



DELEGATED DECISION REPORT

Application Reference Number	21NP0026
Description / Site Address	Approval of details reserved by condition no 8 (Historic Building Survey) of planning permission 20NP0088 - Renovation of cottage with the addition of rear extension and new garage/store. Change of use of agricultural grounds immediately surrounding building to form landscaping areas and vehicle turning at Longback Cottage, West Kirknewton Farm, Kirknewton, Wooler, Northumberland, NE71 6XF
Expiry date of publicity / consultations	13 May 2021
Last date for decision	24 June 2021

Details of Proposal

This application provides information required by condition 8 of planning application 20NP0088 under which planning permission was granted for the renovation of Longback Cottage with the addition of a rear extension and new garage/store. Permission was also given for the change of use of agricultural land immediately surrounding the building to provide landscaping and the provision of a vehicular turning area.

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

- Condition 8 (Historic Building Survey)

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

Northumberland National Park Local Plan

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

- 20NP0088** Renovation of cottage with the addition or rear extension and new garage/store. Change of use of agricultural grounds immediately surrounding building to form landscaping areas and vehicle turning. *Planning permission conditionally granted 8th February 2021.*
- 18NP0111** Restoration of property incorporating former byre and extensions alongside formation of earth sheltered garage and creation of pony paddock *Withdrawn by applicant;*
- 15NP0037** Application for Lawful Development Certificate in respect of residential use of existing dwelling *Certificate of lawfulness granted 3rd July 2015;*

Consultation/Representations

NNPA Historic Environment Officer: Initial Objection (25th May 2021): Further information in the form of a written record required to discharge the condition.

Assessment

The principle of the development has already been established as acceptable under application 20NP0088. The subject for assessment here is the acceptability of submitted Level 1 Historic Buildings Survey as required by conditions 8 of planning permission 20NP0088.

The full text of condition 8 reads as follows:

Prior to the commencement of works to the building, a Level 1 Historic Building Survey of the existing building shall be made and submitted for the approval of the Local Planning Authority.

Reason: *In order to obtain a historic record of the existing building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.*

In order to discharge the condition, the applicant initially provided existing floor plans and elevations of the property along with photographs of its exterior and interior. As the proposals relate to a non-designated heritage asset, the NNPA Historic Environment Officer has been consulted. Having considered the information provided, the Officer initially advised that further information was required to discharge the condition. The Officer advised that a written account of the property was required with the photographs referenced in the text. In response, the applicant provided a revised report which included a written account of the property as per the Historic Environment Officers request. While the Officer has not responded to the further consultation, as it is considered that the revised information adequately addresses the concerns previously raised, the level of detail contained within the Historic Building Survey is now considered to be of a standard which provides an appropriate record of the historic interest of the building and condition 8 can be discharged.



Recommendation

It is recommended that condition 8 of 20NP0088 should be discharged, subject to implementation in accordance with the following documents:

- Application form received 15th April 2021;
- Location site plan, Dwg no. 20/660/04 received 15th April 2021;
- Existing floor plans and elevations, Dwg no. 20/660/01 received 15th April 2021;
- Internal and external photographs received 15th April 2021.
- Longback Cottage, Level 1 Historic Survey, Dobsons Design Ltd, 2021, received 7th June 2021.

Background Papers

Application File(s) 21NP0026 & 20NP0088

	Signature	Date
Planning Officer	C Godfrey	23rd June 2021
Head of Planning and Policy	<i>Susannah Buylla</i>	23/06/2021