

**DESIGN, ACCESS AND JUSTIFICATION STATEMENT INCLUDING  
PLANNING SUPPORT STATEMENT**

**FOR PROPOSED RESTORATION AND CONVERSION OF EXISTING  
STABLES OUTBUILDING TO PROVIDE STUDY, GUEST BEDROOM AND  
ENSUITE AND REMODELLING OF THE EXISTING DWELLING HOUSE**

**AT THREESTONEBURN HOUSE, POWBURN, ALNWICK,  
NORTHUMBERLAND, NE66 4JN**

**PLANNING AND LISTED BUILDING CONSENT APPLICATIONS**

**FOR**

**MR AND MRS CARRDUS**

**MAY 2020**

**JFL/1246**

## **Design, Access and Justification Statement including Planning Support Statement**

### **1. BACKGROUND AND CONTEXT**

1.1 I refer to the enclosed detailed drawings and application forms prepared for the National Park Authority by Mr Kevin White from Hodgson + White Ltd and submitted by the owners. This statement is provided in support of those proposals.

1.2 The proposals are for alterations to the listed farmhouse to provide a newly configured staircase and revised details to the layout. It is also the intention to convert the existing stables outbuilding to an annex to provide a living area and kitchen with shower room and a bed space deck above. There is no proposal for additional extensions.

1.3 This revised application is for a less extensive range of proposals than were previously agreed under applications numbers 08NP0035 and 08NP0036LBC in 2008. We have provided details from those applications for information.

1.4 Originally under application 08NP0035, a structural report from Price Myers Consulting Engineers dated December 2006 was submitted, and Hodgson + White have revisited those details in the light of the current proposals.

1.5 Also provided is a copy of the detailed historical account and Buildings Record of the property and outbuildings prepared by Mr Paul Woodfield in 2008 which is a thorough and true record of the historic asset. That document acts as a basis against which the current proposals should be assessed. A lot of the details now proposed are similar to those proposed under the previous permissions.

1.6 Hodgson + White have prepared a separate updated report "Project Works List to Listed Building and Heritage Statement" that examines the current proposals and assesses any effects on the heritage assets. It is submitted as the Heritage Statement to support the current applications. Reference should be made to those details.

1.7 I have been appointed by the owners Mr and Mrs Carrdus to provide this Design, Access and Justification Statement which includes a supportive planning statement to accompany the applications. This statement covers the details and an assessment of the planning policies affecting the consideration of the proposals as well as reference to Government guidance.

1.8 All these details are submitted as part of the Planning and Listed Building Consent applications.

1.9 The proposals are identified within this document using the descriptions provided by Hodgson + White Ltd, as provided in their document "Project Works List to Listed Building and Heritage Statement." Most of the works relate to repair and renovations and are described in summary under the following headings:

1.10 Main House Ground Floor:

Porch: Repair to internal plaster work

Inner hall: Internal repairs

Lounge: The existing features include an existing modern unsympathetic window in the western elevation and it is now proposed to replace it with a more sympathetic style of new window with side hung casements. It is also intended to replace the style of wood burning stove.

Dining Room: To make repairs including removing the existing Aga range and replacing it with a new wood burning stove and provide access to adjoining barn.

Kitchen: To be kept with minor works.

Entrance Hall and Bathroom: Minor alterations as listed.

#### 1.11 Main House First Floor

Hall/Study Area: new staircase fitted and renovation and provision of roof lights

Bathroom: created from small bedroom with new rooflight and new fittings

Bedrooms 1 and 2: Strengthening floors and provision of new window openings

Bedroom 3: form new partition from existing bedroom 2 to form third bedroom

Attic space: insulate roof space

#### 1.12 Conversion of existing stables outbuilding:

To renovate using existing materials. To provide new study and guest bedroom and separate one bedroomed annex, see the details provided in accompanying report from Hodgson+White Ltd.

1.13 External works and drainage: Re-instate garden areas and new foul drainage system to converted stable block along with new septic tank.

## **2. PROPOSALS....RESPONSE TO PLANNING CONTEXT**

2.1 Threestoneburn House is an 18<sup>th</sup> century grade 2 listed building situated three miles east of the hamlet of Roddam within the Northumberland National Park. The overall area of the site is 3.91 hectares (9.67 acres) with the house and courtyard buildings sitting centrally within it. The existing buildings comprise the main house the adjoining outbuilding, a separate stone stable block across the courtyard, referred to in the past as the old house and a steel dutch barn.

2.2 All structures are predominantly hidden by trees in a natural hollow in the landscape. The trees nearest the house and within the curtilage remain even though the expansive area of woodland to the south and to the north outside the boundaries of the dwelling, have now been removed.

2.3 Those plantations owned by the Lilburn Estates were planted originally by the forestry commission. The area amounted to 567.8 hectares of standing conifers and the intention of the application for consent under EIA (Forestry) (England and Wales ) Regulations 1999, in January 2007 was to remove these trees and replace them with a mosaic of open habitat and riparian native broadleaved by restoring moorland heath and bog land and replacing confers with native broadleaves along the water courses.

2.4 That application was granted on 18<sup>th</sup> August 2011 and a lot of the trees have now been removed and the land is being restored to the moorland heather and bog land with broadleaved woodland along the water courses.

2.5 The main facade of the house faces south and the former farmyard to the north. It was separated from the Roddam estate in 1971 and bought by the previous owner Mr James Wright in 2008 to be restored as a permanent home with careful enhancement of the buildings and surrounding garden.

2.6 Planning permission and listed building consent for a full renovation of the property, conversion of the outbuilding and stable house and a new extension along with amendments to the river channel to prevent flooding were granted under reference numbers 08NP0035 and 08NP0036LBC on 27<sup>th</sup> October 2008. This was after detailed consultation with the officers of the National Parks Authority and other agencies including the Environment agency and English Heritage.

2.7 Only a small portion of the proposed development was carried out but this included the extensive work to the river and provision of flood mitigation.

2.8 The new owners now wish to continue with the renovation programme that includes the conversion of the outbuilding and improvements to the main house.

2.9 These proposals give priority to conserving the existing buildings with the minimum of alterations whilst at the same reducing the overall energy consumption by altering the main fuel used from oil to wood burning stoves and electricity thus making the family property a more sustainable environment for the 21<sup>st</sup> Century.

2.10 The applications are also accompanied by additional supporting information relating to:

- Historic account and building record revised June 2008 from Mr Paul Woodfield, Architect, Building Historian and Archaeologist.
- Update information on the Flood Risk and the works already carried out on site prepared by Reuben Carrdus on 12<sup>th</sup> February 2020 with video of river in flood on 28<sup>th</sup> November 2019 to illustrate that the flood mitigation works are successful.
- This is pursuant to the previous permissions and with reference to the original drawing 06112/101 of the proposed flood risk mitigation works prepared by Abington Consulting Engineers Ltd in May 2007.
- A revised Ecological Impact Assessment dated January 2020.

A brief précis of these reports are provided below to contribute to this Design, Access and Justification Statement but the detailed reports are submitted in full as support documents to the planning and listed building consent applications. If you have any further queries please contact us, the applicants.

## **Historic Account and Building Record revised June 2008 from Mr Paul Woodfield**

2.11 This report was prepared by Paul Woodfield and it accompanied the previous applications 08NP0035 and 08NP0036LBC. A copy of that report is provided as part of the application bundle.

2.12 Mr Woodfield prepared a comprehensive review of the archaeological heritage of the site and the historic role of Threestoneburn house in the cultural landscape as well as providing detailed descriptions of the character and appearance of the house and its outbuildings. He has recorded the detailed character and assessed the various aspects of the historic fabric and the changes made to it. This includes details of the range of outbuildings referred to as Byre Range.

2.13 Threestoneburn House was listed grade II in December 1973. A copy of that list description is provided in Project Works List to Listed Building and Heritage Statement of his report.

2.14 Mr Woodfield's report is provided in full as a true reflection of the historic account and buildings record of the property. These facts have not changed and form the basis upon which the proposed renovation works are judged.

2.15 Hodgson+White Ltd have identified in their Project Works List to Listed Building and Heritage Statement the works being proposed and we have considered the effects of those proposed modifications on the Heritage Assets of Threestoneburn.

2.16 In the previous application Mr Woodfield provided his professional assessment and concluded that the proposals contained in applications 08NP0035 and 08NP0036LBC would not harm those heritage assets. Mr Woodfield has now retired but we have considered the details of the revised scheme in Project Works List to Listed Building and Heritage Statement of the report from Hodgson + White and concluded that these current details would also not harm the heritage assets.

2.17 Their conclusions are that the proposed modifications will also have no appreciable impact on the setting of the archaeological features of the landscape nor on the character of the listed building. We are mindful that paragraph 184 of the NPPF advises that heritage assets "should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

2.18 Within the details of Project Works List to Listed Building and Heritage Statement the character of the heritage asset is noted and the effect of the proposed modifications assessed based on the impact on that asset. The overall conclusions are that the proposed works would not lead to any substantial harm (as advised in paragraph 195 of the NPPF) nor would lead to less than substantial harm (as advised in paragraphs 196 and 197 of the NPPF).

2.19 Overall there is no justification for rejecting the proposed changes to the structure of the house or the conversion of the byre outbuilding and there is no need to impose any archaeological interventions.

2.20 In reaching these conclusions we have also had regard to the advice provided by Historic England Adapting Traditional Farm Buildings – 2017- best practice guidelines. We agree with the advice that “successful adaptive reuse of farm buildings requires an understanding of their significance and relationship to the wider landscape setting and their capacity for change.”

2.21 In promoting the revised applications we are aware of the unique character and have followed the guidance and approach set by the earlier permissions and the scale and form of the conversion and adaptation are directly related to the historic landscape of the area. In designing the scheme, we have evaluated what form of adaptation can successfully conserve character and significance and continued to follow the examples set by the previous permissions.

2.22 In proposing the revised submissions we have had due regard to the capacity of the buildings for change whilst conserving and enhancing the character of the site and its landscape setting, with a high retention of buildings and internal and external features that respect the architectural and historic interest.

### **Flood Risk update February 2020 from Reuben Carrdus**

2.23 In August 2008 Abington Consulting Engineers provided details to the Environment Agency responding to queries relating to possible flooding as a result of changing land use and the rate of run off.

2.24 As part of the previous permission it was agreed that mitigation works of the provision of a flood defence wall and haha which would reroute flood water around the existing dwelling would be provided. These works are shown in the drawing number 06112/102A from Abington Consulting Engineers Ltd provided in Appendix A Flood Mitigation for Threestoneburn to the report provided by Mr Carrdus dated February 2020.

2.25 In his report Mr Carrdus has provided an update on the flood risk and a video of the river in flood on 28<sup>th</sup> November 2019 which shows how the approved mitigation works implemented in 2009/2010 are working.

2.26 Included in the details are photographs of the improved bank heights to the stream, provision of a relief ditch and the clearing of existing ditches and run offs and improvements to the surface water drainage in the yard.

2.27 Mr Carrdus confirms that these works have resulted in no flooding of the existing property or outbuilding. We submit those details to accompany this application and to be forwarded to the Environment Agency as part of the consultation process. If there are any queries from that Agency please refer them to Mr Carrdus and or Hodgson+ White.

### **Ecological Impact Assessment from Budhaig Environmental January 2020.**

2.28 When the previous applications were submitted they were accompanied by an ecological assessment. Given the length of time that has passed since that survey was undertaken we have provided a more up to date assessment and this was carried out by Budhaig Environmental. They prepared the ecological impact assessment in order to assess the ecological impacts of the proposed refurbishment of the existing farmhouse and extension into an adjacent stable block. The report records the ecological interest of the site and identifies any ecological constraints that will need to be taken into account during the implementation of the proposed works. A copy of that report is submitted in full as part of the planning application submission.

2.29 In particular the study has focussed on the need to minimise impacts on protected species and habitats on the property. The report acknowledged the previous surveys on 2008 and 2016/2017 and updating surveys took place in 2019.

2.30 The surveys of 2019 confirmed roosts of common and soprano pipistrelle. Natterer's and other Myotis species were recorded foraging close to the buildings during the surveys but no emergence of those species was noted. As bat roosts are present and will be affected a European Protected Species Mitigation Licence will be required before works can proceed.

2.31 The report recommends mitigation works for the impact on the bats and their roosts and included internal wall shelters to the upper floor of an outbuilding with new bat access into that building, insulated bat boxes within a dutch barn on the site during construction and the restoration of the roost features at wall tops and under roof coverings in the refurbished property.

2.32 The construction footprint will be limited to the site boundaries but there is potential for other protected and notable species to be found on the site including common toad, adder, viviparous lizard and nesting birds. A precautionary working method statement will be in place to prevent harm to those species.

2.33 The attached Ecological Impact Assessment report identifies the potential impacts and suggests the mitigation and enhancement measures proposed to ensure compliance with relevant legislation and the retention and enhancement of biodiversity features in accordance with the NPPF. Particular attention was paid to the proposals for Building B the adjacent single storey stone barn which is to be converted as well as the detailed proposals for the existing main house. Full survey results are provided in the report.

2.34 For the purposes of the planning application the mitigation proposed relates to the most recent survey findings as well as proposed mitigation for the species historically found on the site. Section 6 of the report is an assessment of the effects and the details of the mitigation with recommendations that can be translated to conditions placed on any planning consent. They are intended to reduce the risk of this development to protected species and habitats.

2.35 Section 7 of the report and specifically paragraphs 7.2 and 7.3 provide details of the mitigation and enhancement and those details will be incorporated in the development of the project and subject to the advice and overseeing from qualified ecologists and approval of the local planning authority.

### **3. DESIGN: BUILDINGS AND LANDSCAPE**

3.1 The basic form of Threestoneburn House is very simple being two 5.6m cubes joined together with a central core and adjacent to the existing house is the existing agricultural outbuilding formerly used as stables and other agricultural uses which is to be renovated to bring it into domestic use whilst retaining the agricultural character and scale.

3.2 The scale of the conversion has been carefully balanced to provide modern day living within this rural vernacular core.

3.3 Please refer to the details of the work proposed for each room in the main house the document “Project Works List to Listed Building and Heritage Statement.” In that document we have examined each element to assess the heritage assets and to examine and interpret the proposals in the light of those assets. The conclusions are that no harm would be caused to those heritage assets by the proposals.

3.4 The intention is to provide a seamless envelope to the converted outbuilding that blends with the restoration works in the main house and to provide a study and guest bedroom with ensuite.

3.5 In addition where modern existing features such as the large window in the existing lounge are to be removed a more sympathetic window of smaller scale and more appropriate materials will be used.

3.6 All restoration and conservation works to the house and the converted outbuilding will be carried out by skilled craftsmen and using traditional materials.

3.7 For example some of the existing timber floors have suffered significant deflection underfoot and are proposed to be strengthened with screwed and bonded plywood. Internal walls that need renovation will be lime plastered allowing the structure to breathe. Internally historic features such as doors, fireplaces, door handles window shutters and stone floors will be retained or where necessary carefully renovated.

3.8 Alterations to the agricultural outbuilding include the refurbishment of doors and windows and restoration of external shutters where possible. The roof will be re-slatted to match the existing.

3.9 We would be pleased to discuss specific detailed aspects of the proposals when you have been able to consider the submitted drawings and the details of Appendix 1 Heritage Comments and to provide additional information if required.

3.10 A key aspect to the project is to secure sympathetic restoration and conversion that also ensures the future sustainability of the house. The details provided within the planning application describe the process undertaken to provide improvement to this permanent family home which respects the character and setting of the listed building and its curtilage.



3.11 The opportunity has been taken to restore the features of the listed building and to bring into beneficial use the agricultural outbuilding whilst respecting the historical assessment of the property recorded by Mr Paul Woodfield.

#### **4 PLANNING POLICIES**

4.1 The original Northumberland National Park Local Plan of 1996 contained policies relating to listed buildings, archaeology and conversions.

4.2 Policy C17 dealt with the demolition or partial demolition of a listed building and indicated that this would not be permitted unless there are exceptional reasons why the building cannot be retained in its original or reasonable modified form. The proposals are intended to renovate and re-instate the building to its more original form and any demolition would be minor as discussed in the details provided by Hodgson+White Project Works List to Listed Building and Heritage Statement.

4.3 Policy C18 stated that the Council will protect from damaging development and alterations those buildings which are listed. Policy C18 provided four criteria against which development will be assessed.

4.4 In addition Policy C19 referred to the setting of a listed building and they will seek to ensure that “ development proposals do not adversely affect the setting of a listed building and respect its siting, scale, height, proportions, materials, colour and architectural detailing.” The revised proposals are based on a thorough assessment of those criteria and the advice in the National Planning Policy Framework in relation to the protection and enhancement of listed buildings.

4.5 Part of the proposals involves the conversion of an existing outbuilding to accommodation. Policy C26 of the previous Adopted National Park Local Plan set out 6 criteria which should be met, as well as a requirement to conform with other policies of that Plan. In assessing those criteria for Policy C26: the revised proposals are acceptable because:

- (i) the outbuilding is capable of conversion without substantial rebuilding, as indicated by the 2006 structural survey (criteria a)
- (ii) the building is large enough to accommodate the proposed uses. (criteria b)
- (iii) the proposed conversion is compatible with the surroundings (criteria c)
- (iv) the vehicular access is via a private track which does not affect the visual quality or character of the area (criteria d)
- (v) there would be no provision or renewal or extension of public utilities in a visually intrusive manner (criteria e)
- (vi) the development proposed would preserve the listed building and its setting and features (criteria f)

4.6 Consideration of other previous policies included Policy CD1: This stated that all development proposals in the National Park including alterations and extensions are required to conform with 10 criteria which include being in sympathy with the character of the landscape and not to result in an increased demand for travel.

4.7 Policies CD8, 9, 10 and 12: These policies related to the conversion of farm and other buildings to residential use. The conversion of the outbuilding will be in support of the existing main dwelling house.

4.8 The original adopted Local Plan was revised and amended by the Local Development Framework Core Strategy and Development Policies adopted in March 2009. Those policies are examined below.

4.9 The vision of that plan is that the “Northumberland National Park Authority will be proactive, innovative and forward looking working towards a National park with thriving communities and a sustainable local economy grounded in its special qualities, including a richness of cultural heritage and biodiversity, a true sense of tranquillity and a distinct character associated with a living, working landscape, in which everyone has an opportunity to understand, enjoy and contribute to those special qualities.”

4.10 The current proposals would allow for the richness of the heritage and natural features to be preserved and enhanced supported by the ability of the owners to both live and work from their home.

4.11 This would be in complete accord with the vision and ensure that Threestoneburn House and its environs retains its role as part of the sustainable landscape.

4.12 The proposals would also work with the aims of the National Park to preserve the historical legacy and helping to meet the social and economic needs of the people who live in the park.

4.13 To allow the proposals will assist in the achievement of Policy 1 the delivery of sustainable development and make efficient use of land, materials and infrastructure as well as promoting the economic and social well being of the owners by enabling them to improve their property and bring existing buildings back into use that is thus conserving the history of the area.

4.14 The details provided in the planning and listed building consent application support the criteria identified within Policy 1 and provide the details required which fulfils the need of a Sustainability Statement by demonstrating the extent to which the proposals:

- a) conserve and enhances the special qualities of the National Park
- b) make efficient use of land, materials and infrastructure
- e) reduces the causes and impacts of climate change, particularly by maximising renewable energy generation and energy efficiency in buildings
- f) demonstrates high quality design and sustainable construction
- k) prevents inappropriate development in areas which are at risk of flooding or which contribute to the risk of flooding.

4.15 Policy 3 advises on General Development Principles: “all new development must uphold and promote the principles of sustainable development; new development will be permitted when certain sets of criteria are met” and these include:

- conserve and enhance the special qualities of the National Park
- high quality sustainable design and construction which protects and enhances local character and distinctiveness through the careful integration with the existing built form. This encompasses a series of criteria
- the proposal supports the well being of local communities and complies with the criteria required

4.16 Under Policy 5 general location of new development: “in the Open Countryside development will be limited to the reuse of existing buildings” and provided it would conserve or enhance the special qualities of the national park...

4.17 Policy 7 relates to the conversion of buildings outside settlements and conversion of outbuildings capable of conversion. This proposal is to support the local needs of the existing residential occupiers and as an extension to the main family home it should be supported under this policy.

4.18 The proposed renovations to the main house and conversion of the outbuilding as an extension to that property will be in accordance with both adopted policies 5 and 7.

4.19 Policy 10 requires that all new residential development will be restricted in perpetuity to that required for people meeting the local need criteria. The proposed improvements to this existing dwelling and the conversion of the outbuilding will not be in conflict with this adopted policy, as the intention is not to create a second or holidays home. It is already the main home of the applicants.

4.20 The proposals will not adversely affect biodiversity interests within the National Park as identified under Policy 17 and the ecological report submitted as part of the planning submission provides details of mitigation works that will be provided to support the identified species and their habitats.

4.21 Policy 18 refers to conserving, enhancing and promoting cultural heritage which includes giving protection to listed buildings. The works proposed will respect and enhance that integrity.

4.22 Policy 27 relates to water and flood risk and “all development should make the most efficient use of water ....take appropriate measures to mitigate flood risk” The details now submitted regarding the flood risk and confirmation of the implementation and success of the mitigation strategy now carried out on site is in accordance with Policy 27.

4.23 The Policies of this Core Strategy now supersede policies C17, C18,C19 C26,CD1, and CD8, 9, 10 and 12 of the adopted Local Plan 1996 which have been described in paragraphs 4.1 to 4.7 above although the Core Strategy Policies reflect the advice and intentions of those earlier adopted policies.

4.24 In September 2017 the Northumberland National Park Authority released a revised Local Plan for 2017 to 2037. This plan has now been through several consultation stages and an examination by an Inspector. It is now to be placed on deposit to consider final modifications from Tuesday 17<sup>th</sup> March to Tuesday 5<sup>th</sup> May 2020. When formally adopted its policies will replace the Core Strategy and Development Policies document.

4.25 The following policies are relevant to the proposals. Comments on these are provided below to bring the policy assessment up to date.

4.26 The vision of the new Local Plan 2017 -2037 is based on the 2016 agreed National Park Management Plan which states “Northumberland National Park will be a truly welcoming and distinctive place, easily accessible to all. Its inspiring and changing landscapes, characterised by open spaces, tranquillity, diverse habitats, geology and rich cultural heritage, will be widely recognised and valued. The living working landscape will contribute positively to the well-being of the thriving and vibrant communities in and around the Park.”

4.27 The proposals will support the rich cultural heritage and contribute to the living working landscape and add to the well being of the current occupiers. It would support the spatial objectives of this emerging new Local Plan including supporting local sustainable development that will improve the National Park as a high quality place to live, work and visit.

4.28 Policy ST1 refers to sustainable development which supports development that achieves or does not prejudice achieving a set of criteria. These criteria include:

- a) making the National Park a high quality place to live and work
- b) reducing the need to travel
- g) making efficient use of land and infrastructure, in particular by prioritising the use of previously developed land and buildings
- k) avoiding increasing flood risk and allows for the natural drainage of surface water

4.29 Policy ST2 refers to General Development Principles which sets out the circumstances in which development will be permitted. The details include conserving the special qualities of the National Park, having high quality design, details of any proposal to be compatible with the existing buildings and the local built form and are located in an area which is at a low risk of flooding. The proposals at Threestoneburn will be in accordance with these circumstances.

4.30 Policy DM2 Householder Development advises that “ Proposals for development within the domestic curtilage of a dwelling should take full account of the character of the local area and the special qualities of the National Park”

4.31 Development will be permitted where the proposals meet three criteria relating to:

- a) scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape
- b) development does not unacceptably affect the residential amenity
- c) any extension to be subservient to the main building.

4.32 In the case of existing outbuildings and the development of new outbuildings the following criteria must also be met:

- a) the outbuilding should be required for purposes incidental to the residential use of the main dwelling
- b) any new or extended outbuilding should be proportionate in size
- c) new outbuildings should be appropriately sited in relation to the existing built development on site.

4.33 The proposed works of renovation for the main house and the conversion of the existing outbuilding will fully comply with the criteria of policy DM2.

4.34 Policy DM6 Conversion of buildings includes proposals for conversion of buildings in open countryside subject to 6 criteria and if for purposes incidental to the residential use of the dwelling, where the building is within the immediate curtilage of an existing dwelling. This is the case for the application proposals.

4.35 Policy DM10 Habitats, Biodiversity and Geodiversity advises that all developments should maintain and where appropriate enhance features of ecological value...and maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park. It also encourages maintaining and where appropriate enhancing existing wild life connections and landscape features.

4.36 The proposals will maintain the ecological features and enhance them by careful provision of improvements to the habitats of various species as identified in the Ecological Impact Assessment provided by Budhaig Environmental that accompanies the submissions.

4.37 Policy DM14 Historic Landscape Assets and Built Heritage advises that development affecting historic landscape assets of the National Park will be required to conserve and enhance landscape quality and character.

4.38 The advice is provided 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.” Proposals would be assessed following a set of 6 criteria that reinforce the distinctive qualities and respect the integrity of the form of historic settlements. The proposals described in the applications will respect those requirements.

4.39 We have examined the extant and emerging policies and concluded that the proposals the subject of this planning and listed building application will not harm those policies nor be in conflict with their advice.

#### **National Planning Policy Framework (NPPF) February 2019**

4.40 This provides advice which reflects the needs and priorities of communities and the need to provide sustainable development.

4.41 Paragraphs 7 and 8 advise that there are three dimensions to sustainable development, economic, social and environmental and that these three overarching objectives are interdependent and need to be pursued in mutually supportive ways.

4.42 The proposals at Threestoneburn House will support these three objectives and will provide positive improvements to the fabric of the buildings and also to the quality of life for the owners.

4.43 Paragraph 11 advises that the local authority should approve development proposals that accord with an up to date development plan without delay. Our examination of the policies of the extant and the emerging development plan in the above paragraphs indicates that the proposals will be in accordance with those development plan policies and we invite the National Park authority to approve the applications subject to suitable conditions.

4.44 Paragraph 77 supports the sustainable development of housing in rural areas and advises that “in rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”

4.45 Paragraphs 83 and 84 support a prosperous rural economy by the conversion of existing buildings and well designed new buildings and supporting the use of previously developed land.

4.46 We have examined the advice provided under section 11 making effective use of land and paragraph 118 of that section and section 15 Conserving and enhancing the natural environment, We conclude that the proposals will contribute to that enhancement whilst minimising impacts on biodiversity.

4.47 We also considered the advice provided under section 16 Conserving and enhancing the historic environment and included as part of the application details of the historical account and building record by Mr Paul Woodfield and an assessment of how the proposals would effect the heritage assets identified in Project Works List to Listed Building and Heritage Statement Heritage Comments on the proposed modifications to Threestoneburn House and Ancillary buildings prepared by Hodgson+White.

4.48 In that report they assessed the nature of the heritage assets and examined any effect the proposals might have upon them. The proposals bring these assets to a viable use consistent with their conservation and the proposals will make a positive contribution to local character and distinctiveness, as advised under paragraph 192 of the NPPF.

4.49 It is our conclusions that the proposals will not result in any substantial harm to those heritage assets and will make a positive contribution to the character and setting of the dwelling and outbuilding.

## **5 SUSTAINABILITY**

5.1 Within this Design, Access and Justification Statement and planning support statement there is consideration of the sustainability aspects of the project.

5.2 In association with this application is also provided an updating report on the drainage and flood risk aspects and an updated an ecological and environmental statement relating to ecology and habitat. Both these reports have been written from the background set in previous reports and assessments carried out in 2008 and then updated to the present.

5.3 Our clients intend to:

- Use locally sourced and renewable materials wherever possible
- Use very high insulation values
- Include low energy light fittings
- Encourage biodiversity and employ sustainable land management techniques
- Use composting and the recycling of waste

## **6. ACCESS AND INCLUSIVITY**

6.1 The external surfaces of the existing access and courtyard will be repaired as necessary with materials suitable to the location and purposes. These areas will be designed to allow easy access.

6.2 The alterations to the existing dwelling and conversion of the outbuilding to living accommodation will accord with the requirements of Part M of the buildings regulations wherever possible.

## **7 CONCLUSIONS**

7.1 In conclusion we trust that we have provided above full consideration of all the pertinent points that would lead the Council to conclude that the proposals are acceptable and can be recommended for permission because they are in accordance with adopted and emerging policy.

7.2 We look forward to meeting you to discuss these details perhaps when you are ready to carry out your site visit and if you have any further queries please do not hesitate to contact either myself or the applicants.

Jennifer Lampert  
on behalf of Mr and Mrs R Carrdus

Address for emailed letter

Jennifer Lampert Associates Ltd  
Apt 5 Pincombe Court  
Buckingham Close  
Exmouth  
EX8 2JB  
Devon

Telephone [REDACTED]

Mobile  
Email

[REDACTED]  
[REDACTED]