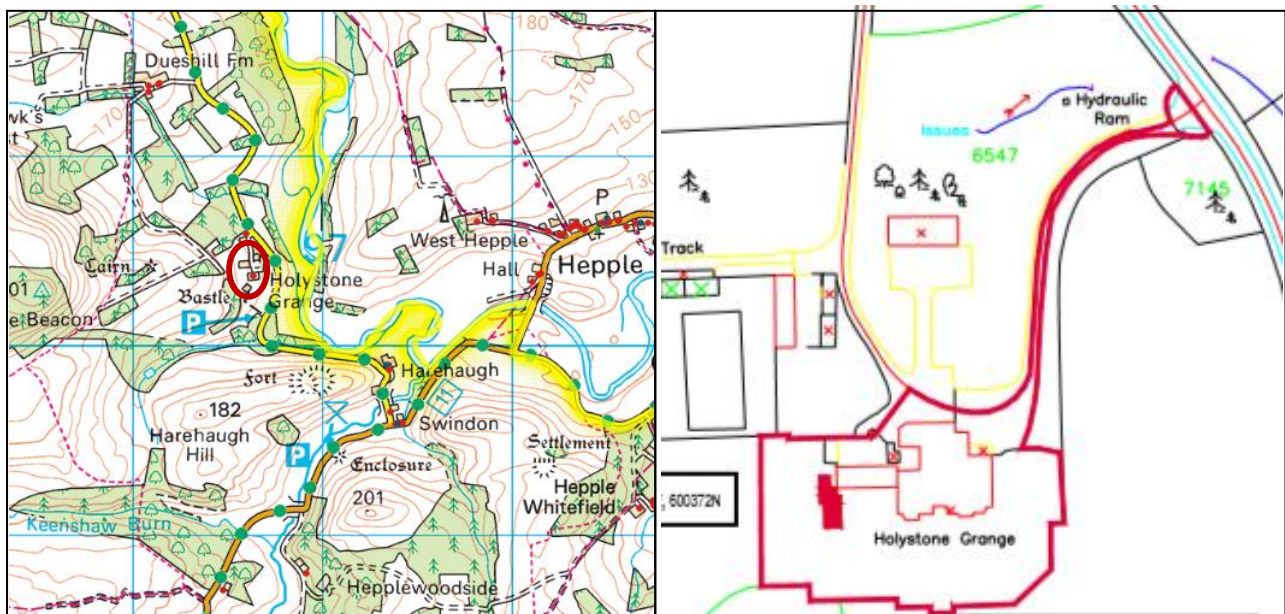




**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	20NP0073LBC
<b>Description / Site Address</b>	Listed Building Consent - Retrospective - Alterations to roof, alterations and replacement of windows, installation of external flue and retaining wall and associated works at Garden house west of Holystone Grange, Holystone, Morpeth, Northumberland, NE65 7AN
<b>Expiry date of publicity / consultations</b>	6 October 2020
<b>Last date for decision</b>	10 November 2020 (Agreed extension 25 <sup>th</sup> January 2021)

This application is seeking retrospective Listed Building Consent for various works to Garden House, Holystone Grange. Holystone Grange is located to the western side of the C180 which runs in a generally northerly direction from the application site towards Holystone, which is approximately 2.5km further north. The site comprises the main house and various outbuildings.



**Figure 1:** Location Plan

The Garden House which is the subject of this application is located just to the west of the main Holystone Grange and is Grade II Listed, with the full listing details provided below.

**Garden house c.20 yards west of Holystone Grange**

*Garden house. Reconstructed here in 1933 from materials of 1889-93 by Norman Shaw, bought at demolition of Haggerston Castle.*

*Ashlar.*

*Single storey, 3 bays.*



*Round-headed doorway in right bay has wood architrave and 2-leaf door with fanlight.*

*To left 2 full-length windows framed by Ionic columns. Moulded cornice over. Flat roof with shallow glass dome.*

*Interior of dome has C19 Baroque plaster frieze.*

The application is seeking retrospective approval for various works to the Garden House. The Supporting Statement states that '*The recent remedial works carried out to the Garden Room were undertaken urgently to safeguard the integrity of the Listed Building*'. The works undertaken can be summarised as follows:

- Reconstruction of the roof including replacement of the asphalt roof covering with a Glass Reinforced Plastic (GRP) roof covering with mock lead rolls with lead verges;
- Removal of timber framed slate roof structure to allow original dome to be exposed;
- Raking out of sand/cement mortar and replaced with lime mortar;
- Window in the west elevation of the ancillary kitchen area replaced with painted hardwood double glazed casement window;
- Window in the north elevation altered to form a Gothic Style window to match the adjacent West Elevation of the main residence;
- Installation of a new oil fired heating boiler with a flue out through the west elevation;
- Existing internal plasterboard and skim coat ceilings replaced with new plasterboard and skim coat;

As noted above, the Listing for the property states that '*Interior of dome has C19 Baroque plaster frieze*'. The applicant is however challenging the accuracy of this element of the Listing stating that '*The Garden Room was constructed at Holystone Grange in 1933 with materials bought at auction on the demolition of Haggerston Castle and it would not have been physically possible to demolish and transport a 19th Century 2.5m diameter plaster frieze and re-erect it. The frieze which was in situ at Holystone Grange was plastic/polystyrene and attached to a plasterboard ceiling upstand (plasterboard first used post WW2)*'.

The application form submitted in support of the application indicates that the works commenced on the 1<sup>st</sup> September 2019 and were completed on the 15<sup>th</sup> July 2020.

## **Planning Policy & Guidance**

### **National Policies**



National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

### **Local Policies**

#### **Northumberland National Park Local Plan 2017-2037**

- Policy ST1 *Sustainable Development*
- Policy ST2 *General Development Principles*
- Policy DM10 *Habitats, Biodiversity and Geodiversity*
- Policy DM14 *Historic Landscape Assets and Built Heritage*
- 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**

- 20NP0053LBC** Listed Building Consent - Conversion of existing storage building into one bedroom accommodation unit. Extension to side to form shower room. *Listed Building Consent Conditionally Granted 02/09/2020.*
- 20NP0052LBC** Listed Building Consent - Internal alterations to facilitate Change of use of the Garden Room from C3 to A3 Use to accommodate commercial kitchen and bar. *Withdrawn;*
- 20NP0050LBC** Listed Building Consent - Conversion of existing outbuildings to 3 no accommodation units. Demolish Storage building and form new terrace. *Withdrawn;*
- 20NP0049** Conversion of existing outbuildings to 3 no accommodation units. Demolish Storage building, form new terrace and construct loose surface car parking area. *Withdrawn;*
- 20NP0048LBC** Listed Building Consent - Construction of toilet block to house four toilets. *Withdrawn;*
- 20NP0047** Conversion of existing storage building into one bedroom accommodation unit. Extension to side to form shower room. *Planning permission conditionally granted 02/09/2020;*



- 20NP0046** Change of use of the Garden Room from C3 to A3 Use to accommodate commercial kitchen and bar area. *Withdrawn*
- 20NP0045** Construction of toilet block to house four toilets. *Withdrawn*
- 19NP0037** Approval of details reserved by condition no. 5 (proposed stone) of planning permission 18NP0122LBC - Conversion of garage/storeroom to provide additional residential space. *Approved 03.06.2019*
- 19NP0036** Approval of details reserved by condition no. 5 (proposed stone) of planning permission 18NP0121 - Conversion of garage/storeroom to provide additional residential space. *Approved 03.06.2019*
- 18NP0122LBC** Conversion of garage/storeroom to provide additional residential space. *Listed Building Consent granted conditionally 01.02.2019*
- 18NP0121** Conversion of garage/storeroom to provide additional residential space. *Planning permission granted conditionally 31.01.2019*
- 09NP0061LBC** Listed Building Consent in respect of proposed change of use of part of former estate buildings to residential use and construction of extension to link existing residential dwelling to the Garden House. *Listed Building Consent conditionally granted 12.01.2010.*
- 09NP0060** Proposed change of use of part of former estate buildings to residential use and construction of extension to link existing residential dwelling to the Garden House. *Planning permission granted conditionally 12.01.2010.*
- 09NP0059LBC** Listed Building Consent in respect of change of use and conversion of part of former estate workshops into 2 No. residential units for holiday accommodation. *Listed Building Consent conditionally granted 12.01.2010.*
- 09NP0058** Change of use and conversion of part of former estate workshops into 2 No. residential units for holiday accommodation. *Planning permission granted conditionally 12.01.2010.*
- 08NP0007LBC** Listed Building Consent in respect of conversion of former estate building and extension to add first floor to provide additional accommodation to dwelling house. *Listed Building Consent conditionally granted 27/02/2008.*
- 08NP0006** Change of use and conversion of former estate building and extension to add first floor to provide additional accommodation to dwelling house and construction of outdoor swimming pool and associated terrace. *Planning permission granted conditionally 27/02/2008.*



- 04NP0023LBC** Listed Building Consent for internal alterations and external alterations to garden room and library and demolition of outbuildings. *Listed Building Consent conditionally granted 10/08/2004.*
- 89NP0013LBC** Listed Building Consent for construction of a conservatory. *Listed Building Consent conditionally granted 17/10/1989*
- 89NP0014** Construction of a conservatory. *Planning permission granted conditionally 17/10/1989.*

### Consultation/Representations

**Harbottle Parish Council: No response**

**NCC Historic Buildings Advisor: Initial response:** Further information, including large scale details and working methodologies, required in relation to the works undertaken to the roof and windows. Further details relating to the removal of the frieze also required.

**Further response: No objection.** Details in relation to the roof and windows are acceptable. The LPA may wish to make a decision in relation to the frieze based on the information provided or contact Historic England to see whether they hold additional information.

**NNPA Ecologist: Initial response:** Further information required to demonstrate whether works were carried out in accordance with the recommendations of the bat survey report.

**Further Response: No objection:** Satisfied that the works have been carried out in accordance with the recommendations of the bat survey report.

This application has been advertised by means of a site and press notice. No representations have been received in response.

### Assessment

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

- The principle of the development;
- Impact on the character and setting of the Listed Building;
- Impact on biodiversity

### **The principle of the development**

#### Sustainable 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 and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report.

### **Impact on the character and setting of the Listed Building**

Local Plan policy DM14 states that development affecting the built heritage of the National Park should '*reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction*' and '*High standards of design will be promoted to conserve and enhance the built heritage*'. The NPPF states that '*When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets conservation*' and '*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. Substantial harm or loss of grade II listed buildings should be exceptional*'

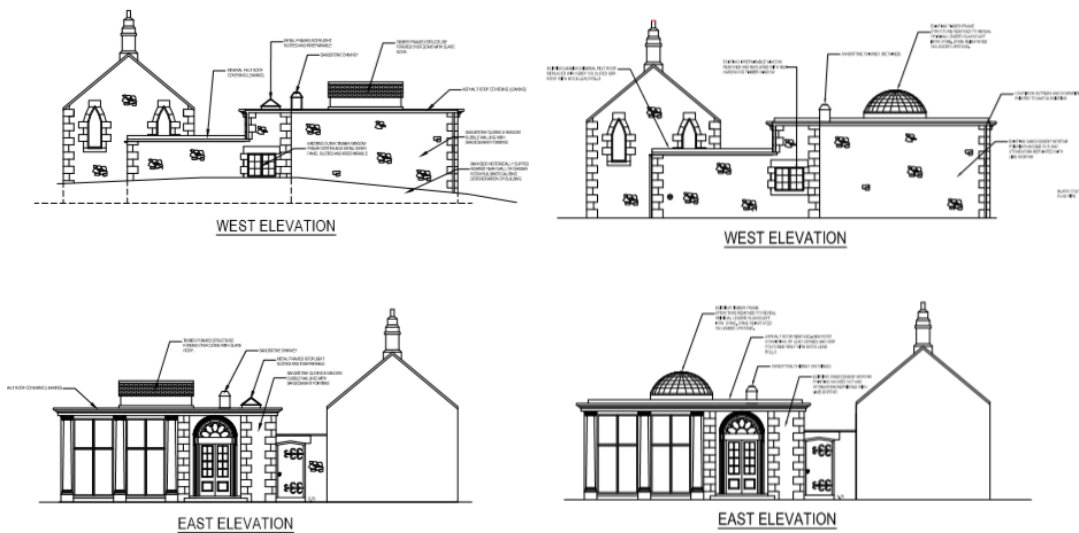
The application has been supported by a Statement detailing the extent of the works and the rationale for their implementation, as summarised below. As noted above, the applicant is disputing the accuracy of the Listing relating to the 19<sup>th</sup> Century plaster frieze which was recorded on the interior of the dome and which has been destroyed during the undertaking of what has been described as 'emergency repair works' to the building.

- *Reconstruction of the roof including replacement of the asphalt roof covering with a Glass Reinforced Plastic (GRP) roof covering with mock lead rolls with lead verges;*
- *Removal of timber framed slate roof structure to allow original dome to be exposed;*
- *Raking out of sand/cement mortar and replaced with lime mortar;*
- *Window in the west elevation of the ancillary kitchen area replaced with painted hardwood double glazed casement window;*
- *Window in the north elevation altered to form a Gothic Style window to match the adjacent West Elevation of the main residence;*
- *Installation of a new oil fired heating boiler with a flue out through the west elevation;*
- *Existing internal plasterboard and skim coat ceilings replaced with new plasterboard and skim coat;*

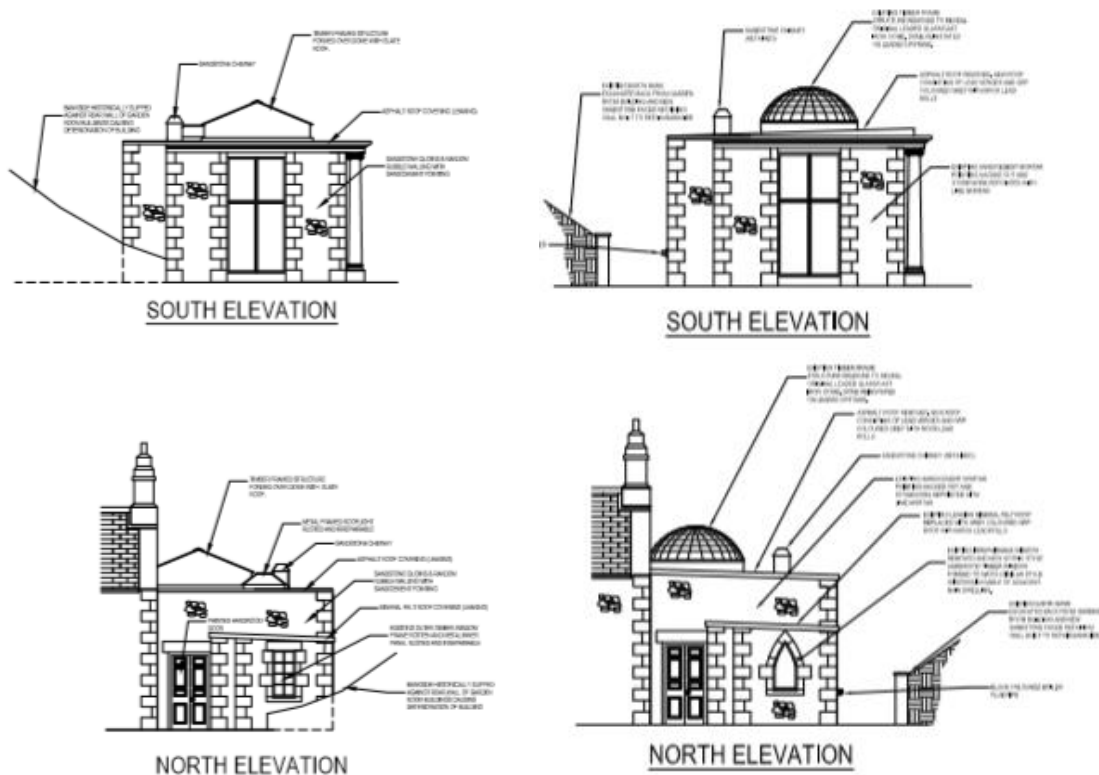
As the works relate to works to a Listed Building, the NCC Historic Buildings Advisor has been consulted on the proposals. Upon consideration of the initial information, while the Advisor considered the repointing works, internal works and erection of a retaining wall to be acceptable, she considered that further information was required in relation to the works to the roof and windows. While considering the works to the roof to be acceptable in principle, large scale details showing the restoration of the dome, both internally and externally, with close up photographs, were



requested. In relation to the large windows to the south and east elevation, it was noted that they were a grey/green colour and of a metal appearance and appeared to have been ‘scraped’ to reveal a shiny gold/bronze appearance. As this was not discussed in the Heritage Statement, the Advisor recommended that a specialist report should be undertaken and submitted detailing the materials used for these windows, the works undertaken and measures proposed for the rectification of these works before the application is determined. Further details relating to the removal of Baroque plaster frieze were also requested.



**Figure 2:** Original (left) and amended (right) west and east elevations



**Delegated I Figure 3:** Original (left) and amended (right) south and north elevations



In response to the comments raised, the Agent has provided further information and plans. Annotated photographs of the interior of the roof dome both pre and post-restoration have been provided. In relation to the large windows to the south and east elevations, the applicant has advised that they are made of brass with the grey / green colour prior to works commencing being a result of neglect and oxidisation. The works undertaken have been restricted to cleaning with brass restorer, Brasso and wire wool.

The applicant has also reiterated the comments within the Heritage Statement in relation to the frieze that it was plastic/polystyrene and attached to a plasterboard ceiling upstand rather than an original feature. It has also been stated that the applicant has no photographic evidence of frieze in-situ prior to its removal. A letter from the applicant has however been submitted which states that the frieze was removed during urgent repair works upon which it was found to be a replica feature constructed from plastic on plasterboard. The remains of the frieze have since been disposed of.

In response to the additional submissions, the Historic Buildings Advisor raised no further objection / concerns relating to works to the roof or windows. In relation to the frieze, the Advisor advised that the LPA may wish to issue a decision based on the additional information provided by the applicant or discuss the matter with Historic England to see whether they hold any additional information in relation to the frieze. In light of the comments received, the Historic England listing co-ordinator and archive service were contacted, both of whom confirmed that no additional information was held by Historic England.

It is disappointing that the frieze has been removed and no photographic record was undertaken prior to its removal. However the information submitted in support of the application states that it was removed as a result of emergency repair works and that rather than being an original feature, it was a replica constructed from plastic on plasterboard. As neither the LPA nor Historic England hold any information to the contrary, and no images of the frieze exist which would allow for the provision of a historically accurate replacement, on balance it is considered that there are not sufficient grounds for the LPA to take any further action in relation to this element of the scheme.

In light of the information submitted in support of the application, on balance, the LPA are satisfied that the works have been undertaken in accordance with the requirements of Local Plan policy DM14 and the NPPF.

### **Impact on biodiversity**

Local Plan policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming to *'Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets'*.

As the proposals relate to works to a traditional stone building, albeit retrospective, the application has been supported by a bat survey report and the NNPA Ecologist has been consulted on the proposals. The Bat Survey report recorded a common pipistrelle emerging from the west eaves of the garden room. Within Section 2 of the Bat report, it is stated that *'Bat roosts identified in the log*





*store and garden room will remain as at present. Also no repointing will be carried out behind the pillars (of the Garden Room)'*

As this is a retrospective application and all works have been completed, the Ecologist asked for confirmation that all the works had been undertaken in accordance with the recommendations of the Bat Survey report. In response, the applicant provided further information (and photographic evidence) confirming that no repointing works were undertaken on the front elevation. It was also confirmed that the remainder of the re-pointing took place between May and July, outside of the bat hibernation period and that no breathable membrane was used on the flat roof of the Garden Room. Having considered this additional information the Ecologist has confirmed that she is satisfied that the works have been carried out in accordance with the Bat Survey Report and has no further objection.

In light of the above it is considered that the works are unlikely to have caused harm to protected species and the proposals are considered to accord with the requirements of Local Plan policy DM10 and the NPPF.

### **Recommendation & Conditions**

It is recommended that Listed Building Consent is granted subject to the following conditions:

1. The development hereby permitted shall be maintained in accordance with the following approved plans and documents:
  - Application form, received 14<sup>th</sup> September 2020;
  - Existing Elevations, Project No. 111608, Dwg No. N200, received 14<sup>th</sup> September 2020;
  - Proposed Elevations. Project No. 111608, Dwg No. N201, received 14<sup>th</sup> September 2020;
  - Existing and proposed block plans and roof plans, Project No. 111608, Dwg No. N202, received 14<sup>th</sup> September 2020;
  - Location Plan showing land ownership, Project No. 111608, Dwg No. N204, received 14<sup>th</sup> September 2020;
  - View of Dome Pre-restoration, Project No. 111608, Dwg No. N205, received 2<sup>nd</sup> December 2020;
  - Refurbished Dome Elevation Details, Project No. 111608, Dwg No. N206, received 2<sup>nd</sup> December 2020;
  - Refurbished Dome Internal View, , Project No. 111608, Dwg No. N207, received 2<sup>nd</sup> December 2020;
  - Refurbished Dome Birds Eye View, Project No. 111608, Dwg No. N208, received 2<sup>nd</sup> December 2020;
  - Bat and Barn Owl Report – Summer 2020, Holystone Grange, Ruth Hadden, received 15<sup>th</sup> September 2020;
  - Heritage Statement, Project No. 111609, 3<sup>rd</sup> September 2020, received 14<sup>th</sup> September 2020;
  - E-mail from Agent, 12:28:15, 2<sup>nd</sup> December 2020, Additional Information works to roof and windows, receive 2<sup>nd</sup> December 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, DM10, DM14 and DM15 of the Northumberland National Park Local Plan 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**

Application File 20NP0073LBC  
EIA Screening Report

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	Colin Godfrey	13th January 2021
<b>Head of Planning and Policy</b>	<i>Susannah Buylla</i>	13/01/2021