- Highgreen Manor, Danish Barn: Wall to be removed, Project Nr 574, Drawing No 600, received 23rd March 2020;
- Highgreen Manor: Danish Barn, Design and Heritage Statement, received 23rd March 2020;
- Addendum to Bat Survey, High Green Manor, Tasset, E3 Ecology Ltd, January 2020, received 23rd March 2020;
- Highgreen Manor, Danish Barn, Structural Inspection Report; Digital Structures Limited; Project No. 341/DS 02nd March 2020, received 23rd March 2020;

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, 17 and 18 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The development hereby approved should be carried out in strict accordance with the precautionary working methods detailed in Addendum to Bat Survey, High Green Manor, Tasset, E3 Ecology Ltd, January 2020' Report. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing restrictions (works to avoid the hibernation period mid-November to end February)
- Working methods (endoscope checks of crevices within the arrow slit windows prior to removal)

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core Strategy Policy 17, Chapter 11 of the



National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

4. A method statement indicating the precise means of taking down of the stone panel and making good any damage to adjacent stonework should be submitted and approved in writing by the LPA prior to the commencement of works.

Reason: To ensure the development is undertaken in a manner which conserves the integrity of the Listed Building in accordance with Core Strategy Policy 18, Policy DM14 of the emerging NNPLP and National Planning Policy Framework (NPPF).

5. Details of the precise location, materials and size of the proposed columns and of any supporting foundations should be submitted and approved in writing by the LPA prior to the commencement of works.

Reason: To ensure the development is undertaken in a manner which conserves and enhances the character of the Listed Building in accordance with Core Strategy Policy 18, Policy DM14 of the emerging NNPLP and National Planning Policy Framework (NPPF).

6. Details of the proposed guttering and its means of affixing should be submitted and approved in writing by the LPA prior to the commencement of works.

Reason: To ensure the development is undertaken in a manner which conserves and enhances the character of the Listed Building in accordance with Core Strategy Policy 18, Policy DM14 of the emerging NNPLP and 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

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

Background Papers

Application file 20NP0019LBC

EIA Screening Opinion

	Signature	Date
Planning Officer	C.Godfrey	30/04/2010
Head of Development Management	<i>Susannah Buylla</i>	01/05/2020