



DELEGATED DECISION REPORT

Application Reference Number	21NP0027
Description / Site Address	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 at Threestoneburn, Powburn, Alnwick Northumberland NE66 4JN
Expiry date of publicity / consultations	18 May 2021
Last date for decision	21 June 2021 (Extension agreed to 19 th August 2021)

Details of Proposal

This application is seeking approval for the alteration and change of use of buildings at Threestoneburn House. Threestoneburn House is located in an isolated open countryside location approximately 7km to the south of Wooler. The site is accessed via an unclassified road which runs in a westerly direction from the C54 at Calder to the property.

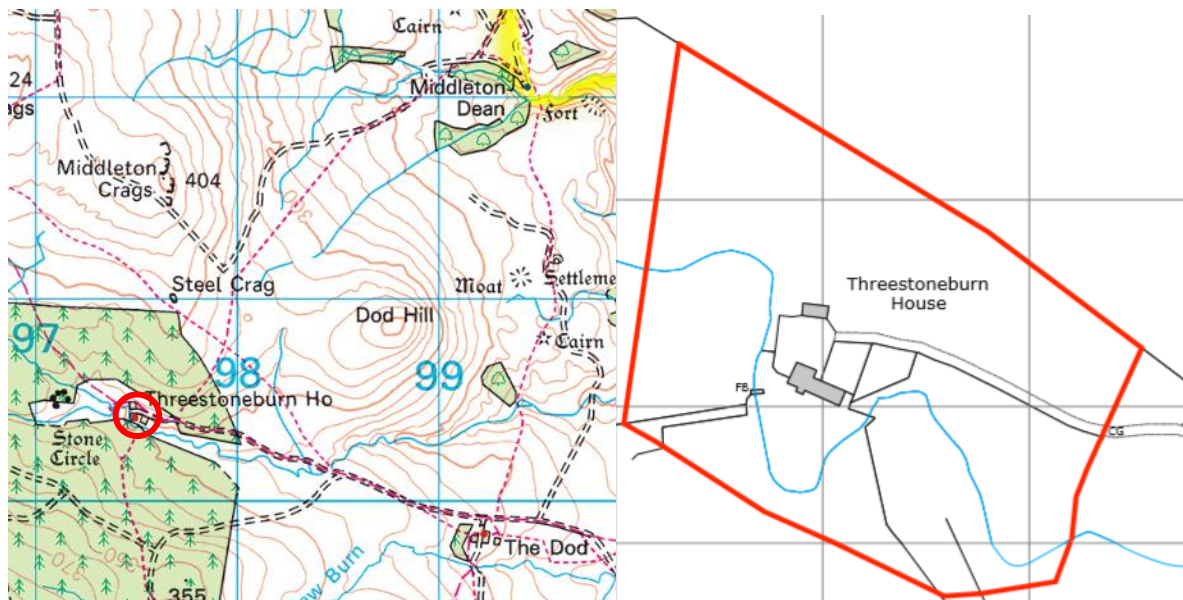


Figure 1: Site Location

Threestoneburn House is a traditional stone and slate property which is Grade II Listed with the full listing details provided below:

House. Probably mid-late C18 with alterations. Random rubble including large irregular quoins. Welsh slate roof.

2 storeys, 3 bays with single-storey byre and stable attached to right.

Central 6-panelled door with fanlight and round-arched raised surround in gabled stone



porch. C18 relief carving of shepherd, dog and sheep, above door. Window to left of door has paired 4-pane sashes in raised surround. Similar window to right of door now a french window.

Two 1st-floor windows with pointed-arched heads and 8-pane sashes with radiating glazing bars in the heads.

Rebuilt hipped roof with rebuilt brick ridge stack.

Single-storey addition to right has 2 boarded doors and 6-pane casement to former stable.

Interior has one early C19 fireplace with fluted surround, 6-panelled and boarded doors, and old beams.

The proposed works involve the demolition and rebuilding of a new porch on the footprint of the existing to the southern elevation of the building. The stone and slate from the existing porch are to be used in the rebuild. The supporting information indicates that these works are required to improve the insulation and structural integrity of the porch. It is also proposed to knock through from the existing dwelling into the attached stables to provide additional residential accommodation comprising a guest bedroom and study. A further outbuilding attached to the stables is also to be converted into a self-contained unit of accommodation comprising a living area / kitchen and shower to the ground floor with a deck providing a bedroom above. All of the conversions are to provide accommodation ancillary to the main residential use of the house.

In addition to the rebuilding of the porch, externally it is proposed to i) replace some of the windows and doors to each elevation in existing openings; ii) install a new window to the west elevation at first floor level; iii) install / replace rooflights to the north and south elevations; iv) install a new flue to the converted outbuilding and v) fill an existing window opening with random stone to the north elevation. None of the proposals would result in a change to the floor area or form of the building.

In addition to the above, various internal works are also proposed. While these works do not require planning permission, Listed Building Consent is being sought under application reference 21NP0028LBC.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (July 2021)

National Planning Practice Guidance

Northumberland National Park Local Plan

Policy ST1 *Sustainable Development*



Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM2	<i>Householder Development</i>
Policy DM6	<i>Conversion of Buildings</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>
Policy DM15	<i>Archaeological Heritage</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)
NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

- 21NP0028LBC** Listed Building Consent - 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. *Decision pending*
- 08NP0036LBC** Listed Building Consent in respect of proposed restorations, conversions and extension to dwelling house and outbuildings and erection of new building for garage and demolition of parts of existing extensions and dog kennels. *Listed Building Consent conditionally granted 24th October 2008;*
- 08NP0035** Proposed restorations, conversions and extension to dwelling house and outbuildings and erection of new building for garage and demolition of parts of existing extensions and dog kennels. *Planning permission conditionally granted 24th October 2008;*

Consultation/Representations

NCC Highways: No objection: No issues arise from the proposals.

NCC Public Protection: No response

NCC Historic Buildings Advisor: Supports the proposals: Subject to a comprehensive suite of conditions and rationalisation of the proposed rooflights to the bothy.

Environment Agency: No response



NNPA Ecologist: No objection: Subject to the mitigation detailed within the Ecological Impact Assessment being conditioned and additional swallow nest cups provided within the Dutch Barn.

NNPA Access & Recreation Officer: No objection.

NNPA Historic Environment Officer: No objection.

The application has been advertised by means of a site notice displayed on the 30th April 2021. No representations have been received in response.

Assessment

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and amenity
- Impact on National Park special qualities;
- Highways
- Flood Risk
- Water Supply
- Foul Drainage
- Contaminated Land

The principle of the development

Sustainable Development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan adopts a similar presumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report. Of particular relevance to this application are parts e), k) and l) which relate to biodiversity, flood risk and the historic environment, respectively.

Principle of Development – Householder Development

Local Plan policy ST4 seeks to direct new development to a series of settlements named within the policy. As Threestoneburn House is not located within one of the named settlements, it would be considered to fall within the open countryside. In the open countryside, amongst others, policy ST4 states that development will be permitted where it '*is supported by other relevant Local Plan policies.*'

In relation to the proposed conversions to provide ancillary residential accommodation, policy DM2 which refers to householder development would be relevant. This policy recognises that householder development is acceptable throughout the National Park, subject to the proposal



taking full account of the '*character of the local area and the special qualities of the National Park*'. Subject to consideration of the impact on local character and special qualities of the National Park, including the requirement of Local Plan policy DM6 which relates to the conversion of buildings (see below) and Policy DM14 which relates to Historic Landscape Assets and Built Heritage, the principle of providing ancillary residential accommodation in this location is considered to be acceptable.

Principle of Development – Conversion of Buildings

Policy DM6 relates to the conversion of buildings. In relation to buildings in the open countryside, part 2) of the policy states that the conversion of a building will be permitted where the proposals meet a number of criteria. In summary, this requires the building to be structurally sound and capable of conversion without requiring significant alterations which would harm the character of the property or the surrounding area. It also requires the proposals to accord with the requirements of Policy DM14. The degree to which the proposals accord with the relevant requirements of Policy DM6 and DM14 are considered in detail in relation to design and cultural heritage (below). Part 3 d) of policy DM6 states that residential is an appropriate end use for a converted building where the building is, as in this instance, within the immediate curtilage of an existing building.

On the basis of the above, subject to consideration of the impact on local character, cultural heritage, the wider special qualities of the National Park and all other material planning considerations as assessed below, the principle of a conversion to provide ancillary residential accommodation in this location is considered to be acceptable. However, as the application site is located in the open countryside where there would be a general presumption against a new principal residence dwelling, it is considered prudent to attach a condition to the permission to ensure that the converted building(s) are used for purposes ancillary to the main house and not as separate self-contained units of accommodation.

Design and Amenity

Design

Amongst other, policy ST1 is supportive of development which '*Protects or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping and removal of unsightly development*' with policy ST2 requiring proposals to be of a '*high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular*'.

Policy DM6 which relates to the conversion of buildings states that conversions in the open countryside will be permitted where **a)** '*the building makes a positive contribution to the landscape and special qualities of the National Park*'; **b)** '*the building is structurally sound and capable of conversion without substantial rebuilding..*'; **c)** '*the building is of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings*'; **d)** '*The proposal is of a high quality design which retains features which contribute significantly to the*

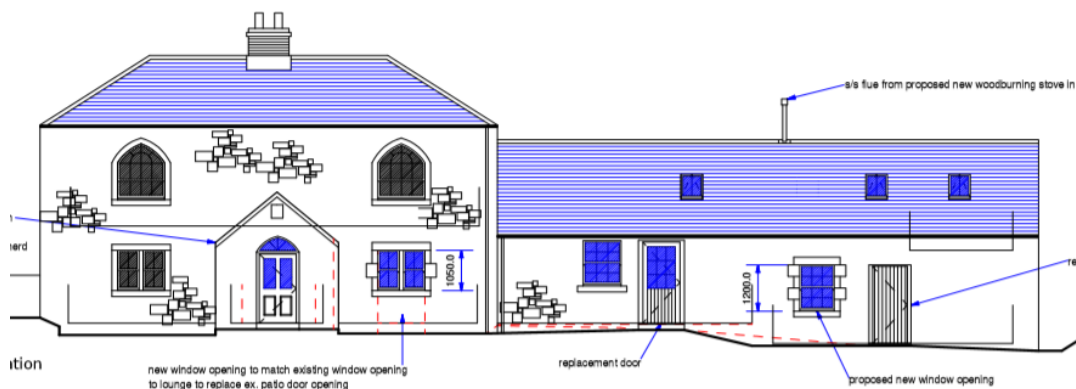


character of the building or its setting’; e) ‘The proposed use does not lead to changes in the buildings curtilage’ and f) ‘The requirements of Policy DM14 are also met’.

Externally it is proposed to i) replace some of the windows and doors to each elevation in existing openings; ii) install a new window to the west elevation at first floor level; iii) install / replace rooflights to the north and south elevations; iv) install a new flue to the converted outbuilding; v) fill an existing window opening with random stone to the north elevation and vi) demolish and rebuild of the porch to the southern elevation. None of the proposals would result in a change to the floor area or form of the building.



Figure 2: Existing (above) and proposed (below) south elevation



It is considered that the proposals are in general accord with the requirements of parts a) to e) of Policy DM6. External works are largely cosmetic and relate to the replacement / installation of windows and doors with the most major change being the proposed demolition and rebuild of the porch. No extensions are proposed and while the application has not been supported by a structural survey, observations on site did not suggest that substantial rebuilding of the outbuildings would be required. In addition, the converted buildings would be within the curtilage of the building and used for ‘*purposes incidental to the residential use of the building*’ in accordance with part 3 d) of Policy DM6.

While it is considered that the proposed works to enable conversion of the buildings are generally acceptable, this is subject to detailed consideration of the impacts on the character and setting of



the listed building as required by part f) of policy DM6 and policy DM14. This is considered in detail in relation to cultural heritage (see below).

Amenity

Amongst others, Policy ST2 states that development will be permitted where *'The proposal will not have an unacceptable adverse impact upon the amenities of occupiers'* with Policy DM2 seeking to ensure that new householder development *'does not unacceptably affect the residential amenity of neighbouring occupiers or result in adequate levels of amenity for the existing dwelling'*.

As the nearest residential dwelling, The Dod, is located at a distance in excess 1.5km from the application site, it is not considered that the proposals would have any impact on the residential amenity of the occupiers of this or any other properties.

Impact upon National Park Special Qualities

Biodiversity

Local Plan policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming to *'Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets'*.

As the proposals involve work to a traditional stone and slate property, the application has been supported by an *'Ecological Impact Assessment'* Report. The Report indicates that the proposals will affect known bat roosts and a mitigation strategy has been submitted. As such, the NNPA Ecologist has been consulted on the proposals. Having considered the information provided, the Ecologist noted that during the various surveys undertaken over the years, including the updated survey from 2020, bats have been identified on site with at least 4 species present. Some of the identified roosts are within the main house where the roof is to be stripped and in the stables which are to be converted. As such, roosts will be affected. When works have an impact on bats that would otherwise be illegal a mitigation licence is required.

When a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 53 of the Conservation of Habitats and Species Regulations 2017. It is proposed that the work will be covered under a Natural England Mitigation Licence. Even though Natural England oversee these licences, as the competent Authority the National Park Authority must evaluate the three tests to determine if such a licence is likely to be suitable before granting planning permission.

The 3 tests are:

- The proposal must be required for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative to the proposal; and



- The proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.

The first two tests are planning related and, as the proposals are considered to be in accordance with local plan policy, are considered to have been met. The third of these tests is examined in terms of the mitigation proposals submitted by the applicant. After looking at the documents provided the Ecologist has advised that the mitigation and compensation listed in the report includes timing restrictions to avoid stripping the roof in the hibernation or maternity periods, creation of a bat loft in the Dutch barn, wall shelters and bat box provision and the use of non-bitumen felt. The renovated buildings will have roost provision restored after the work. Natural England standing advice states that the type and function of replacement roosts should perform the same function as those which they replace. In this instance, the Ecologist is satisfied that provision suggested should be sufficient as the pipistrelle species present will use bat boxes, shelters and crevices. A loft will be provided for other species potentially present to use during the works.

In summary, the Ecologist is satisfied that the mitigation suggested would be sufficient to obtain a licence. The numbers of bats likely to be impacted on are low, important only at the local level. Although not proved there is potential for a pipistrelle maternity roost to be present which would be of parish importance. If, however the mitigation and working methodology (given in section 7.3 of the Ecological Impact Assessment report) is conditioned, the third test will be met as the proposals are unlikely to detrimentally affect the conservation status of the species on site.

The Ecologist did however request that the proposed plans and elevations were updated to show the proposed bat mitigation measures. These have now been provided. While noting that there are already swallow nesting cups in the Dutch barn, the Ecologist has advised that the provision of additional nesting cups would help to deliver a net gain for biodiversity. The applicant has confirmed that these measures are acceptable, and the provision of additional nesting cups will be secured by means of an appropriate condition.

In light of the above assessment and subject to appropriate conditions, it is considered that the proposals would accord with the requirements of Local Plan policies ST2 and DM10 and the NPPF in relation to biodiversity.

Cultural Heritage

Local Plan policy DM14 states 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*' and '*High standards of design will be promoted to conserve and enhance the built heritage*'. The NPPF states that '*When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets conservation*' and '*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. Substantial harm or loss of grade II listed buildings should be exceptional.*'.

As noted above, the proposed external works involve the replacement of a number of windows and doors; installation of a new window to the west elevation at first floor level; the installation / replacement of rooflights to the north and south elevations; the installation of a new flue to the converted outbuilding; the filling of an existing window opening with random stone to the north elevation and the demolition and rebuilding of the porch to the southern elevation. None of the proposals would result in a change to the floor area or form of the building and would not involve any extension to the building. While internal works are also proposed, these do not require planning permission but are being considered under Listed Building Consent application 21NP0028LBC.

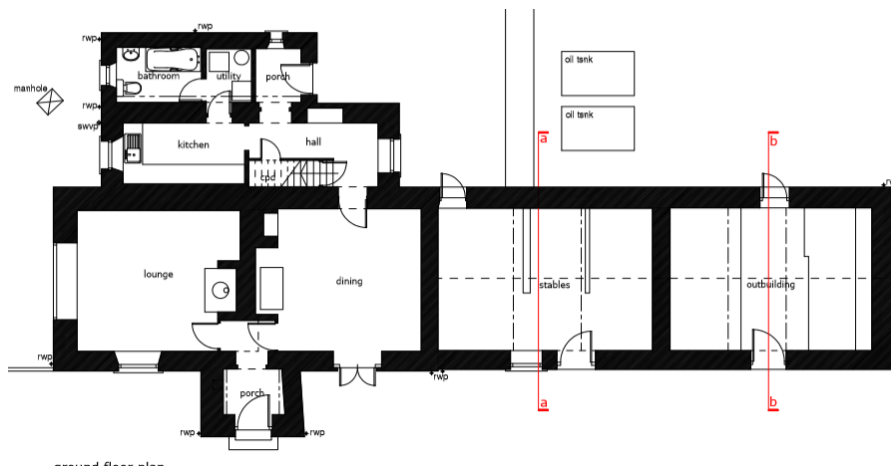
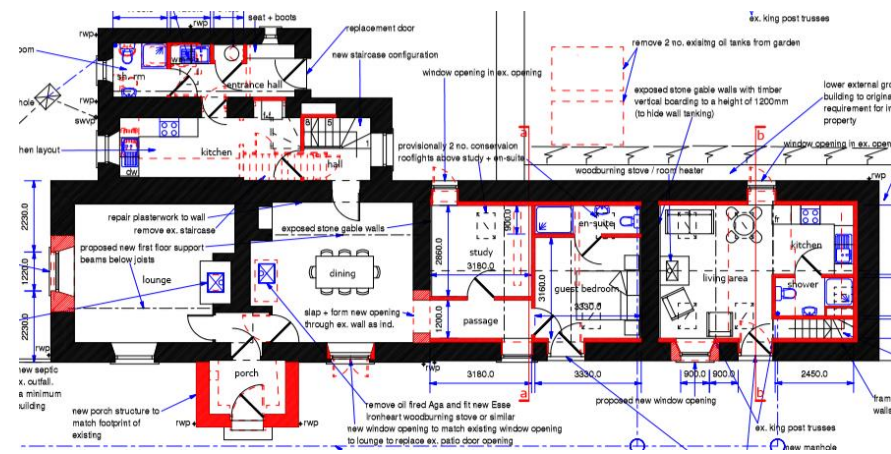


Figure 3: Existing (above) and proposed (below) ground floor plan



As the proposals relate to a Grade II Listed Building, the NCC Historic Buildings Advisor has been consulted on the proposals. Having considered the proposals as a whole, the Advisor has noted 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. In addition to the above overview of the works, The Advisor has considered each of the various elements proposed in detail and has commented as follows. Works which effect the interior of the building only have not been included in this assessment but have been considered in relation to the application for Listed Building Consent 21NP0028LBC.



- *Demolition and re-build of porch*

The Advisor has raised no objection to this element of the scheme, noting that the porch is a later addition to the main house. A condition has however been requested to ensure that the mortar used for the rebuilding of the porch is an NHL 3.5 Lime Mortar.

- *Lounge - Fit new dressed timber sash and case window pair;*

No objections have been raised to removal of the large window to the west elevation which the Advisor considers to be unsympathetic to the character of the Listed Building. The Advisor has however requested that 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 installation. The Advisor has also requested that a photograph of a sample panel of the proposed infill stone (with lime mortar) and the lintels and sills should be submitted and approved before works commence.

- *Dining Room - remove patio doors and build up to create new window opening; fit new stone sills;*

The Advisor has requested that large scale details of the proposed new window should be submitted for the approval of the LPA before installation.

- *Kitchen - Frame up existing door opening from entrance hall with an insulated timber frame and plasterboard with skim finish; install a new mechanical extractor fan outlet out through existing masonry wall fitted with a grille (black).*

The Advisor has raised no objection to this element of the scheme subject to full details of the location and appearance of the grille to the extractor fan outlet being submitted for approval by the LPA prior to installation.

- *Entrance Hall, Utility and Shower Room –; replace existing rotten timber door with new external timber door.*

The Advisor has raised no objection subject to large scale details of the new door to be submitted to the LPA for approval prior to installation.

- *Hall / Study Area –up existing low level window with random stonework to match existing; replacement of existing rooflight with Velux conservation rooflight; provision for two additional rooflights.*

The Advisor has also advised the replacement Velux conservation rooflight should be vertically proportioned and flush fitting. It is also indicated that two additional rooflights may be installed above the hall although this does not appear to have been finalised. The Advisor has therefore requested a further condition requiring that further details of the exact number and location of rooflights should be submitted prior to their installation.



- *Bathroom – replacement velux rooflight;*

Having considered the information provided the Advisor has raised no objection subject to the imposition of an appropriate condition to ensure that the replacement rooflight is vertically proportioned and flush fitting and the new plaster is lime plaster.

- *Bedroom 2 – new window opening; fit new stone quoins, lintel and sillfit new dressed timber sash and case window part;*

The Advisor has reiterated the need for large scale details of new windows and doors to be submitted for approval prior to installation. Subject to appropriate conditions, the Advisor has raised no objection to this element of the scheme.

- *Stables building and bothy building – carefully remove for re-use slates and ridge tiles; raking and re-pointing using lime rich mortar mix; remove existing partition wall in stable; remove existing roof sheet covering from within stables; check and retain where possible roof timbers; excavate earth against stone walls to original levels;*

The Advisor has raised no objection to the proposed works subject to details of the extent of the partition wall to be removed in the stables being submitted. The Advisor has stressed that this should be kept to a minimum and should be supported by a structural survey to ensure that the structural stability of the building would not be compromised. The Advisor has requested that a photograph of a sample area of repointing, which should be undertaken using NHL 3.5, should be submitted for approval before any extensive repointing works are undertaken.

The Advisor has noted that the intention is utilise existing window and door openings and requested that large scale details of the new windows and doors are submitted and approved before installation. It has been advised that the windows should be recessed by approximately 100mm within their openings, should be timber with a painted finish and should not incorporate trickle vents and that the windows to the stable should be in a style to match the agricultural character of the building. The Advisor had also noted that all new windows should have a painted finish and not a stained finish as mentioned in the submitted report as a paint finish represents a much more traditional approach and is more durable.

- *Passage – remove and replace defective windows;*

The Advisor has raised no objection to these works subject to large scale details of new windows and doors being submitted for approval prior to installation.

- *Study –new velux conservation rooflight; remove small door and fit new side hung dressed timber casement window.*



The Advisor has raised no objection to these works subject to large scale details of the new window / doors being submitted for approval and reiterating the earlier advice that the rooflight should be vertically proportioned and flush fitting.

- *Guest Bedroom - new velux conservation rooflight.*

The Advisor has raised no objection although reiterating the earlier advice that the rooflight should be vertically proportioned and flush fitting.

- *En-suite -new velux conservation rooflight.*

The Advisor has raised no objection to the works subject to the earlier comments relating to the fitting and orientation of rooflights.

- *Bothy building - 6.new rooflights; fitting of a new mechanical extractor fan outlets with a grille; form new window opening and fit new dressed timber sash and case window; Remove existing timber door and frame from opening and fit new dressed timber door; Remove existing small door from opening to north facing wall and supply and fit new side hung dressed timber casement fit new stainless steel flue pipe;*

While not objecting, the Advisor did express some initial concerns over the number of rooflights to be installed to the bothy conversion (six in total) and suggested that this needed to be rationalised. In response, revised plans have been submitted showing the removal of two of the rooflights (one to each elevation) which is considered acceptable.

In addition to the comments relating to rooflights, the Advisor also advised that full details of all new doors, frames and windows and the precise location and design of the extractor grille and flue pipe, should be submitted for approval prior to installation on site.

- *External works*

The Advisor has welcomed the proposed removal of the existing oil tanks which are considered to be visually intrusive and has raised no concerns over any other element of the proposed external works.

In addition to the Historic Buildings Advisor, the NNPA Historic Environment Officer has also been consulted on the proposals and has raised no objection, noting that a very detailed assessment has been undertaken with the proposals reflecting Historic England guidance on the sympathetic adaptation of farm buildings.

In summary, subject to an appropriate suite of conditions to ensure that the works are undertaken in a manner which both protects the structural integrity of the building while preserving and enhancing the buildings character, it is considered that the proposals would accord with the requirements of Local Plan policy DM14 and the NPPF.



Landscape

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive landscape change. To achieve this, new development will need to ensure that *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour'* and *'the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park..'*

The proposals would largely make use of the buildings in their existing form without any significant extensions or alterations, other than the rebuilding of the front porch and the insertion of new doors and windows. Given the minor nature of the proposals it is considered that any impact on landscape character would be minimal. Similarly, any impact on the visual amenity of users of the bridleway which runs to the north of the property or the public footpath which runs to the south of the property; over and above those associated with the existing arrangement would be minimal.

On the basis of the above it is considered that the proposals would have no material impact on landscape character or visual amenity and the proposals are considered to accord with the requirements of Local Plan policy DM11 and the NPPF in this respect.

Tranquility

Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies..'*

The site is in a sensitive location within the Northumberland International Dark Sky Park. No specific detail of any external lighting which may be required in connection with the proposed development has been submitted as part of the application. Generally, it would not be considered necessary to attach a condition requiring new external lighting to be first approved by the LPA when the proposals relate the conversion of a building attached to an existing residential property. However, in this instance as the buildings to be converted are of significant size and are in an extremely remote location which benefits from little in the way of light pollution, it is considered prudent to attach a condition requiring any lighting which may be required in association with the development to be first approved in writing by the LPA.

As the proposals only relate to minor works to / change of use of existing buildings it is considered that any additional vehicle movements / traffic or noise would not be at a level which would have any material impact on the tranquility of the area. As such, subject to the imposition of an appropriate condition relating to external lighting it is considered that the proposals would be in accord with the requirements of Local Plan policy DM11 and the NPPF in relation to tranquility.



Highways

Amongst others, Policy ST2 is supportive of proposals which *'ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way'*.

The site plan submitted in support of the application shows dedicated provision for the parking of five cars while noting that there is significantly more capacity if required. NCC Highways have been consulted on the proposals. Having considered the information provided, Highways have advised that no issues arise from the proposals and have not requested that any conditions / informatives be attached should the application be approved.

As well as NCC Highways, the NNPA Access and Recreation Officer has been consulted on the proposals. The Officer has raised no objection, noting that the public bridleway which previously went through the yard of the property was diverted to the north in 2008. The Officer has however stressed that whilst any construction works are ongoing, care should be taken to not obstruct access to any rights of way or in any way prevent or deter public use of paths without the necessary legal diversion or closure order having been made. The applicant is to be made aware of this requirement by means of an informative attached to the permission.

Flood Risk

Amongst others, Strategic policy ST2 states that development will be permitted where *'The proposal is located in an area identified as being at the lowest risk of flooding unless it satisfies relevant sequential and exception tests and it can be demonstrated that the development will remain safe for users without increasing the risk of flooding elsewhere'*.

Based on GOV.UK flood maps, the proposed buildings to be converted are located fully within Flood Zone 3, an area which is subject to high flood risk. As such, the application has been supported by a Flood Risk Report which includes a Flood Mitigation Strategy. Planning permission was granted in 2008 for the conversion of the buildings subject to the current application (along with additional extensions) under application reference 08NP0035. This application included various flood alleviation measures including the installation of flood defences and the creation of ditches to channel water away from the property. While the works to the building(s) never commenced, the flood alleviation measures were undertaken, as detailed within aforementioned Flood Risk and Flood Mitigation Reports submitted in support of the current application.

The Environment Agency (EA) raised no objection to application 08NP0035. While they have been consulted on the current application, they have provided no response. This is likely due to the current application being less intensive than 08NP0035, with the current proposals being classed as 'minor development' for flood risk purposes and therefore falling below the risk appetite which would trigger a bespoke response from the EA.



For minor development within Flood Zone 3, applicants are required to provide a flood risk assessment which should reflect EA standing advice. The standing advice states that '*Your plans need to show how you're going to ensure the development is not flooded by surface water. An example of this could be to divert surface water away from the property or by using flood barriers.*'. The applicant has provided details of a suite of measures which have been undertaken to ensure that water is directed away from the property. This has included the provision of drainage ditches; reinforcing and raising bank heights; a new drainage pipe installed downstream of the house and a new permeable gravel surfacing to the yard.

As the proposals are considered 'minor development' in flood risk terms and the applicants have undertaken a suite of measures to reduce potential for flood risk as required by EA standing advice, it is considered that the proposals would accord with the requirements of Local Plan policy ST2 in this regard.

Water Supply

Part k) of Local Plan policy ST2 states that development will be permitted where the proposal '*ensures the provision of appropriate and proportionate services and infrastructure to meet the needs of the development.*' The information submitted in support of the application indicates that rather than attaching to a mains supply, water to the development will be obtained via the private supply which already serves the existing dwelling. The applicant has provided photos of the spring and water tank and advised that the tank holds approximately 10 days' supply of water with excess water running away down a ditch.

NCC Public Protection have been consulted on the proposals but have provided no response. However, given the relatively small-scale nature of the development and the information provided by the applicant, the Authority has no evidence to suggest that the existing private water supply would not provide a sufficient supply of wholesome water to serve the converted buildings. The applicants will however need to ensure that the proposals comply with Building Regulation Approved Document Part G at the development stage.

Contaminated Land

Part m) of Local Plan policy ST2 states that development will be permitted where '*The proposal will not give rise to unacceptable risks from contaminated or unstable land.*' As the proposals relate to the conversion of a outbuildings to provide ancillary residential accommodation, the application has been supported by a Contaminated Land Assessment Form. The form indicates that there are no known or suspected sources of contamination present on site.

Northumberland County Council Public Protection have been consulted on the proposals but have not responded. While based on the information provided by the applicant it is not considered that the proposals are likely to given rise to unacceptable impacts from contaminated land, it is considered reasonable to attach a condition requiring the submission a method statement to deal with any contamination which may be identified once works have commenced. Subject to the



imposition of an appropriate condition, it is considered that the proposals would accord with the relevant requirements of Local Plan policy ST2 in relation to contaminated land.

Foul Drainage

Planning Practice Guidance on '*Water supply, wastewater and water quality*' states that '*When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works*'. In this instance, rather than discharging to a public sewer, the intention is to discharge to a new Package Treatment Plant (PTP). As such, the application has been supported by a Foul Drainage Assessment (FDA).

The information submitted in support of the application indicates that the property is several miles from the nearest public sewer. The LPA are therefore satisfied that it would not be feasible or reasonable to require the applicant to connect to the public sewer. Initially the applicant advised that the intention was to make use of a Klargester BioDisc BA Package Treatment Plant. The product specification for this unit indicated that it only has the capacity to deal with a maximum of six people and four bedrooms. However, British Water '*Flows and Loads – 4*' Guidance Document advises that a five bedroomed property needs to have a PTP with the capacity for 7 people. The choice of PTP was queried with the applicant. In response, the applicant has provided revised details showing the use of a Clearwater E Range PTP which has the capacity for 9 people which is considered to be appropriate.

The development is therefore considered to be acceptable in terms of foul drainage, subject to the inclusion of a condition requiring connection of the accommodation to the package treatment plant prior to first use.

Recommendation & Conditions

Grant conditional permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form, received 19th April 2021;
- Location Plan received 26th April 2021;
- Site Plan proposed, received 26th April 2021;



- Plans as existing - ground floor plan, project kw-108-RBC, Drg no 001A, received 19th April 2021;
- Plans as existing - first floor plan + sections, project kw-108-RBC, Drg no 002A, received 19th April 2021;
- Elevations as existing sheet one, project kw-108-RBC, Drg no 003A, received 19th April 2021;
- Elevations as existing sheet 2, project kw-108-RBC, Drg no 004, received 19th April 2021;
- Plans as proposed – sketch proposals – ground floor plan, project kw-108-RBC, Drg no 005F, received 29th July 2021;
- Plans as proposed – sketch proposals – first floor plan + sections, project kw-108-RBC, Drg no 006E, received 1st July 2021;
- Elevations as proposed – sketch proposals – sheet one, project kw-108-RBC, Drg no 007C, received 1st July 2021;
- Elevations as proposed – sketch proposals – sheet two, project kw-108-RBC, Drg no 008D, received 1st July 2021;
- Covering letter, Reuben & Bidy Cardus, received 19th April 2021;
- Ecological Impact Assessment, Budhaig Environmental, December 2020 Update, received 19th April 2021;
- Design, Access and Justification Statement including Planning Support Statement, Threestoneburn House, May 2020, JFL/1246 received 19th April 2021;
- Threestoneburn House Walkaround, received 26th April 2021;
- Flood Risk Report received 21st April 2021;
- Appendix A – Flood Mitigation for Threestoneburn, received 19th April 2021;
- Flood Video, received 19th April 2021.
- Foul Drainage Assessment received 26th April 2021;
- Clearwater E Range Package Treatment Plan product specification received 12th July 2021;
- Contaminated Land Screening Assessment, received 26th April 2021;

Reason: For the avoidance of doubt, to enable the local planning authority to adequately manage the development and to ensure the proposal accords with policies ST1, ST2, ST4, DM2, DM6, DM10, DM11, DM12, DM14 and DM15 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. The development hereby approved should be carried out in strict accordance with the proposed mitigation and enhancement measures detailed within Section 7 of the '*Ecological Impact Assessment, ThreestoneBurn House, Roddam, Northumberland, Budhaig Environmental, December 2020*' Report, received 19th April 2021 and annotated on drawings kw-108-RBC-005E, kw-108-RBC-007C and kw-108-RBC-008D. In particular, attention is drawn to the need to undertake the development in accordance with the requirements of, but not limited to, the following:

- Seasonal restrictions to avoid maternity and hibernation periods;
- No breathable roofing membrane to be used;
- Tool box talk for contractors;
- Creation of a bat loft and provision of 2 wall shelters;



- Provision of 2 bat boxes in the Dutch barn;
- Roosts to be fitted with one way exclusion flaps;
- Works to known roosts to be undertaken by hand under the provision of the project ecologist;
- Provision of two bat tiles;
- Restoration of roosts to wall tops and chimney areas on 'like for like' basis;
- Loft and roof space of the farmhouse to be restored to enable bats to continue to use the space;

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Local Plan policy DM10, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

4. Prior to first occupation of the development hereby approved, a minimum of two additional swallow nest cups shall be installed in the Dutch Barn.

Reason: To provide a net gain for biodiversity in accordance with the requirements of Local Plan policies ST2 and DM10 and the NPPF.

5. The conversions hereby approved shall be used for domestic purposes ancillary to the main dwelling house of Threestoneburn only and shall not be used as a separate self-contained dwelling.

Reason: The provision of principal residence housing in the open countryside location would be contrary to the spatial strategy advocated by Local Plan policies ST4 and ST5.

6. If during redevelopment contamination not previously considered is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that risks from land contamination to the future users of the development are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with the requirement of Local Plan policy ST2 and the NPPF.

7. Prior to first occupation, the converted stables and bothy shall be connected to the package treatment plant hereby approved and shall be retained as such thereafter, unless first agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable infrastructure measures are put in place to accommodate foul waste generated by the development, in accordance with Core Strategy policy 28 and the NPPF.



8. The mortar to be used in the rebuilding of the porch should be a Natural Hydraulic Lime (NHL) 3.5 Lime mortar only.

Reason: To ensure that the proposed mortar mix respects the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

9. Prior to installation, large scale details at a scale of 1:5 or 1:10 of all new and replacement windows should be submitted for the written approval of the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed windows respect the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

10. 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.

Reason: To ensure that all new windows are installed in a manner which protects and enhances the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

11. All new / replacement Velux Conservation rooflights should be vertically proportioned and flush fitting.

Reason: To ensure that the proposed rooflight are installed in a manner which respects the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

12. Prior to installation, large scale details at a scale of 1:5 or 1:10 of all new and replacement external doors and frames should be submitted for written approval by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed door details respect the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF

13. Large-scale details at a scale of 1:5 or 1:10 of all new and replacement shutters should be submitted for the written approval of the Local Planning Authority prior to installation. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the shutters can be accommodated without harm to the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

14. Prior to the removal of the window in the lounge, a photograph of a sample panel of the proposed infill stone (with lime mortar) and the lintels and sills to be fitted within the opening to be built up should be submitted for written approval by the LPA. The works should be undertaken in complete accordance with the approved details.



Reason: To ensure that the details respect the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

15. Prior to installation, full details of the precise location and design of the grille(s) to the extractor fan outlet(s) serving both the kitchen and bothy should be submitted for written approval by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the grille(s) do not detrimentally impact the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

16. Full details of the location and number of any additional conservation rooflights to be fitted to the first-floor hall shall be submitted to the Local Planning Authority for approval prior to their installation. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed rooflight(s) are located to respect the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

17. Prior to full repointing of the stable building and bothy, a photograph of a one square metre sample area of repointing using NHL 3.5 should be submitted for approval by the LPA. All repointing works should be undertaken in accordance with the approved details.

Reason: To ensure that the repointing is undertaken in a manner which respects the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

18. Prior to installation of the proposed flue pipe to the bothy, precise information including position, height, and diameter, should be submitted for approval by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the flue can be accommodated without harming the character of the Listed Building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the



approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. Whilst any construction works are ongoing, care should be taken to not obstruct access to any rights of way or in any way prevent or deter public use of paths without the necessary legal diversion or closure order having been made.

Background Papers

Application File 21NP0027
EIA Screening Report

	Signature	Date
Planning Officer	C Godfrey	10th August 2021
Head of Planning and Policy	<i>Susannah Buylla</i>	10/08/2021