



Northumberland National Park

Northumberland National Park Authority,  
Eastburn, South Park, Hexham,  
Northumberland NE46 1BS  
T: 01434 605555 F: 01434 611675

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NE66 4JN"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Extend dwelling into attached barn - change of use.  
Internal remodelling including relocation of stair.  
Rebuild of existing porch, re-using existing materials.  
Replacement of modern window and patio door with windows to match existing.

Has the development or work already been started without consent?  Yes  No

## 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?  Don't know  Yes  No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?  Yes  No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building  Yes  No
- b) Demolition of a building within the curtilage of the listed building  Yes  No
- c) Demolition of a part of the listed building  Yes  No

If the answer to c) is Yes

What is the total volume of the listed building? Cubic metres	<input type="text" value="1120.00"/>
What is the volume of the part to be demolished? Cubic metres	<input type="text" value="12.00"/>

What was the date (approximately) of the erection of the part to be removed?

## 6. Demolition of Listed Building

Month

Year

### (Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The stone entrance porch likely dates from c.1800, but has been badly reconstructed subsequently. It incorporates a stone relief carving of a shepherd.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The porch is not structurally sound, suffers water ingress, and is deteriorating. This is a restoration proposal - the porch will be re-built carefully, using the exact same original materials, and retaining the relief carving in the same position.

## 7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?  Yes  No

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?  Yes  No

### If Yes, do the proposed works include

a) works to the interior of the building?  Yes  No

b) works to the exterior of the building?  Yes  No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?  Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Seventeen supporting documents are attached - drawings and reports.

## 9. Materials

Does the proposed development require any materials to be used?  Yes  No

### Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Stone	Stone - to be reused from existing property and existing local stone pile.
Roof covering	Natural Slate	Natural Slate (re-used)
Windows	timber - stained externally, painted internally	as existing. to be repaired or renovated where possible. Modern replacement windows to be repaired with windows appropriate to the building's age and history
External Doors	painted timber - very poor condition	repaired or replaced painted timber
Ceilings	various: timber panelling. plastered.	all to be repaired and restored with same material finish.

## 9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Internal Walls	Ground Floor - Whitewashed bare stone & bare stone, painted brick, plasterboard, tongue & groove, lime (?) plaster First Floor - plasterboard / lath & plaster / whitewash / wallpaper Barn - bare stone	Ground Floor - Whitewashed bare stone & bare stone, painted brick, plasterboard, lime plaster
Floors	Concrete Quarry tiles Flagstones Timber floorboarding	Concrete where it can't be replaced quarry tiles Flagstones recycled Carpet over timber floorboarding at first floor Exposed floorboards if appropriate
Internal Doors	timber - natural and painted	All doors to be retained where possible. Any replacement doors to be timber, to match existing.
Rainwater goods	black-painted metal	black-painted metal to match existing
Other Internal Stair	timber - very poor condition	New timber stair

Are you submitting additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

### List of Supporting Documents

#### Drawings

Location Plan – Threestoneburn

Kw – 108-RBC-001A-GFP

Kw – 108-RBC-002A-FFP

Kw – 108-RBC-003A-ELE1

Kw – 108-RBC-004A-ELE2

Kw – 108-RBC-005D-GFP

Kw – 108-RBC-006D-FFP

Kw – 108-RBC-007B-ELE1

Kw – 108-RBC-008C-ELE2

#### Reports

Threestoneburn Flood Report

Appendix A – Flood Mitigation for Threestoneburn

Flood Video

Threestoneburn – Design and Access Statement – 2020

Threestoneburn – Project Works List to Listed Building and Heritage Statement

Threestoneburn – applicants cover letter

Threestoneburn House Ecological Impact Assessment

Threestoneburn Drawing Issue List

## 10. Site Area

What is the measurement of the site area?  
(numeric characters only).

0.70

Unit

Hectares

## 11. Existing Use

Please describe the current use of the site

Residential dwelling with attached outbuilding/barn

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 12. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway?  Yes  No
- Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No
- Are there any new public roads to be provided within the site?  Yes  No
- Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

## 13. Vehicle Parking

- Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

## 14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

- Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

## 15. Assessment of Flood Risk

- Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No
- Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 16. Trees and Hedges

- Are there trees or hedges on the proposed development site?  Yes  No

- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

## 19. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government.**

**Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Barn/outbuilding	107	0	159	52
Total	107	0	159	52

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes  No

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 28. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 29. Ownership Certificates and Agricultural Land Declaration

**Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\***

**\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

## 29. Ownership Certificates and Agricultural Land Declaration

- The applicant  
 The agent

Title	<input type="text"/>
First name	<input type="text" value="Reuben"/>
Surname	<input type="text" value="Carrdus"/>
Declaration date	<input type="text" value="16/03/2021"/>

Declaration made

## 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)