



DELEGATED DECISION REPORT

Application Reference Number	20NP0034
Description / Site Address	Construction of single-storey rear extension to provide additional accommodation to landlord's flat and construction of timber pergola with glass roof to rear elevation at Star Inn, Harbottle, Morpeth, Northumberland, NE65 7DG
Expiry date of publicity / consultations	2 July 2020
Last date for decision	6 August 2020

The application seeks approval for the alteration and extension of the Star Inn, Harbottle. The application site is located to the northern side of the 'C' road which passes through the village in an east-west direction. Residential properties are located to the south, east and west with fields to the north.

The property is a circa 1850s two storey complex of buildings, comprising a public house with flat, shop, store, courtyard, beer garden and outbuildings. The courtyard is accessed to the east of the public house leading to the shop, cellar, toilets and access by way of stairs to the first floor store and beer garden area to the north of the site. To the east of the stairs, lies a further courtyard which is enclosed by associated outbuildings. To the west, a gate located on the boundary with the highway leads to a path which runs along the side of the property. This area of land sits adjacent to a residential property, 3 Fountain Cottages which is set back from the frontage of the public house. The boundary is bordered with a 1m high picket fence.

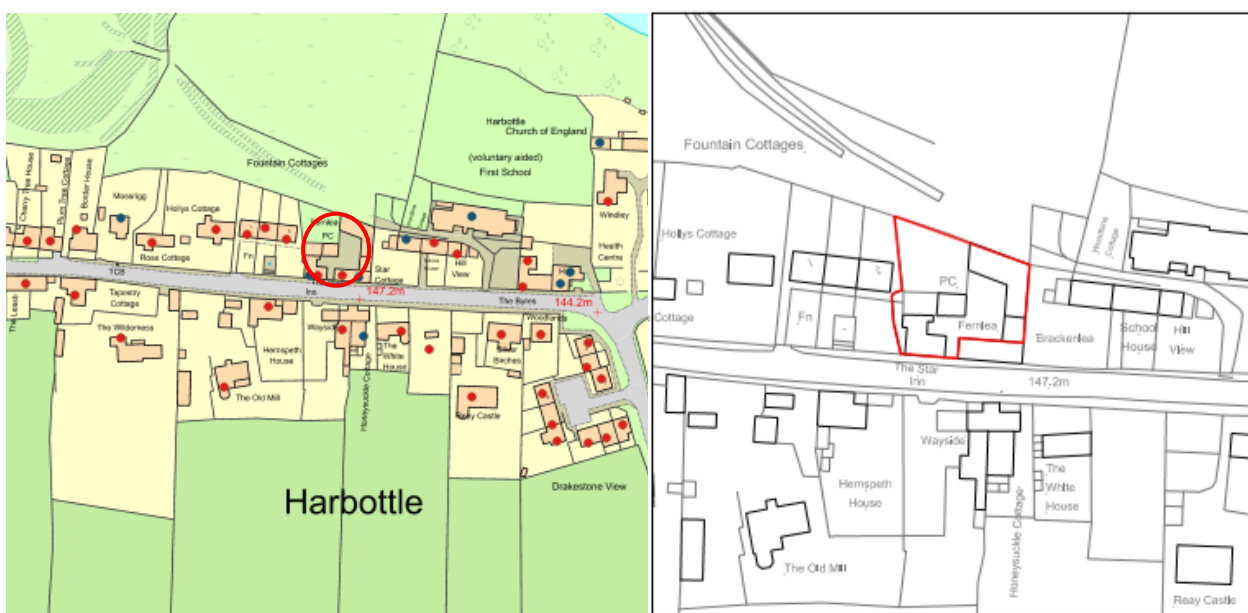


Figure 1: Site Location

The property is mentioned in the Grundy 1987 Historic Building Survey as being 'A late 18th to early 19th century house. Built of finely-dressed stone with Welsh slate roof and late 19th century brick



chimneys. It is a small two-storey, three-bay house, with a 20th century bow window; 20th century door and sashes elsewhere in original openings. Worthy of note however, for its fine stonework, which includes a square plinth'. The property is a locally listed Grade iii) building.

The application is seeking approval for a single storey extension to the northern gable of the residential accommodation, towards the western boundary of the site, to provide for an extended kitchen / dining area. The extension would mirror the width of the existing gable and would have a rearward projection of 4m. The roof would have a height to eaves of 2.15m and height to ridge of 3.8m, and would mirror the plane and pitch of the existing roof, although it is to be set slightly lower. The northern gable of the extension would be constructed from Northumbrian sandstone with western red cedar on a sandstone plinth used to the east and west elevations and the north gable peak. The extension would be roofed in natural slate to match the existing property and would incorporate two flush fitting roof lights. Grey double glazed powder coated sliding doors are to be installed to the northern elevation, mirroring those recently approved under application reference 20NP0001. A small patio area would be created to the front (north) of the extension with a 1m sandstone faced retaining wall to its rear.

In addition to the extension, it is also intended to install a pergola to the northern elevation of the existing store / function room. This would provide an external shelter directly accessible from the new sliding doors approved under application 20NP0001. The pergola would be of simple timber construction, with a clear glass roof to provide protection from the elements. A new 1.8m high close board timber fence is also to be erected between the garden area of the residential accommodation and the beer garden serving the pub.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

Local Policies

Northumberland National Park Local Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM1	<i>Community Facilities and Infrastructure</i>
Policy DM2	<i>Householder Development</i>
Policy DM7	<i>Rural Economy and Diversification</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>



Policy DM15 *Archaeological Heritage*

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)
NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

- 20NP0008** Advertisement Consent - Installation of hanging sign and swan neck lighting on existing bracket *Advertisement consent granted 13th March 2020;*
- 20NP0001** Alterations to buildings, including installation of UPVC windows to various elevations, including French windows and patio doors to rear. Installation of 2 flues and solar panels. *Planning permission conditionally granted 26th March 2020;*

Consultation/Representations

Harbottle Parish Council: No objection: We as a Parish Council wish to support in any way we can the Star Inn as we see them as very important to the fabric of the village and Parish.

NNPA Historic Environment Officer: No objection to the principle of this development to provide dining accommodation and associated landscaping to form separate private and public garden space. However, the reference to heritage in the Design, Access and Heritage Statement is insufficient and erroneous. The statement does not take into account Scheduled Monuments and Listed Buildings in close proximity to the development. An historical and archaeological summary of the village is provided in the Historic Village Atlas for Harbottle (The Archaeological Practice, 2004). A copy of the report is available to the applicant or their agent upon request. The report gives details of some 17 Listed Buildings and one Scheduled Monument in the village and indicates the land north of the Star Inn to be within an area of medium archaeological sensitivity.

Early to mid-20th century Ordnance Survey mapping shows a building or structure on or close to the site of the proposed extension and modern aerial photographs also show some disturbance in this area, so the likelihood of significant archaeological deposits being disturbed in this area is low. It is on this basis and also the scale of proposals that I do not think archaeological monitoring of this area is necessary.

NNPA Ecologist: No objection

The application has been advertised by a site notice and letters sent to eight neighbouring properties. No representations have been received in response.



Assessment

The key material planning considerations are:

- The principle of the development;
- Design and amenity;
- Impact Upon National Park special qualities

The principle of the development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan places adopts a similar assumption in favour of sustainable development and defines the qualities which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report.

Location of new development

The application site is located within Harbottle which is identified within Policy ST4 as one of the named settlements which will be the focus for new local needs development within the National Park. The provision of the pagoda to provide shelter to customers of the public house is considered to be consistent with the requirements of this policy.

In relation to the residential extension, Policy DM2 of the NNPLP is relevant. Rather than focussing development within named settlements, this policy recognises that domestic extensions are acceptable throughout the National Park, subject to meeting a number of criteria relating to landscape, design and amenity which are considered in more detail below. In light of the above, both elements of the scheme are considered to be in accord with the spatial strategy advocated by relevant Local Plan policy.

Community facilities and the rural economy

The proposed pergola is to be installed to improve the experience of customers using the public house. Public houses are recognised within Local Plan policy DM1 as '*Community Facilities*'. This policy is supportive of proposals which provide for new community facilities within named settlements, including Harbottle. The proposals are therefore considered to accord with the requirements of Local Plan policy DM1. Policy DM7 is supportive of development that contributes to the economic and social well-being of local communities within the National Park, where, amongst others it '*promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand*'. In this instance the provision of the pergola is a part of a wider suite of measures to modernise the Public House, providing an improved facility for residents and visitors and increasing its long term sustainability and viability.



On the basis of the above it is considered that the principle of the development is acceptable subject to consideration of impacts on the special qualities of the National Park and all other material considerations, as discussed in more detail below.

Design and amenity

Design

Local Plan policy ST2 places an emphasis on ensuring new development is of high quality design. Policy DM2 of the emerging NNPLP which relates to householder development states that development will be permitted where *'The scale, height, form position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape'* and *'any extensions should be subservient to the main building'*.

The proposed extension would be located to the existing northern gable of the living accommodation, to the rear of the property. The depth of the extension would mirror that of the existing property and while the roof would have a similar plane and pitch as the existing building, it would be lower. The extension would be constructed from a combination of natural sandstone and Welsh slate to match the existing. It is also intended to install western red cedar cladding to the east and west elevations (above a sandstone plinth) and to the north gable peak which would introduce a new element to the building.

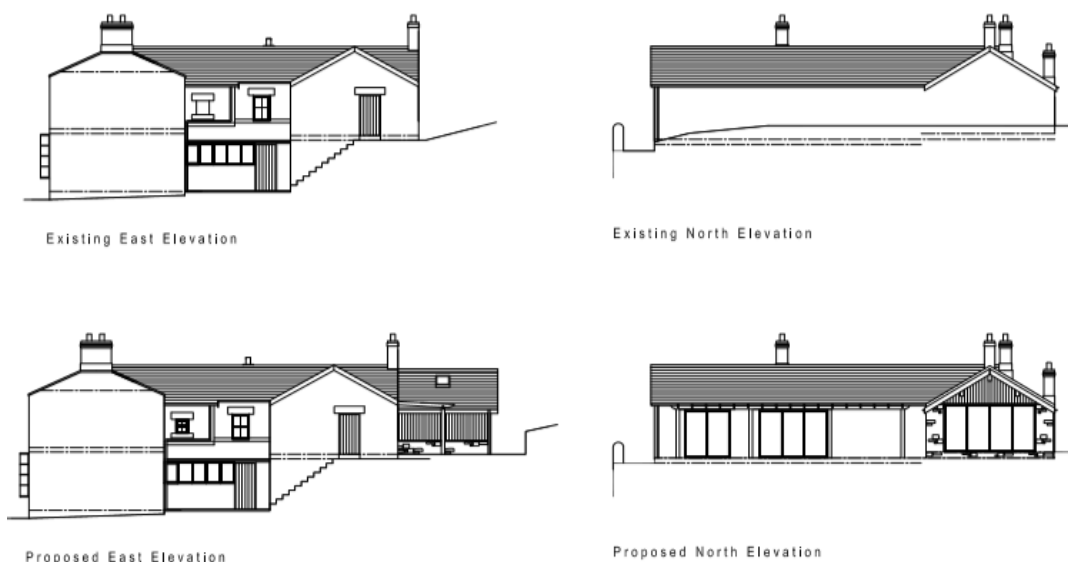


Figure 2: Existing (above) and proposed (below) east and north elevations

The extension is of modest dimensions being single storey and only extending 4m from the rear of the existing property. While the extension would have the same depth as the existing gable, by virtue of a lower ridge height and the partial use of timber cladding the extension is clearly readable as an extension and is subservient to the existing property as required by relevant adopted and emerging local plan policy. The use of sandstone and slate to match the existing is welcomed while it is also considered that the use of timber cladding to introduce a more modern design element can



be accommodated without an undue impact of the character of the property, particularly as the extension is located to the rear of the property rather than in a prominent road facing location. The use of grey aluminium / uPVC doors to the northern elevation to match those approved under application reference 20NP0001 is also considered to be acceptable.

The proposed pergola is of simple uncluttered design and modest dimensions. As such and given its location to the rear of the public house, it is considered that it can be accommodated without any detrimental impact on the character of the property.

On the basis of the above it is considered that the proposals would accord with the requirements of policies ST2 and DM2 of the Local Plan in relation to design.

Amenity

The proposed extension would be located immediately to the east of the blank gable end of the neighbouring property, 3 Fountain Cottage. Given the relationship between the two properties and as the extension is single storey, it is not considered that the proposal will result in any unacceptable impact on the amenity of the residents of this property through an unacceptable loss of daylight or sunlight. Similarly as no windows are to be located in the western elevation of the extension and the aspect from the doors to the northern elevation will be primarily along the applicant's garden, it is not considered that the proposals would lead to unacceptable overlooking or loss of privacy. The extension will also provide a degree of noise and visual screening between the neighbouring property and the beer garden further to the east, as will the proposed 1.8m fence which is to be installed between the beer garden and the landlord's private garden area.

In relation to the pergola, given its location to rear of the public house, away from neighbouring properties, it is not considered that it will have any direct impact on residential amenity. It may encourage people to use the external area immediately adjacent to the northern elevation of the pub, particularly in bad weather. However as the external area to the north of the function room can already be used as a beer garden without the need for a change of use, given its size and location, it is not considered that the erection of the pergola will in itself result in any additional impact on residential amenity. In addition, the proposed rear extension and fence between the beer garden and the landlord's private garden area will also provide an additional degree of noise / visual screening for the properties located to the west. Given the presence of existing buildings within the site to the south and east of both the extension and pergola, it is not considered that the proposals would have any material impact on the living conditions of residents of properties to the south and east.

Impact upon National Park special qualities

Biodiversity

Policy DM10 of the Local Plan offers support for proposals which maintain and enhance the biodiversity of the National Park. As the proposals involve works to a traditional stone and slate



property along with associated ground works, the NNPA Ecologist has been consulted on the proposals.

Having considered the information provided the Ecologist has raised no objection to the proposals or recommended conditions are attached to any approval which may be issued. This view has been taken on the basis that proposed extension will be lower than the roof line of the existing property and would only be knocked through at door level. While a chimney is in close proximity to the proposed extension it does not currently appear to be in use while other flues on the building do appear to be in use. The Ecologist therefore considers that the proposals have a low likelihood of affecting bats. Similarly, as ground clearance works were undertaken prior to the submission of the application, the Ecologist does not consider that an ecological survey of the footprint of the proposed works is necessary.

On the basis of the above it is not considered that the proposals will materially impact the local biodiversity resource and there is not considered be any conflict with the requirements of Local Plan policy DM10 or the NPPF.

Cultural Heritage

Policies DM14 and DM15 of the NNPLP are supportive of proposals which conserve and enhance the National Parks historic landscapes and archaeological heritage. Section 16, notably paragraphs 197 – 199, of the NPPF provides the framework under which LPAs should consider applications which impact on non-designated heritage assets.

As the proposals relate to the extension of a non-designated heritage asset within the Harbottle Historic Village Atlas area, the NNPA Historic Environment Officer has been consulted. While the Officer has raised some concerns over the level of detail contained within the submitted Design and Access / Heritage Statement, particularly the failure to consider Listed Buildings and Scheduled Monuments located close to the application site in the report, he has raised no objection to the proposals. While noting the concerns of the Officer, given the modest nature of the proposals and the location to the rear of the property, it is not considered that the scheme would have an impact on the setting of any designated heritage asset of a magnitude that would warrant refusal of the application.

In considering the proposals the Officer has noted that early to mid-20th century Ordnance Survey mapping shows a building or structure on or close to the site of the proposed extension and modern aerial photographs also show some disturbance in this area, so the likelihood of significant archaeological deposits being disturbed in this area is low. On this basis, and also due to the scale of proposals, the Officer has advised that he does not consider archaeological monitoring of this area is necessary.

On the basis of the above, it is not considered that the proposals will harm archaeological or cultural heritage of the National Park and there would be no conflict with the requirements of Local Plan policies DM14 or DM15 and the NPPF.



Tranquility

Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies..'*

The site is in a sensitive location within the Northumberland International Dark Sky Park. No specific detail of any external lighting which may be required in connection with the proposed domestic extension has been submitted as part of the application. A condition restricting the installation of external lighting to the extension is not however considered appropriate as the proposals relate to a domestic extension within an existing settlement. The applicant has however advised that blackout blinds will be installed on the roof lights to avoid light spill and it is considered appropriate to attach an informative advising the applicant that the site is located in a sensitive location and providing details of lighting suitable for use within the International Dark Sky Park.

In relation to the pergola, as this introduces a new element which could potentially require new lighting in an area which is currently unlit, it is considered reasonable to attach a condition requiring any lighting associated with this element of the scheme to be first submitted, and approved in writing, by the LPA.

Subject to the imposition of an appropriate condition and informative, it is considered that the proposal would accord with the requirements of Local Plan policy DM11 and the NPPF.

By virtue of the scale, nature and location of the proposals, it is not considered that the proposed development would detrimentally impact upon the tranquillity of the surrounding area in terms of noise or traffic.

Landscape

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive landscape change. To achieve this, new development will need to ensure that *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour'* and *'the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park..'*

Both the extension and pergola would be located to the rear of the property. Given the modest nature of both the extension and pergola, any impact on landscape character over and above the extremely localised impacts considered in relation to design would be minimal and insufficient to warrant refusal of the application.



In relation to visual amenity, the proposed extension would be located to the northern gable of the existing property to the west of the site. While it would be viewable from the main road through the village, any view from this vantage point would be fleeting as it would largely be screened by the existing building and the neighbouring property to the west (3 Fountain Cottages). Given the location of the extension to the rear of the site and limited availability of public vantage points to the north, away from the road views of the extension would be extremely limited. In addition, where such views exist, the extension would be viewed against the backdrop of the existing development on the site, and within the wider settlement, minimising its impact.

Given i) the location of the pergola to the rear of the public house; ii) its modest scale and iii) the lack of visual receptors to the north, it is considered that this element of the scheme would have minimal impact on visual amenity.

On the basis of the above it is considered that the impact of the scheme on landscape character or visual amenity would be extremely limited and insufficient to warrant refusal of the application. The proposals are therefore considered to accord with the relevant requirements of Core Strategy policy 20, policy DM11 of the emerging NNPLP and the NPPF.



Figure 3: View towards the proposed location of the extension from the road

Recommendation & Conditions

Grant conditional permission 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 91 of the Town and Country Planning 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 9th June 2020;
- Plans and elevations, No 20-20A-01, May 20, received 9th June 2020;
- Existing site, roof and location plans, No. 20-02A-02, May 20 received 9th June 2020;
- Proposed site and roof plans, No. 20-02A-03, May 20, received 9th June 2020;
- Design and Access / Heritage Statement, received 9th June 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 ST1, ST2, ST4, DM2, DM7, DM10, DM11, DM14 and DM15 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. The external facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with policies ST2 and DM2 of the Northumberland National Park Local Plan and the NPPF.

4.. Prior to the fixing of any external lighting in association with the pergola hereby approved, full details shall be submitted to and agreed in writing by the Local Planning Authority. Details of external lighting should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland International Dark Sky Park through excessive light pollution, in accordance Local Plan policy DM11 and the NPPF.



Informative Notes

1. This planning permission 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 the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed 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 application site is located within the Northumberland International Dark Sky Park. The '*Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park*' and an additional guide to unacceptable / acceptable lighting is attached. It is recommended that any external lighting required in connection with the domestic extension is undertaken in accordance with the Guidance.

Background Papers

Application File 20NP0034
EIA Screening Report



	Signature	Date
Planning Officer	Colin Godfrey	17/07/2020
Head of Development Management	<i>Susannah Buylla</i>	17/07/2020