

DMC2019-016

APPLICATION FOR LISTED BUILDING CONSENT

Application No:

19NP0003LBC

Proposed Development:

Listed Building Consent: Works to facilitate the change of use of byre to visitor accommodation at Charlton Old Farm, Charlton, Hexham, Northumberland, NE48 1PE

Applicant Name:

Mr J Morrison-Bell

Reason for DMC Decision:

The applicant is a National Park Member.

Recommendation:

Grant Listed Building Consent subject to the conditions and informatives detailed within the report.

1. Introduction

1.1 This application seeks Listed Building Consent for works to an existing byre to facilitate the formation of visitor accommodation at Charlton Old Farmhouse. The site is located in the small settlement of Charlton, to the east of the road which runs from Bellingham to Lanehead. The proposal is part of the wider 'Boe Rigg' site which provides various facilities for visitors and tourists including a self-contained apartment / family rooms, a campsite and restaurant.

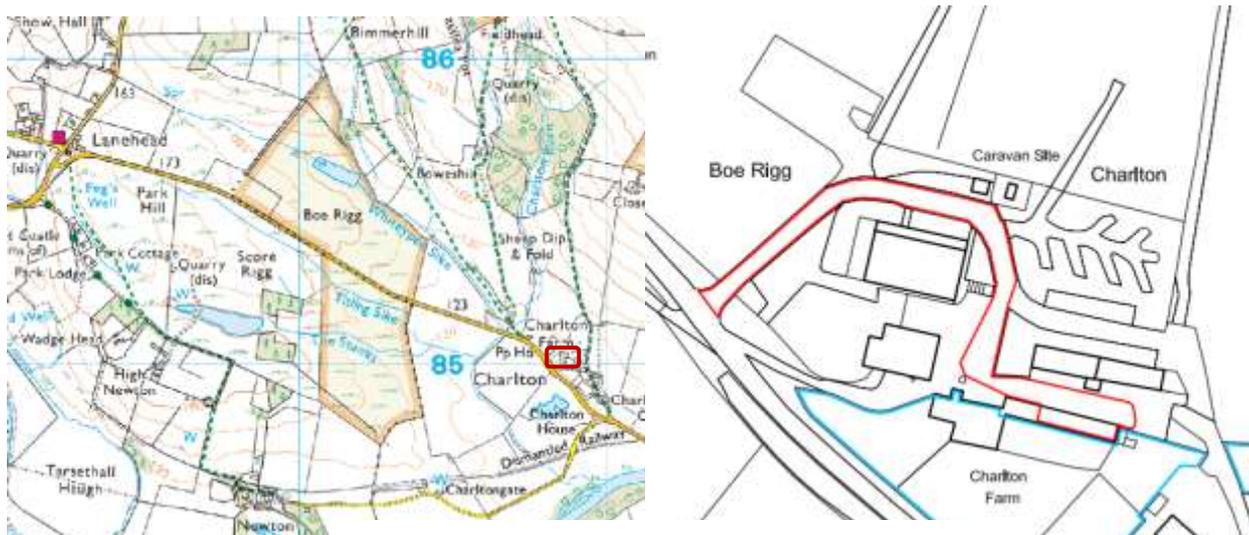


Figure 1: Site Location

- 1.2 The proposal seeks consent to undertake works which would allow the conversion of a Grade II Listed byre to provide tourist accommodation. The building originates from the 18th Century and is constructed from random rubble with a Welsh slate roof. The proposals would involve minimal external interventions with the application indicating that the only changes required would be installation of new doors, windows, sills and guttering to the northern elevation. Internally it is intended to remove one random rubble wall and partially remove another. New partition walls would be inserted to allow the formation of two shower / WC rooms. The external walls are to be dry lined and the internal floors to be renewed at the existing level. The proposal would allow the flexible use of the building as either one two bed roomed or two one bed roomed holiday units comprising a total of two bedrooms (one en-suite), two open plan kitchen / dining / living rooms and a shower room.

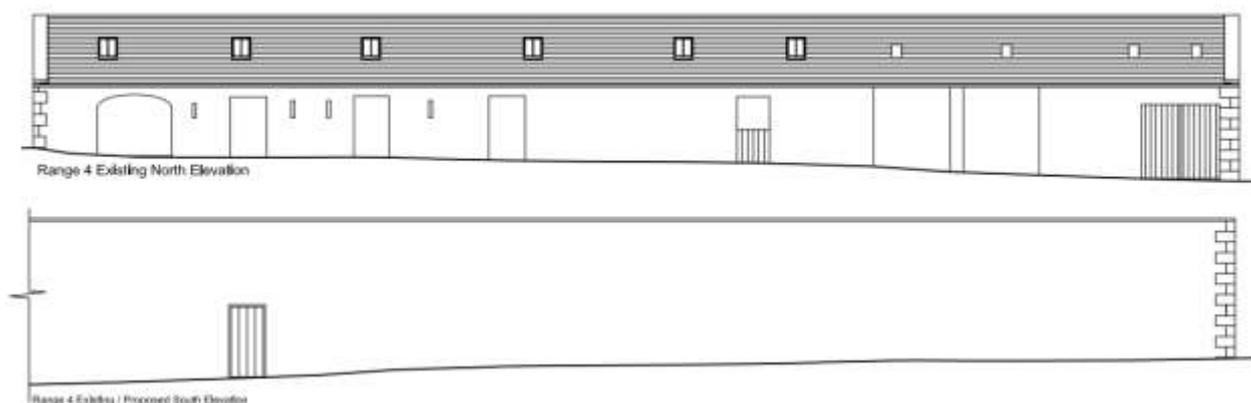


Figure 2: Existing north (above) and south (below) elevations

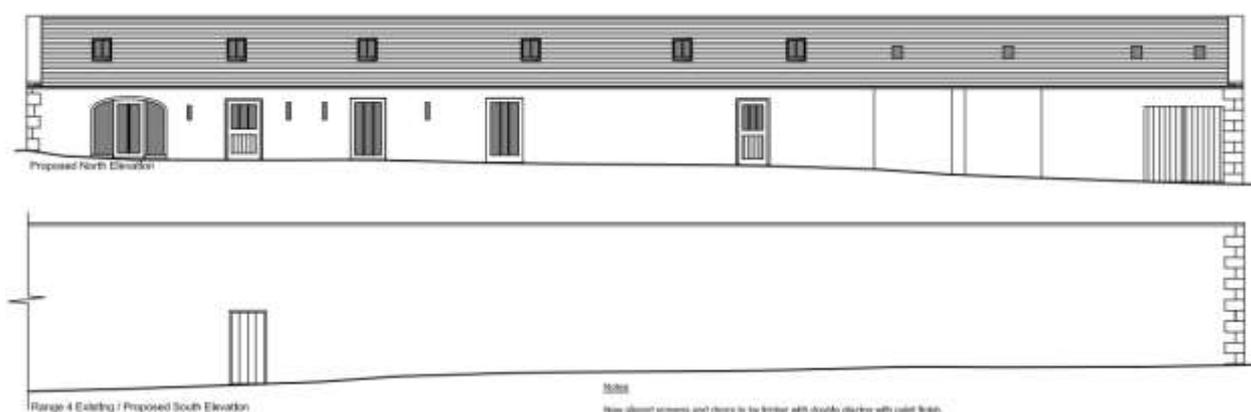


Figure 3: Proposed north (above) and south (below) elevations

- 1.3 Planning permission and Listed Building Consent has previously been granted for the conversion of the building to a studio space and seasonal farm shop (08NP0020 & 08NP0021LBC). The previous permission / consent has not however been implemented.

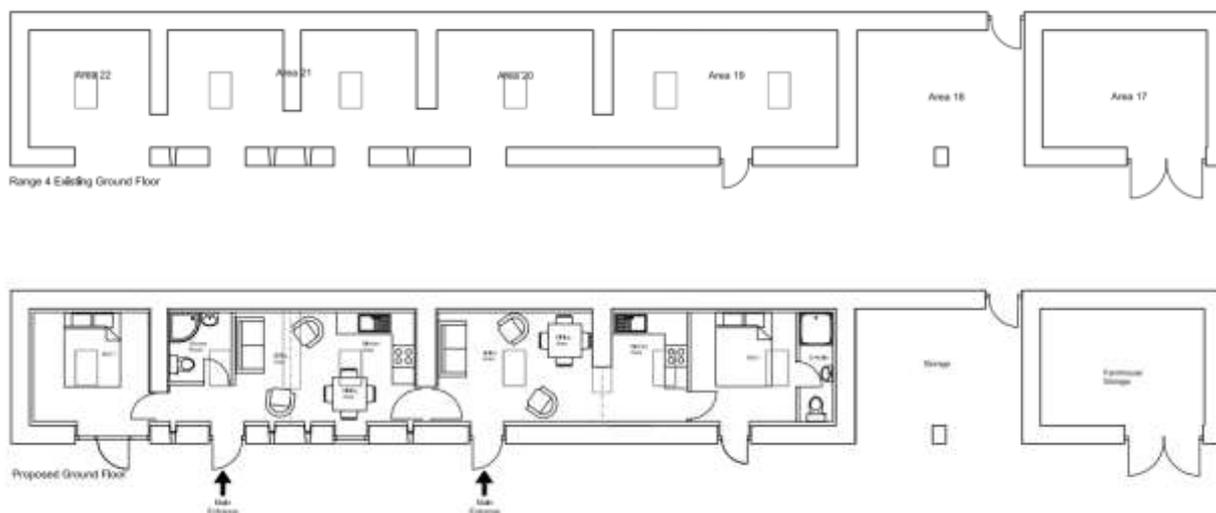


Figure 4: Existing (above) and proposed (below) floor plans

- 1.4 Planning permission is also being sought for the proposals under application reference 19NP0002.

2. Planning Policy & Guidance

2.1 National Policies

- National Planning Policy Framework (NPPF)(2018)
- National Planning Practice Guidance

2.2 Local Policies

- **Northumberland National Park Local Development Framework Core Strategy and Development Policies (Core Strategy)(2009)**

Policy 1	Delivering Sustainable Development
Policy 3	General Development Principles
Policy 17	Biodiversity and Geodiversity



Policy 18 Cultural Heritage

2.3 Supplementary Planning Guidance

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

3. Relevant Planning History

07NP0053 Change of use of existing buildings, including internal and external alterations, to provide visitor accommodation, tea room, farm shop and office / workshop space. *Planning permission refused 18.02.2008*

07NP0054LBC Listed Building Consent in respect of change of use of existing agricultural building, including internal and external alterations, to form craft studios, farm shop and storage. *Withdrawn;*

08NP0020 Conversion of agricultural buildings to live-work unit, B&B, café, gallery, performance space, staff accommodation, studios, farm shop, bunk house : change of use of land to camp site and new vehicular access. *Planning permission conditionally granted 11.06.2008;*

08NP0021LBC Listed Building Consent in respect of conversion of existing agricultural buildings, including internal and external alterations, to form craft studios, farm shop and storage. *Listed Building Consent conditionally granted 11.06.2008;*

19NP0003LBC Listed Building Consent - Change of use of byre to visitor accommodation including internal alterations. *Pending determination.*

4. Consultee and Public Responses

4.1 **Bellingham Parish Council:** No response received;

4.1 **NCC Historic Buildings Advisor:** **No objection** subject to conditions;

4.3 **NNPA Ecologist: No objection:** No bat survey is required as there are no external alterations proposed except the replacement of doors.

4.4 The application was advertised in the local press on the 31st January 2019. A site notice was also displayed on the 25th January 2019 and notification letters sent to 11 neighbouring properties. No representations have been received in response.

5. **Assessment**

Introduction

5.1 The key material planning considerations are:

- The principle of the development;
- Impact upon cultural heritage;
- Biodiversity;

The principle of the development

5.2 The National Planning Policy Framework (NPPF) is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The proposed development as assessed below would not have an adverse impact on the Park's special qualities and thus meets the relevant criteria set out within policy 1.

Impact upon cultural heritage

5.3 Core Strategy policy 17 states that the National Park will support proposals which '*conserve, enhance, and promote the quality and integrity of the cultural heritage of the National Park*'.

5.4 The proposal relates to the conversion of a Grade II Listed Building. As previously noted, the conversion would result in little change to the exterior of the building with only external alteration being the installation of new doors, windows, sills and guttering. The scheme also retains most of the existing internal layout other than the removal of an internal random rubble party wall and the partial removal of a second.

- 5.5 New glazed screens and doors are to be timber with double glazing and a painted finish. The new sill to the base of the glazed screens is to be sawn stone to match the existing. The existing ventilation slits are to have double glazed units (no frame) with mortar fillet. New gutters and down pipes are to be cast iron and fixed using driven in brackets. The existing ground floors are to be renewed at the existing level with a sand / cement screed. The external walls are to be dry lined and the new internal partition walls required to form the shower / WCs are to be timber stud with plaster board and skim.
- 5.6 The application has been supported by a Heritage Statement. Within this, it is noted that the building has been altered over the centuries to meet the differing needs of progressive generations and that the current proposals will continue this process. The Heritage Statement also notes that the proposals will result in minimal loss of historic fabric, with none of the elements being altered internally specifically mentioned in the Listing, although it is recognised that this does not mean they are not of historic significance.



Figure 5: Byre as existing

- 5.7 The Heritage Statement concludes that the proposals will not have a significant impact on the character of the Listed Building nor will they diminish the understanding of the building. In addition, the proposals will provide a financially viable end use for the building, securing its future. Officers are satisfied that the proposals will not have a significant impact on the character of the building, and that care has been taken to ensure that the proposed interventions have been limited to those required to ensure the feasibility of the scheme as a whole.



- 5.8 The NCC Historic Buildings Advisor has been consulted on the proposals. The Advisor has raised no objection to the proposals noting that the proposed change of use and physical alterations will not harm the special character of the building. The Advisor did however request that large scale sections of the proposed doors and windows should be submitted. These have now been provided and are considered acceptable. The Advisor has confirmed that the proposed lime mortar mix and means of application are also acceptable. Conditions are however recommended to ensure that the materials used in the external doors / windows and guttering and means of installation are appropriate to the character of the building.
- 5.9 Subject to the imposition of appropriate conditions to ensure that the materials used for the doors, windows and guttering and means of installation are appropriate to the character of the Listed Building, it is considered that the proposals would accord with the requirements of Core Strategy Policy 17 and the NPPF.

Biodiversity

- 5.10 Core Strategy policy 17 states that the National Park Authority will '*protect, enhance and restore biodiversity and geological conservation interests across the National Park*'. In this instance the proposals relate to the conversion of a traditional farm building. As such, the NNPA Ecologist has been consulted on the proposals. Having considered the nature of the proposed works with no alterations to the roof and the only external alterations being the installation of new doors, the Ecologist has raised no objections as it is considered that any risk to bats is low. The proposals are therefore considered to accord with the requirement of Core Strategy policy 17.

6. Conclusion

- 6.1 The proposals are considered to be acceptable in principle in accord with Core Strategy policy 1. The proposals are not considered to negatively impact on biodiversity in accordance with Core Strategy policy 17. Similarly, it is considered that through sensitive design, the proposals will not have a significant impact on the character of the Listed Building in accordance with Core Strategy policy 18. Subject to the inclusion of a number of conditions it is considered that the scheme would accord with Core Strategy policies and the NPPF.



7. Recommendation

- 7.1 Following consideration of the information submitted it is recommended that Members grant Listed Building Consent subject to the following conditions and informatives:

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 18 of the Planning (Listed Buildings and Conservation Areas) 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:

- Planning application form received 23rd January 2019;
- Location Plan received 23rd January 2019;
- Existing block plan received 23rd January 2019;
- Proposed block plan received 23rd January 2019;
- Existing floor plans and elevations received 23rd January 2019;
- Proposed floor plans and elevations received 23rd January 2019;
- Contamination Assessment Form received 23rd January 2019;
- Heritage Statement received 23rd January 2019;
- Foul Drainage Assessment Form received 23rd January 2019;
- Sustainability, Design and Access Statement, received 23rd January 2019;
- Charlton Village Range 4, Typical Door and Window Sections, CV/09/PD/10 Received 12th March 2019;

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 1, 3, 17 and 18 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. Unless otherwise agreed in writing by the Local Planning Authority, the external windows and doors hereby permitted shall:



- Be recessed at least 100mm within their openings;
- Timber with a painted finish;
- Not incorporate trickle vents;

Reason: To ensure that the materials used in the construction of the development are appropriate in the context of the design of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

4. Unless otherwise agreed in writing by the Local Planning Authority, any new guttering shall be cast iron and affixed using traditional brackets with a painted finish and shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the materials used in the construction of the development are appropriate in the context of the design of the development and its surrounding area and for the development to accord with NNPA Core Strategy policies 1, 3 and 18 and the NPPF.

Informative Notes

1. This Listed Building Consent 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 development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action
 - b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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

Contact Officer:

For further information contact Colin Godfrey Planning Officer Development Management on 01434 611577 or e-mail: planning@nnpa.org.uk

Background Papers:

Application Files: 19NP0002 & 19NP0003LBC

EIA Screening Opinion: 19NP0003LBC



19NP0002 and 19NP0003LBC Charlton Old
Farm, Charlton

