



# Northumberland County Council

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## Conservation-Ecology-Archaeology

### MEMORANDUM

**To: Colin Godfrey, Planning Officer**  
**From: Val Robson, Building Conservation Officer**

**Date: 4/6/2021**

**Reference: 21NP20027 & 21NP0028LBC**

**Proposal:** Internal and external works to accommodate extension of property into attached stables and change of use of attached outbuilding to provide self-contained unit of ancillary residential accommodation. Rebuilding of existing porch. Internal remodelling including relocation of stair. Replacement of modern window and patio door with windows to match existing

**Address:** Threestoneburn House, Powburn, Alnwick, Northumberland, NE66 4JN

### Significance

Threestoneburn House is a grade II listed building dating from the mid 18th century of random rubble with large irregular quoins and a Welsh slate roof.

### Legislative Framework and Policy

In providing comments on applications Building Conservation has regard to Section 16 (2) and Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which advise that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In addition, the NPPF is a material Planning consideration in the assessment of the application.

Section 12 of the 2018 NPPF is about achieving well-designed places.

Paragraph 124 of section 12 advises that the creation of high quality buildings and

places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of section 12 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

In addition, Section 16 (Conserving and enhancing the historic environment) of the 2018 NPPF is a material Planning consideration in the assessment of the application.

Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 194 advises that 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.

Paragraph 195 advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets 2015 should also be taken into consideration in the assessment of this proposal.

## **Assessment of Development Proposals**

**The proposed works can be categorised as follows :**

## **A. Ground Floor**

### **1. Porch**

The porch is to be carefully demolished, retaining for re-use slate and stonework. The porch is to be re-built on the same footprint to match existing with new cavity wall structure re-using stonework externally including for re-positioning the stone shepherd above the door opening, including for stone step at door threshold, and new insulated concrete floor finished with stone paving to reclaimed from existing porch. New roof trusses to be formed, with pitch to match existing and finished with reclaimed slate and second hand slate to match existing. Finish ridge with reclaimed stone ridge tiles all as indicated on drawing. • Plasterboard + skim finish to walls + ceiling • New timber 4 panel door and frame to match original style to new central opening (maintaining original door opening width)

**Building Conservation raise no objections to the proposed works, as the porch is a later addition to the main house, subject to the mortar used for the rebuilding of the porch being an NHL 3.5 lime mortar.**

### **2. Inner Hall**

Re-hang existing ledged and braced door into dining room • Repair internal plasterwork where required.

**Building Conservation raise no objections to the proposed works. Any new plaster should be lime plaster.**

### **3. Lounge**

Supply and fit new first floor joists support beam below existing joists to position indicated on drawings (size of beam to be determined by structural engineer) If a steel beam is required, fire protect + clad with timber (oak or similar approved) • Carefully remove existing woodburning stove, and replace with new stove, type and output to be agreed with client + line existing flue • Remove existing west facing window frame • Build up part of existing opening detailed above to form new window opening from random stone internally and externally to match existing, with stone reclaimed from other proposed new slappings / openings. Supply and fit new stone quoins + lintel + sill to match existing dimensions, colour, tooling, etc. • Supply and fit new dressed timber sash and case window pair with timber mullion + internally window sill + shutters all to match existing, styles within room.

**Building Conservation consider that further details of the proposed support beam should be submitted and approved before first use on site. Such details should**

be supported by a structural engineers report and the use of a timber beam is the preferred option.

Building Conservation raise no objections to the removal of the large unsympathetic window to the west elevation. Large scale details of the proposed replacement window, which should be a vertically proportioned timber sliding sash window with a painted finish should be submitted and approved before first installation on site. In addition a photograph of a sample panel of the proposed infill stone (with lime mortar) and the lintels and cills should be submitted and approved before works commence on site.

#### 4. Dining Room

Supply and fit new first floor joists support beam below existing joists to position indicated on drawings (size of beam to be determined by structural engineer) If a steel beam is required, fire protect + clad with timber (oak or similar approved) • Repair existing defective area of plasterwork to internal wall between dining room and hall / kitchen • Remove existing external patio doors and frames and steps from former window opening position. Build up part of existing opening detailed above to form new window opening from random stone internally and externally to match existing, with stone reclaimed from other proposed new slappings / openings. Supply and fit new stone sill to match existing dimensions, colour, tooling, etc. • Supply and fit new dressed timber sash and case window pair with timber mullion + internally window sill + shutters all to match existing • Slap and form new opening through existing +650mm thick masonry wall between dining room and former stables, opening to be 1200mm wide x 2100mm high + lintel over, retain stone work for re-use elsewhere + random stone finish to both jambs to match existing bare stone walls in dining room. Provisionally use concrete lintels + clad visible areas with oak timber or similar approved • Remove existing oil fired Aga from recessed fireplace opening. Replace with Esselronheart type woodburning stove or similar approved to agreement with client

**See above comments re support beam and plasterwork. No objections are raised to the removal of the existing french windows and the restoration of this opening to a more sympathetic scale with the use of random stone both internally and externally, provide a new sill and a new dressed timber sash and case window of appropriate proportions. Large scale details of the proposed new window should be submitted and approved before any works commence. The creation of a single width opening through to the former stables is acceptable subject to the submission of a report from a structural engineer that this is possible without damaging the structural integrity of the building.**

#### 5. Hall

Remove existing non loadbearing timber partition wall from between hall and kitchen,

make good walls, floor + ceiling as necessary • Take down and remove existing staircase + enclosure, including door and frames etc • Form new timber partition wall + new door to newly enlarged kitchen • Supply and fit new dressed timber purpose made staircase including handrail and balustrades

**This part of the building lies within an outshut at the rear of the main house on the farmyard side beside the present rear entrance. The staircase is a fairly recent addition (relocated from the living room in 1925) and the proposals include the removal of that staircase and the provision of a new staircase in the reconfigured kitchen. Building Conservation raise no objections to these proposals, subject to the submission of large scale details of the staircase before first installation.**

## **6. Kitchen**

Frame up existing door opening from entrance hall with an insulated timber frame and plasterboard with skim finish, with recessed area belonging to the kitchen and containing the fridge/freezer • Repair works to walls, floor and ceiling following removal of existing partition walls and kitchen units etc. • Remove existing kitchen units including sink etc and supply and fit new kitchen, layout provisionally as indicated on drawing but subject to change following creation of space and new staircase location • Allow for the supply and fitting of a new mechanical extractor fan outlet out through existing masonry wall fitted with a grille (colour black)

**Building Conservation raise no objections to these proposals subject to any plaster being lime plaster. Details of the location and appearance of the grille to the extractor fan outlet should be submitted and approved before first installation on site. This should be a black metal grille.**

## **7. Entrance Hall + Utility + Shower Room**

Remove existing partition walls including door and frame to former bathroom • Form new timber partition wall + door to create shower room • Supply and fit new WC + wash hand basin + shower tray and screen to shower room • Form new cupboard with door provisionally housing new hot water tank • Form new worktop area for washing machine + sink + cupboard • Supply and fit new 560 x 980mm Velux conservation rooflight with glazing bar to roof, making good plasterwork internally and slate externally • Replace existing rotten door + frame with new external timber door + frame painted a suitable colour to style as indicated on drawing • Allow for the supply and fitting of a new mechanical extractor fan outlets out through roof from both shower room + entrance hall / utility fitted with a slate vent externally.

**Building Conservation raise no objections to these proposals subject to large scale details of all new doors to be submitted and approved before first installation on site.**

## **B First Floor**

### **1. Hall / Study Area •**

Supply and fit new dressed timber purpose made staircase including handrail and balustrades • Carry out necessary structural works to floor to create new stairwell opening + infill existing staircase opening in floor, finishing floor with 22mm thick T&G flooring and making good below with plasterboard with a plaster skim finish • Build up existing low level window with random stonework to match existing set back from edge of existing stone wall to define opening • Allow for supply and fitting of replacement rooflight to existing position using new 560 x 980mm Velux conservation rooflight with glazing bar to roof, making good plasterwork internally and slate externally as required • Allow for supply and fitting of two number additional rooflights to positions indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof, making good plasterwork internally and slate externally as required

**See previous comments re staircase. Large scale details of the proposed new window should be submitted and approved before first installation on site. All new rooflights should be Conservation vertically proportioned flush fitting rooflights. The exact number and position of the proposed rooflights should be submitted and approved before first installation on site.**

## **2. Bathroom**

Allow for supply and fitting of replacement rooflight to existing position using new 560 x 980mm Velux conservation rooflight with glazing bar to roof, making good plasterwork internally and slate externally as required • Allow for the supply and fitting of a new mechanical extractor fan outlet out through roof fitted with a slate vent externally • Allow for supply and fitting of new sanitary fittings including bath with shower over, WC and wash hand basin + all necessary pipework, both water and waste pipes (connected into existing system)

**See previous comments re rooflights and plaster.**

## **3. Bedroom 1**

Repair internal plasterwork where required

**See previous comments re plaster.**

## **4. Bedroom 2**

Remove existing door and frame, make good walls, floor and ceiling as required • Slap and form new window opening sized to match existing and other new openings detailed previously random stone externally to match existing, with stone reclaimed from other proposed new slappings / openings. Supply and fit new stone quoins + lintel + sill to match existing dimensions, colour, tooling, etc. Make good timber strapping + plasterwork to walls internally around opening • Supply and fit new dressed timber sash and case window pair with timber mullion + internally window sill + shutters all to match existing • Form new partition walls to create two bedrooms within existing single

bedroom space, including for new door, frames, etc • Repair internal plasterwork where required

**See previous comments re details of new windows, plasterwork, doors etc.. Large scale details of new door frames and new shutters should also be submitted and approved before first installation on site.**

### **5. Bedroom 3**

Form new partition walls to create two bedrooms within existing single bedroom space, including for new door, frames, etc • Repair internal plasterwork where required.

**See previous comments re new doors, frames and plasterwork**

### **6. Attic Space**

Attic area above main roof of two storey house to be fully insulated with 250mm thick mineral wool insulation laid between and over the roof joists.

**Building Conservation raise no objections to this proposal**

### **C Stables Building + Bothy Building**

Carefully remove and retain for reinstatement existing ridge tiles • Carefully remove and retain for re-use together with second hand slates to match existing slate roof finish from building • Allow for raking and re-pointing with suitable lime rich mortar mix in small areas existing external random stone walling as required / instructed • Allow for removing existing partition walling from within stables • Allow for removing existing roof sheet covering from within building. Specialist to check that existing sheeting is not asbestos prior to removal • Check and where possible retain in position all existing roof timbers • Excavate earth that is against the existing stone walls of the stable / bothy and return to original levels to discharge the need of a tanking system to the walls and floor

**Building Conservation raise no objections to the proposed works subject to details of the extent of the removal of partiiton walling in the stables being submitted for consideration. This should be kept to a minimum and should be supported by a structural survey to ebsure that the structural stability of the building would not be compromised. A photograph of a sample area of repointing, which should be undertaken using NHL 3.5, should be submitted for approval before any further repointing works are undertaken.**

**It is proposed to utilise existing window and door openings and large scale details of all new windows and doors should be submitted and approved before first installation on site. All new windows should be recessed by approximately 100mm within their openings, should be timber with a painted finish and should not incorporate trickle vents. The windows to the stable should be in a style to match the agricultutal character of the building. The refurbishment of existing**

**windows and doors is to be welcomed.**

**All new windows should have a painted finish and not a stained finish as mentioned in the submitted report. A paint finish represents a much more traditional approach and is more durable,.**

### **1. Passage •**

Remove existing defective window and replace with new dressed timber sash and case window to existing opening + new internal sill, etc • New insulated timber partition walls + doors + frames + architraves + skirtings, etc • New insulation and plasterboard with plaster skim finish to ceilings • New insulated timber strapping to external walls • New dpm on to top of existing concrete / stone / rubble floor surface • Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation dependent upon difference in floor level between stables and house (dining room).

**Building Conservation raise no objections to these proposals subject to large scale details of new windows and doors. Insulation to walls should take place in accordance with Historic England's guidance**

<https://historicengland.org.uk/images-books/publications/eehb-insulating-solid-walls/>

### **2. Study**

New insulated timber partition walls + doors + frames + architraves + skirtings, etc • New insulation and plasterboard with plaster skim finish to ceilings • New insulated timber strapping to external walls • New dpm on to top of existing concrete / stone / rubble floor surface • Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation dependent upon difference in floor level. • Allow for supply and fitting rooflight to position indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof • Remove existing small door from opening to north facing wall and supply and fit new side hung dressed timber casement window to style as indicated on drawings, finished with stain to match / agreement

**Building Conservation raise no objections to these proposals. See previous advice re doors, frames, insulation and Conservation rooflights.**

### **3 Guest Bedroom •**

New insulated timber partition walls + doors + frames + architraves + skirtings, etc • New insulation and plasterboard with plaster skim finish to ceilings • New insulated timber strapping to external walls • New dpm on to top of existing concrete / stone / rubble floor surface • Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation dependent upon difference in floor level. • Allow for supply and fitting rooflight to position indicated using new 560 x 980mm Velux



conservation rooflight with glazing bar to roof • Remove existing timber door and frame from opening and supply and fit new dressed timber door, half glazed and frame to opening (provisionally to style as indicated on drawings)

**Building Conservation raise no objections to these proposals. See previous advice re doors, frames, insulation and Conservation rooflights.**

### **3. En-suite •**

New insulated timber partition walls + doors + frames + architraves + skirtings, etc • New insulation and plasterboard with plaster skim finish to ceilings • New insulated timber strapping to external walls • New dpm on to top of existing concrete / stone / rubble floor surface • Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation dependent upon difference in floor level. • Allow for supply and fitting rooflight to position indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof • Allow for the supply and fitting of a new mechanical extractor fan outlet out through roof fitted with a slate vent externally • Allow for supply and fitting of new sanitary fittings including shower tray, WC and wash hand basin + all necessary pipework, both water and waste pipes (connected into new foul drainage system)

**Building Conservation raise no objections to these proposals. See previous advice re doors, frames, insulation and Conservation rooflights.**

### **4. Bothy Building**

Retain in position existing king post trusses and roof timbers following inspection. New insulated timber partition walls + doors + frames + architraves + skirtings, etc • New insulation and plasterboard with plaster skim finish to ceiling • New insulated timber strapping to external walls • New dpm on to top of existing concrete / stone / rubble floor surface • Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation provisionally 120mm thick • Allow for supply and fitting of 6No.new rooflights to positions indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof (including 2 No. over the bed deck) • Allow for the supply and fitting of a new mechanical extractor fan outlets out through wall fitted with a grille (black) externally from Kitchen and shower room • Allow for supply and fitting of new sanitary fittings including shower tray, WC and wash hand basin + all necessary pipe work, both water and waste pipes (connected into new foul drainage system) • Slap and form new window opening sized as indicated on drawings with random stone externally to match existing. Supply and fit new stone quoins + lintel to match existing dimensions, colour, tooling, etc. • Supply and fit new dressed timber sash and case window + internally window sill to match existing styles. • Supply and fit new kitchen, layout as indicated on drawing • Remove existing timber door and frame from opening

and supply and fit new dressed timber door and frame to opening (provisionally to style as indicated on drawings) • Remove existing small door from opening to north facing wall and supply and fit new side hung dressed timber casement window to style as indicated on drawings, finished with stain to match / agreement • Supply and fit new woodburning stove on hearth within Bothy, type and output to agreement of client • Supply and fit new stainless steel flue pipe to woodburning stove out through ridge of roof with lead flashing at roof intersection • Supply and fit new dressed timber purpose made staircase including handrail and balustrades • Carry out necessary structural works to create new bed deck floor structure as indicated, insulation between joists and finishing floor with 22mm thick T&G flooring and making good below with plasterboard with a plaster skim finish • Supply and fit handrail and balustrades to client's approval to open edge of bed deck over living area within bothy

**Building Conservation consider that the amount of rooflights appears to be excessive and should be rationalised. Details of the exact design and location of the extractor outlet grilles, which should be black metal, should be submitted and approved before first installation on site. Advice re new windows and doors given in report above. Exact details of the proposed flue pipe, including position, height and diameter, should be submitted and approved before first installation on site. This flue pipe should be painted black. Details of new staircase to be installed should be submitted and approved before first installation on site.**

## **E External Works**

**The removal of the existing oil tanks is to be welcomed as these are very visually intrusive in their current location. No objection is raised to any of the other proposed external works**

## **Conclusion**

Building Conservation consider that the proposals are acceptable and will achieve a significant improvement in the current condition of the building and will help to enhance its significance as an important heritage asset.

**Val Robson  
Building Conservation Officer**