



Northumberland County Council

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Conservation-Ecology-Archaeology

MEMORANDUM

To: Colin Godfrey, Planning Officer

From: Val Robson, Building Conservation Officer

Date: 8/1/2021

Reference: 20NP0101

Proposal: Demolition of outbuilding and construction of timber shed

Address: Salmon House, Holystone, Morpeth, NE65 7AN

Significance

This dwelling, which is a grade II listed building, was a former Inn dating from the 18th century and altered in the 19th and 20th centuries. It is of random rubble stone with a Welsh slate roof.

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 proposed works include the demolition of the existing 1950's outbuilding and the erection of a timber workshop to the rear of the extension to the property.

The 1950s outbuilding is of brick and render and is of no architectural merit and no objection to its demolition is raised. Its demolition will help to expose the rear elevation

of the building and reconnect it with its garden area. The concrete base on which it was built is to be used as a patio for the house.

The new wooden workshop is to be tucked in behind the rear extension to the property and is to be stained in a dark colour so that it matches other such timber buildings which currently exist in the garden.

Conclusion

Building Conservation raise no objections to these proposals.

Val Robson
Building Conservation Officer