



DELEGATED DECISION REPORT

Application Reference Number	21NP0017
Description / Site Address	Approval of details reserved by condition no 8 (Lantern Details) of 20NP0053LBC - Listed Building Consent - Conversion of existing storage building into one bedroom accommodation unit. Extension to side to form shower room at Holystone Grange, Holystone, Morpeth, Northumberland, NE65 7AN
Expiry date of publicity / consultations	18 March 2021
Last date for decision	21 April 2021

Details of Proposal

This application provides information required by condition 8 of application 20NP0053LBC under which Listed Building Consent was granted for the conversion of an existing storage building into a one-bedroom unit of accommodation together with an extension to the side to form a shower room at Holystone Grange, Holystone, Morpeth, Northumberland, NE65 7AN

Details have been submitted in order to discharge the following condition of the permission:

- Condition 8 (Full details of lantern light)

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

- 21NP0018** Approval of details reserved by condition no 11 (Lantern Details) of 20NP0047 - Conversion of existing storage building into one bedroom accommodation unit. Extension to side to form shower room. *Decision pending;*
- 20NP0073LBC** Listed Building Consent - Retrospective - Alterations to roof, alterations and replacement of windows, installation of external flue and retaining wall and associated works. *Listed Building Consent conditionally granted 13th January 2021;*
- 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 *Withdrawn;*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

Hepple Parish Council: No objection.

NCC Historic Buildings Advisor: No objection.

Assessment

The principle of the development has already been established as acceptable under application 20NP0053LBC. The subject for assessment here is the acceptability of the details of the proposed lantern light as required by condition 8 of Listed Building Consent 20NP0053LBC.

The full text of condition 8 reads as follows:

Full details of the proposed lantern light (size, materials and colour) should be submitted to the LPA for approval prior to its installation. The lantern light shall be installed in accordance with the approved details.

Reason: *For the avoidance of doubt and to ensure that the historic character of the building is preserved, in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM14, and Chapter 16 the NPPF.*

In order to discharge the condition, the applicant has provided written confirmation that the lantern light is to be an UltraSky with a black powder coated aluminium frame, 2m x 1m with a 25-degree pitch to all sides. A product specification sheet has also been provided.

As the proposals relate to a Listed Building, the Historic Buildings Advisor has been consulted. Having considered the information provided, the Advisor has confirmed the proposed lantern light is sympathetic to both the character of the building and its wider setting and has raised no objections or concerns. It is therefore considered that the proposed lantern light can be accommodated without harm to the character of the listed building and condition 8 can be discharged.

Recommendation

It is recommended that condition 8 of 20NP0053LBC should be discharged, subject to implementation in accordance with the following documents:

- E-mail from Darren Whitfield, 24/02/21 09:56, confirming conditions to discharge and proposed dimensions, received 24th February 2021;
- UltraSky Product Specification Sheet received 24th February 2021;
- Location Plan, Planning Unit 4, Drawing no A362-3-007, Rev A, received 24th February 2021;
- Proposed Plans & Elevations, Unit 4, Drawing No A362-3-009, Rev E, received 25th February 2021.



Background Papers

Application File(s) 21NP0017 & 20NP0053LBC

	Signature	Date
Planning Officer	C Godfrey	9 th April 2021
Head of Planning and Policy	<i>Susannah Buylla</i>	12 th April 2021