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# Heritage Statement

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Proposed Guest  
Accommodation &  
Eating Rooms at  
The Star Inn,  
Harbottle

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October 2020

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## INTRODUCTION

1. The Star Inn is located in the village of Harbottle and within the Northumberland National Park. The property is located in a prominent position in the centre of the village. The pub dates from circa 1850 and is surrounded by local heritage including the ruins of Harbottle Castle to the northwest. The pub has recently been acquired by the current owners who purchased the property from the previous landlady who 'called time' after 46 years of ownership. The new owners are heavily investing in the property to sympathetically update the premises and to provide additional facilities and offerings.
2. This Statement seeks to address the principle heritage issues regarding the development of the site.
3. The heritage significance of the buildings to be converted, their setting and adjacent land uses will also be assessed with particular reference to listed buildings / structures in close proximity to the site.
4. The proposals and design approach will be evaluated to determine the impact on the buildings / heritage assets.

## PROPOSAL

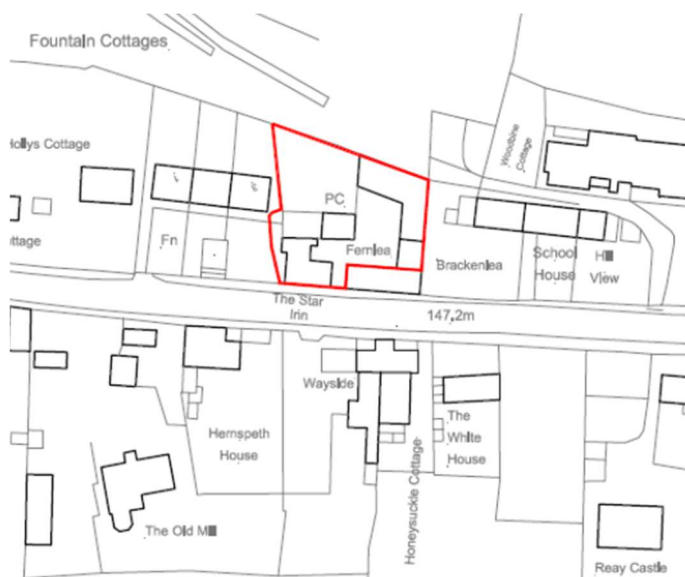
5. Planning permission is sought for the conversion of the garages / stores into eating rooms including a small commercial kitchen and pot wash area and the conversion of the former stables into a bunkroom with associated facilities and two en-suite bedrooms.

## THE SITE

6. The existing site consists of bar (A4 use) on the ground floor with landlord's accommodation above (C3 use). The buildings which form part of this application are

currently not being used / being used for storage and to house a wood fired pizza oven.

7. The site is bound by existing residential uses. Pedestrian access to the site is via the main street to the front. Vehicular access is also via the main street into the hard-paved courtyard.



Site Location Plan

## PLANNING HISTORY

8. The application site has been subject to a few applications this year (*see table below*), but none are directly relevant to the current application.

20NP0034	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
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
20NP0008	Advertisement Consent - Installation of hanging sign and swan neck lighting on existing bracket

## PLANNING & HERITAGE POLICIES

9. Section 38(6) of the *Planning and Compulsory Purchase Act 2004*, states that planning applications should be assessed in accordance with the development plan unless material considerations indicate otherwise.
10. The *Northumberland National Park Local Plan* (LP) was adopted in July 2020 and is the Development Plan for the area. The most relevant policy to this development is DM14: Historic landscape Assets and Built Heritage with particular reference to Section 3 of the policy.
11. Other relevant documents include The *National Planning Policy Framework* (NPPF), February 2019 and *Planning Practice Guidance* (PPG), 2014.

## SETTING

12. As the site lies within the Northumberland National Park the development proposed could affect its character and setting. The site lies within a sensitive area surrounded by listed buildings.
13. The pub is located in the heart of the village and surrounding land uses include residential and education.
14. There are several listed buildings and structures within the village, most importantly the ruins of Harbottle Castle to the northwest which is Grade I listed. The following Listed Buildings / Structures are in close proximity to the site and their location and setting needs to be considered in the proposals.

Asset	Grade	Description
Clennel Memorial Fountain	II	Fountain. 1880 by McMillan of Alnwick. Ashlar and marble. High Victorian Gothic style.
Pant or Well in wall of Woodbine Cottage	II	Formerly a pant or well, now dry. 1860. Dressed stone. Simple solid jambs and dated pedimented top.
Harbottle Castle	I	Ruined castle. Started after 1157, reconstructed in stone C13, extensively rebuilt in 1541.
Harbottle C.E. Aided First School	II	School, inscribed 1834 National School. Ashlar with Welsh slate roof.

Source: [Britishlistedbuildings.co.uk](http://Britishlistedbuildings.co.uk)



View of Main Street from Pub Entrance



View of Buildings from East on Main Street

## HERITAGE MATTERS

15. The NPPF, at section 16, states that local planning authorities (LPA's) state that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.
16. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.
17. The NPPF states that LPA's should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of details should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
18. Paragraph 185 of the NPPF states that in determining planning applications, LPA's should take account of:

*'The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

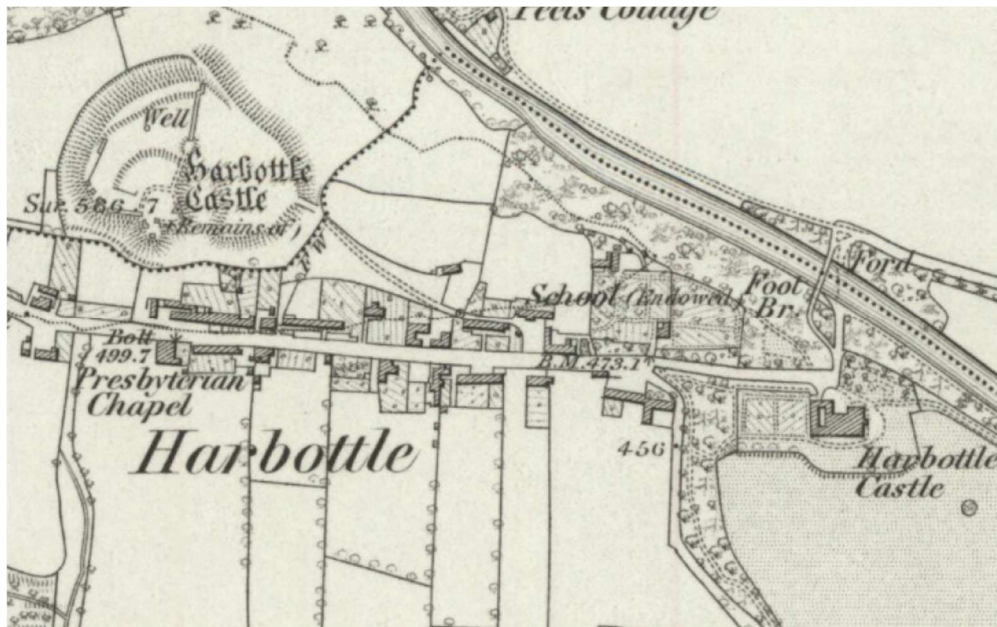
*The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*The desirability of new development making a positive contribution to local character and distinctiveness.'*

19. The *Historic Environment Record* (HER) information provided by Northumberland County



Council dates the buildings at late 18<sup>th</sup> / early 19<sup>th</sup> century with alterations being made in the 20<sup>th</sup> century. Historic mapping from 1866 shows the pub and adjoining stores and a cottage to the road frontage in existence.



Historical Map Extract: Date 1866

Historical mapping from 1896 shows the stable and garages which are subject to this application in existence. The buildings therefore can be dated between 1866 and 1896.



Historical Map Extract: Date 1896

20. The buildings were clearly used ancillary to the public house which would have at some time been a coaching inn. The stables and stores would have been used for the over-night stabling of horses and carts / carriages.
21. The proposals essentially retain the existing built form, materials and openings so that the original character of the buildings can still be read. It is considered that the proposals for the internal alterations would have no significant impact on the heritage value of the host buildings as minimal intervention is proposed to the historic fabric of the building.
22. The proposals include the external refurbishment of the roof coverings and sandstone walls using traditional materials and techniques which will have a positive impact on the host buildings, the street-scene and wider locality. Internal proposals include the retention of the existing timber roof structures and exposure of stonework where possible.
23. The proposed changes are mostly contained within The Star Inn courtyard and will have very little or no impact on the setting of the nearby listed assets. The proposed kitchen extractor flue is located on the east roof slope and is of significant distance away from the listed pant and school which are further heavily screened by trees and other buildings. Harbottle Castle is of reasonable distance to the northwest of the site. The replacement of the asbestos cement roof to the northern roof slope with natural slate will have a positive impact on the wider setting of the Castle.
24. Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of:
  - a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*



*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

25. Paragraph 193 of the NPPF states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
26. It is considered that there would be less than substantial harm arising from the proposals. The proposals are mainly for internal alterations, the fitting of doors and windows within openings along with a small-scale single-story lightweight extension.

## **CONCLUSIONS**

27. It has been evidenced that the proposal would provide a *sustainable* form of development. It is considered that the proposals would not have an adverse impact on the character and setting of the *National Park* and the listed buildings.
28. No harm to the character and appearance of the buildings will be caused by the conversion proposals and the future of the buildings will be secured when brought into a viable and economic use.
29. The proposal takes full account of the LP, CS and Central Government planning guidance. The NNPA is therefore invited to support the proposal.