



DELEGATED DECISION REPORT

Application Reference Number	21NP0011LBC
Description / Site Address	Listed Building Consent - Proposed replacement of two solid timber doors on the South elevation of the farmhouse at Ridge End Farm, Smalesmouth Bridge, Falstone, Northumberland, NE48 1DE
Expiry date of publicity / consultations	18 March 2021
Last date for decision	21 April 2021

Details of Proposal

Listed Building Consent (LBC) is being sought for the replacement of a door and the installation of glazing to a further door to the southern elevation of Ridge End Farmhouse. The property is located in an open countryside location approximately 700m to the south-east of Stannersburn. The property is accessed via a track which leads in a south-westerly direction from the C200 to the north.

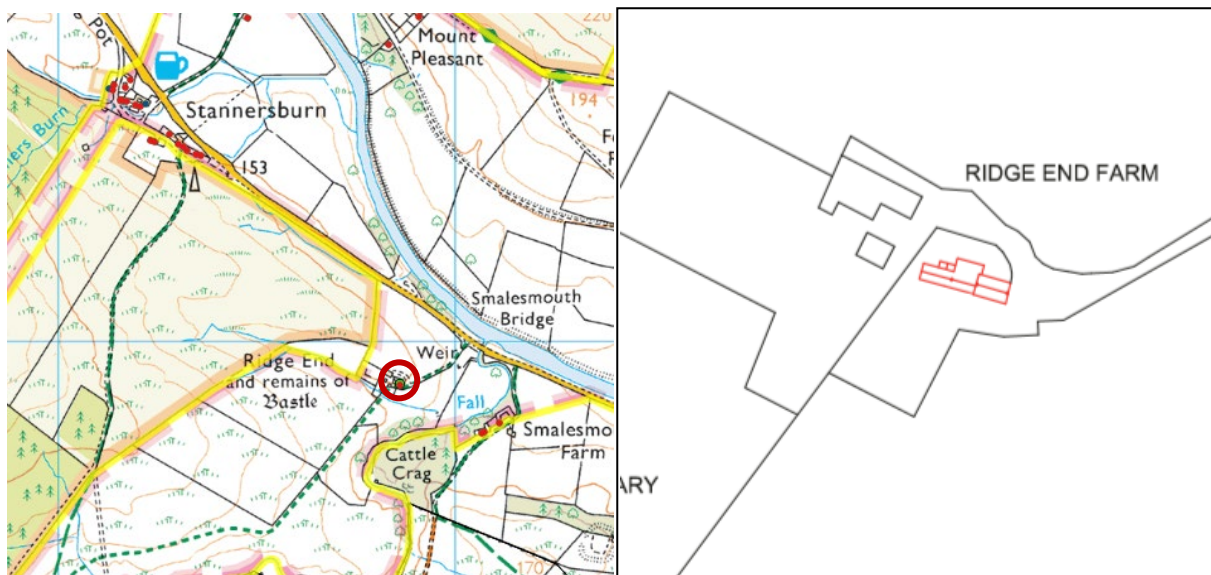


Figure 1: Site Location

The building to which the application relates is Grade II Listed with the listing describing the property as such:

Bastlehouse. C16 extended by wing to left c.1800. Large random rubble with boulder plinth; Welsh slate roof. c.37 ft. x 21 ft. 2 storeys plus attic, 2 bays. Central doorway in C20 porch. Original ground-floor doorway has roll- moulded surround. Ground floor windows are sashes in late C17 double-chamfered surrounds. On 1st floor late C18 or early C19 windows with renewed sashes. One roll-moulded jamb of original 1st-floor doorway remains above door. Gabled roof with flat coping and banded end stacks.



Attached to left a lower 2-bay extension with sash windows. Attached to left of this a 3-bay stable with granary over.

Interior: walls c.50 inches thick.

The application seeks consent for the replacement / alterations of two solid timber doors to the southern elevation of the property. Initially the intention was to replace the existing 'middle door' with a four-panel glazed stable door and the existing Bastle Door with a four-panel glazed full height door. The proposals have been amended during the course of the application with the intention now to install glazing to the existing Bastle Door rather than replacing. The existing 'middle door' will be replaced with a new boarded door with a glazed light. The information submitted in support of the application indicates that the existing doors were installed in 2006 and replacements are sought as the existing doors do not allow daylight into the internal lobbies, requiring the constant use of lighting.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

Northumberland National Park Local Plan

- Policy ST1 *Sustainable Development*
- Policy ST2 *General Development Principles*
- Policy DM14 *Historic Landscape Assets and Built Heritage*

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

05NP0049LBC Listed Building Consent for five rooflights. *Listed Building Consent conditionally granted 21st November 2005*

03NP0015LBC Listed Building Consent for re-opening of doorway to ground floor, enlargement of window to first floor and internal alterations. *Listed Building Consent conditionally granted 24th April 2003;*



- 02NP0052LBC** Listed Building Consent for internal alterations, removal of porch and installation of rooflights. *Listed Building Consent conditionally granted 16th October 2002;*
- 92NP0055LBC** Listed Building Consent for conversion of granary / stables to cottage and formation of one new bedroom, alterations to outhouse to form bathroom and WC, changing exterior double doors to stone wall with new windows. *Listed Building Consent conditionally granted 6th October 1992;*
- 92NP0054** Conversion of granary / stables to cottage and formation of one new bedroom, alterations to outhouse to form bathroom and WC, changing exterior double doors to stone wall with new windows. *Planning permission conditionally granted 6th October 1992.*
- 80NP0004** Change of use from granary to joiner's workshop. *Planning permission conditionally granted 13th March 1980.*

Consultation/Representations

Falstone Parish Council: No objection.

NNPA Historic Buildings Advisor: Initial Objection: It is considered the proposed replacement of solid doors with half glazed doors would take away the solidity of form and robust appearance which the existing doors have and which is a contributory factor towards the significance and special character of this important 16th century Bastle House. The application should be refused:

Further response (9th April 2021): Further Objection: While the revised details for the Bastle door are considered to be acceptable, the revised scheme indicates that the existing middle door, which is currently a vertically panelled timber door is proposed to be replaced with a door which has two solid panels at lower level and four large glazing panes at upper level giving the appearance of a modern kitchen type door which is not appropriate for the front of this important historic building, particularly in such close proximity to the original Bastle house.

Further response (2nd June 2021): No objection: The revised details are now acceptable.

The application has been advertised by means of site and press notices. No representations have been received in response.

Assessment

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. Strategic Policy ST1 of the Northumberland National Park Local Plan adopts a similar presumption in favour of sustainable



development, setting out the criteria and qualities for such development. Relevant to the current application, Part I) of Policy ST1 recognises sustainable development as development which ‘*conserves or enhances the historic environment.*’ The impact of the proposed development on the historic environment is considered in detail below.

Impact on the character 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.*’.

Initial proposals were for the replacement of two solid timber doors to the southern elevation of the property with two 4-pane glazed natural oak doors, the glazed element to be Histoglass D10, with the full specification provided. As the proposals relate to works to a Listed Building, the Historic Buildings Advisor was consulted on the proposals.



Figure 2: Doors as existing (left) and as proposed (right)

The Advisor objected to the proposals as originally submitted noting that the existing door to the original Bastle House is a solid timber door with a Tudor arched top. While the new door would have the same detail but with four glazed panes to the top half, this would give a very modern and less solid appearance to this door, out of keeping with the solidity and defensible character of the Bastle house.



The Advisor further noted that the existing middle door is currently a vertically panelled timber door which would be replaced with a stable door, opening in two halves at a central point, with four glazing panels to the upper half. Whilst noting that a stable door does exist on this elevation, it was advised that that this does not mean a second stable door is acceptable. The middle door is positioned closer to the junction with the original Bastle House and the main Bastle door meaning its alteration would have greater impact upon the significance of the Bastle House. The Advisor also recommended that the doors be painted rather than stained as staining is not a traditional finish.

The Advisor concluded that the proposed replacement of solid doors with half glazed doors would take away the solidity of form and robust appearance of the existing doors which is a contributory factor towards the significance and special character of this important 16th century Bastle House. The requirement for additional light into the hallways was not viewed as a valid reason for causing harm to the significance of the heritage asset. The Advisor requested that evidence be provided of the age of the existing doors and stated that if they are relatively new and in poor condition, then there would be no objection to their replacement with high quality timber doors of the same style as the existing. In summing up, the Historic Building Advisor noted that the proposals as originally submitted would cause less than substantial harm to the significance of an important Listed Building without any public benefit, and as outlined in paragraph 196 of the NPPF, recommended that the proposals as originally submitted should be refused.

In response, the applicant provided revised details showing the installation of glazing to the existing Bastle Door rather than replacing. The middle door would be replaced with a glazed four panel hardwood door with a painted finish. Examples were also provided of other Bastle houses in the region where glazed doors had been installed.

The Historic Buildings Advisor was reconsulted in light of the revised details. Having considered the additional information, while satisfied that the revised details for the Bastle door were acceptable, the Advisor noted that the existing middle door, which is currently a vertically panelled timber door, would be replaced with a door which has two solid panels at lower level and four large glazing panes at upper level. It was noted that this would give the appearance of a modern kitchen type door which is not considered appropriate for the front of this important historic building, particularly in such close proximity to the original Bastle house. It was recommended that a vertically boarded door should be retained and if any glazing is required, this should take the form of a single small-squared pane in the centre of the upper section of the door.

The further comments from the Advisor were provided to the applicant. In response, the applicant provided revised details for the 'middle door' showing a vertically boarded door with a single, glazing panel in the centre of the upper section. Having considered the revised information, the Historic Building Advisor advised that the details are now acceptable and the proposed middle and bastle doors can be accommodated without adversely impacting on the historic character of the building. The proposals are therefore considered to accord with the requirements of Local Plan policy DM14 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 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:

- Application form, received 2nd February 2021;
- Ridge End Location Plan, received 2nd February 2021;
- Site Plan, M648/206 received 2nd February 2021;
- Proposed replacement of doors on the south elevation, Heritage, Design and Access Statement, Spence & Dower LLP, August 2019, received 2nd February 2021;
- Histoglass D10 specification received 2nd February 2021;
- Proposed Door Details, M648 / 207, Rev D received 17th May 2021.
- Photo of Bastle Door, received 22nd February 2021;
- Photo of Middle Door, received 22nd February 2021;
- E-mail from Clare Grundy 30th March 2021 14:28 confirming doors to have a painted finish.

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 and DM14 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 21NP0011LBC
EIA Screening Report

	Signature	Date
Planning Officer	C Godfrey	3rd June 2021
Head of Planning and Policy	<i>Susannah Buylla</i>	7 th June 2021