

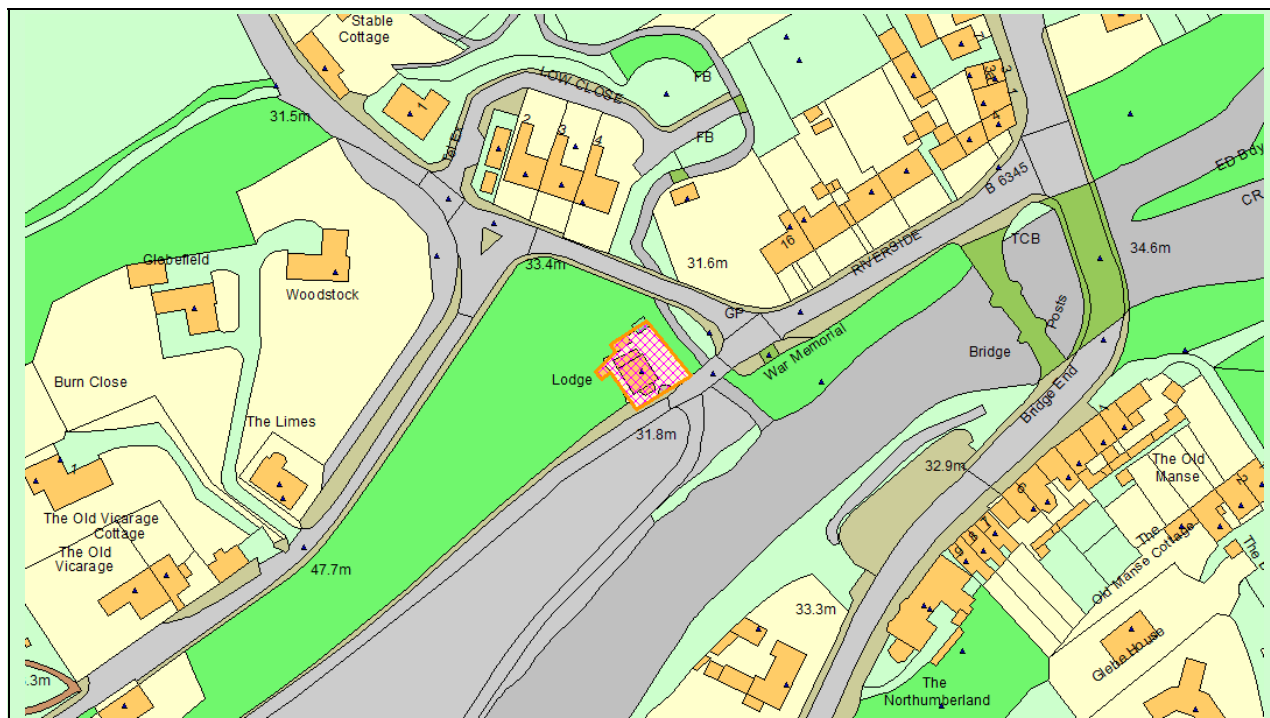
NORTHUMBERLAND

Northumberland County Council

North Northumberland Local Area Council

21st December 2017

Application No:	17/02196/LBC		
Proposal:	Listed Building Consent for alterations to window positions and fenestration to dining room. Additional window to sitting room. Re-slating of roof and replacement of concrete ridge tiles with metal sheet roll. Replacement of chimney stack. Renovation of interior wet rot damage. Alterations to dining room plan and layout of lower level.		
Site Address	Felton Park Lodge , Felton Park, Felton, NE65 9EB		
Applicant/ Agent	Mr Stephen Hall Clifton House, 28 Station Road, Forest Hall, Newcastle upon Tyne NE12 9NQ		
Ward	Shilbottle	Parish	Felton
Valid Date	31 July 2017	Expiry Date	22 December 2017
Case Officer Details	Name: Mr Ragu Sittambalam Job Title: Planning Officer Tel No: 01670 622704 Email: Ragu.Sittambalam@northumberland.gov.uk		



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1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation, this application is to be recommended for approval contrary to a valid objection from Felton Parish Council. The application has been reviewed by the Head of Service and the Planning Chair of the North Northumberland Local Area Council for consideration to be given as to whether the application should be referred to Planning Committee for determination.

The proposal was duly considered under these provisions, confirming that the matter should be dealt with at Committee.

1.2 The following site history is of relevance to the application;

- A/2001/0075 Planning Application - Extensions and garage (Approved 23/04/01)
- A/2001/0077 Listed Building Consent - Extension and alterations (Approved 23/04/01)

The applications approved the wholesale renovation of the lodge with a large extension at lower ground level and associated outbuildings. As part of the works demolition and substantive ground works have been undertaken and is evident on site.

1.3 The application details further proposals that are subject to a future planning application, at the time of writing there was not a valid application submitted alongside this listed building consent. The proposals assessed are based on those referenced as listed building amendments.

2. Description of the Proposals

2.1 The site is located within Felton to the north side of the River Coquet accessed off the B6345 to the west side. The building is set off an access lane running at an incline away from the highway with the site comprising of a single storey stone built property with slate covered conical roof. The scale of the property is modest with curtilage to the side and rear that drops significantly in level to a tributary off the river. On site the implementation of the extant consent has involved significant excavation to cut away land adjacent to the property although over time this has mostly become overgrown. Over time the lodge has fallen into a state of disrepair with damp ingress evident both from the floor and roof. Whilst works have been undertaken to implement the approved consents there has been unauthorised works to the listed building, involving the stripping of the interior and replacement of the floor due to the failing state of repair and damp ingress.

2.2 The extant permission allowed for the extension and substantial alterations as set out in the submitted plans. This application seeks Listed Building Consent to:

Internal

- Form a new window opening to the west elevation of the building.
- Repair existing plasterwork using a lime based plaster.
- Replace rotten skirtings and install new panelling to underside of cill in living room.
- Remove the floor and lay a new floor slab with relevant damp proofing and insulation with underfloor heating to sub-floor and install a timber suspended floor above.
- Renew electrical wiring.
- Renew pipework to be ducted or through roof space/floor screed.
- Reconfigure internal space through new partitioning.
- Replace windows to the front of the property.

External

- Form a French drain to the outside of the wall (backfilled with gravel)
- Replace chimney stack externally to be constructed of stone.
- Relay the existing slate roof (replacing broken tiles) and re-flash with lead to hips and ridges.
- Replace existing rainwater goods to cast iron.
- Amend the balustrading externally to railings.

2.3 The application site is subject to the following environmental constraints;

- Grade II Listed - Park Lodge
- Grade II Listed Structure - Bridge Over Back Burn 20m East of Park Lodge
- Felton Conservation Area

2.4 The site has been subject to enforcement action, this application does not seek to regularise any unauthorised works that may have taken place.

3. Planning History

Reference Number: 14/02272/FUL

Description: Lower level to East side of Lodge to be modified from split level to one level and widened with fire escape doors in place of windows to bedrooms. Dining room at rear of lodge to be widened and have double window in place of single one and door onto rear yard in place of window. Additional window is proposed to sitting room to give symmetry and light to West wall of Lodge. Chimney stack to be rebuilt in stone.

Status: Withdrawn

Reference Number: 14/02408/LBC

Description: Listed Building Consent: Addition of window to west elevation, addition of stone facing to 20th century replaced central chimney, new timber board fence to eastern boundary, rear timber screen to pump station control box on NE highway boundary, repair of weathered stonework to front south elevation, re-slatting roof, telephone cable fixing to chimney and removal of existing TV aerial.

Status: Withdrawn

Reference Number: 14/02938/FUL

Description: Alterations to Felton Park Lodge

Status: Application Returned

Reference Number: 14/03829/LBC

Description: Listed Building Consent - Restoration of stonework, repair of windows, insertion of new window, relaying of slate roof with new lead roll hips, replacement of concrete floor, repair of interior plasterwork and other minor restoration work. Laying of external field drain around building.

Status: Refused

Reference Number: 16/01856/FUL

Description: Minor modifications to window positions and fenestration to dining room, additional window to sitting room, alterations to dining room plan and layout of lower level

Status: Withdrawn

Reference Number: 16/01857/LBC

Description: Listed Building Consent for minor modifications to window positions and fenestration to dining room, additional window to sitting room, alterations to dining room plan and layout of lower level

Status: Withdrawn

Reference Number: 17/02195/FUL

Description: Minor amendments to original planning approval - separating front windows in extension for dining room, moving rear ext door, new window for sitting room west elevation, replace chimney.

Status: Application Returned

Reference Number: A/2001/0077

Description: Extension and alterations

Status: Permitted

Reference Number: A/2001/0075

Description: Extensions and garage

Status: Permitted

4. Consultee Responses

Historic England	No Comment
Building Conservation	Less than Substantial Harm Building Conservation holds to the position that the development would result in harm to the listed building. The level of harm would be considered to be less than substantial within the terms of paragraph 134 of the NPPF. In some aspects of the proposal there is insufficient information or justification. It is understood the building is in an increasingly deteriorating condition and it is recognised there may be public benefit in bringing it back into productive use at the earliest opportunity.
Felton Parish Council	Objects; Recommend refusal. The owner has made no attempt to compete the recommended remedial works, but instead continues to submit planning applications as a stalling tactic. Until the remedial works are undertaken, no further permissions should be granted.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	4
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site notice - Listed Building Consent, 4th August 2017
Press notice - Northumberland Gazette 10th August 2017

Summary of Responses:

None received.

6. Planning Policy

6.1 Development Plan Policy

ACS - Alnwick Core Strategy (2007)

S15 Protecting the Built and Historic Environment

6.2 National Planning Policy

NPPF - National Planning Policy Framework (NPPF) - 2012
NPPG - National Planning Practice Guidance (NPPG), updated 2014

7. Appraisal

7.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. The main issues in the consideration of this application are;

- Principle of Development
- Impact on Listed Building

Paragraph 126 of the NPPF states that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and should conserve them in a manner appropriate to their significance.

Paragraph 131 of the NPPF sets out that in determining planning applications, Local Planning Authorities should take account of;

- *The desirability of sustaining and enhancing the significant of heritage assets.*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

Principle of Development

- 7.2 The application seeks to carry out works to improve the provisions of an existing listed building in a poor state of repair along with amendments to an existing extant scheme. Whilst the original consent for the extensive works to the listed building was before the introduction of the NPPF, its acceptability must be taken in context of the extant legacy permission allowing for significant alteration to the listed building.
- 7.3 Notwithstanding this position, the works seek to improve the provisions and carry out repair works to the principal heritage asset; there are no in-principle policy objections to the proposal.
- 7.4 *Paragraph 130 of the NPPF sets out that where there is evidence of deliberate neglect of or damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*
- 7.5 The site has been subject to ongoing discussions with the Local Planning Authority (LPA) to progress the consented works, however with the principal listed asset in a deteriorate state, the LPA recommended that listed building consent be sought to regularise repair works and other alterations that we not originally approved. Deliberate neglect or damage is not considered to be a contributing factor in the consideration of this application.

Design & impact on the Listed Building

- 7.6 The application seeks to carry out works to address the deteriorating state of the listed building. From internal inspection it is clear the building has been subject to previous unauthorised works that has led to the loss of historic fabric. Over time this there has been significant weathering both externally and internally through the ingress of damp along with vandalism of the building due to its unoccupied state.
- 7.7 Building Conservation have raised no objection to the proposal, the points have been summarised as follows;

Chimneystack – Building Conservation supports the rebuilding of the chimneystack subject to further details which have been secured by condition.

Further Excavation – Given the established principle in the original consent, the additional excavation acceptable. This does not regularise works that may be subject to planning consent.

Additional Window Opening – Building Conservation is not overly supportive of this intervention however, given the loss of the cupboard permitted in the extant consent, the additional opening is not objected to.

Plasterwork – Building Conservations supports the use of lathes and lime based plaster but has raised concern over potential use of plasterboard/skim or other dry lining method. Whilst further information has been requested a condition to secure works other than plasterboard/gypsum plaster has been set out to allow works to progress using traditional methods or provide

justification to allow a modern approach which could be viable given the state of the building.

Joinery – Building Conservation accept the replacement of rotten skirtings but in line with concerns over plasterwork need further justification over new plaster boarding which has been addressed by condition.

Sub-floor – There is an existing solid floor in a failing state of repair due to damp ingress that was observed on site, whilst Building Conservation have requested further details to justify the position of replacement. It is considered that the findings from the site visit along with evident damp throughout the building is significant to allow intervention within this already altered part of the building.

Damp Proofing – Building Conservation support the methodology based on the submitted information.

Electrical/Plumbing/Heating Installation – A service plan has been requested prior to the installation of new services as set out in the recommendation.

Roof Works – Details of roofing materials and rainwater goods has been requested secured by condition.

External Alterations – The works to the balustrading is considered acceptable given the extant consent.

- 7.8 *Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The more important the asset, the greater the weight should be.*
- 7.9 *Paragraphs 133 and 134 of the NPPF set out how the basis for dealing with developments that result in substantial and less than substantial harm respectively. Where development proposals would 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.*
- 7.10 Building Conservation have stated that the works pose a less than substantial harm to the listed building but recognises that given the deteriorating condition of the building, that there may be public benefit in bringing it back into use at the earliest opportunity.
- 7.11 In balancing the harm attributed to the impact on the listed building; the assessment is done through consideration of 'significance' a quantification of the special qualities that cumulatively 'make' a heritage asset. Fundamentally, all elements of the scheme must have regard to the significance of the heritage asset and balance the potential of 'harm' against 'public benefit'. The level of harm whilst less than substantial is considerably outweighed by the attention and work required to ensure the future of the listed building, although there are numerous conditions to control aspects of the development, this is to allow essential repairs to take place to improve the fabric of the building which in turn, allows further details to be submitted for elements later on in the programme of works. The public benefit is recognisable in addressing this

prominent listed building and therefore is considered to outweigh the identified harm.

- 7.12 On balance, it is considered that the proposed alterations would not have an adverse impact on the significance of the heritage asset and serve to preserve the character of the Listed Building. The impact on the Listed Building is therefore considered acceptable in accordance with the provisions of Chapter 12 of the NPPF.

8. Conclusion

- 8.1 The main planning considerations in determining this application have been set out and considered. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF).
- 8.2 The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore recommended for approval subject to conditions.

9. Recommendation

That this application be GRANTED subject to the following:

Conditions

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. Except where modified by the conditions attached to this planning permission, the development shall be carried out in accordance with the details shown on plan number;

1. Location Plan
2. A (21) 01 – Ext Wall
3. A (21) 02 – Bay Window Wall Detail
4. A (21) 03 – Chimney Stack
5. A (27) 01 – Roof Detail
6. A (31) 01 – Typical Door & Window
7. A (31) 02 – Window Opening
8. A (34) 01 – Balustrade
9. L (--) 03 Rev E – Revised Positioning for Windows

Reason: To ensure the development is carried out in accordance with the approved plans

03. Prior to the construction of the chimney stack hereby approved, samples of the proposed stonework to include;
- Sample of the proposed stone.

- Details on the coursing of stone.
- Details on the method of pointing.

Shall be submitted to and approved in writing by the Local Planning Authority, the construction of the chimney shall be carried out in accordance with the approved sample/details and retained thereafter.

Reason: In the interests of the Listed Building in accordance with Policy S15 of the Alnwick LDF Core Strategy.

04. Notwithstanding details contained within the approved plans, prior to the installation of any new plasterboard or application of a gypsum based plaster along with any associated timber studwork, a schedule to include;

- Details of the proposed materials.
- Locations of the proposed intervention.
- Justification for the non-traditional method.

Shall be submitted to and approved in writing by the Local Planning Authority, any approved installation of plasterboard shall be carried out in accordance with the approved sample/details and retained thereafter.

Reason: In the interests of the Listed Building in accordance with Policy S15 of the Alnwick LDF Core Strategy.

05. Notwithstanding details contained within the approved plans, prior to the installation of new services (which for the purposes of this condition includes and form of ducting, heating or plumbing pipe/channel and electrical installation) a plan setting out;

- The proposed routing of services
- Method of intervention

Shall be submitted to and approved in writing by the Local Planning Authority, the service installations shall be carried out in accordance with the approved plans and retained thereafter.

Reason: In the interests of the Listed Building in accordance with Policy S15 of the Alnwick LDF Core Strategy.

06. Notwithstanding details contained within the approved plans, prior to the installation of any new roof finish or rainwater goods, details to include;

- Samples/details of the proposed materials.
- Locations of the proposed interventions.

Shall be submitted to and approved in writing by the Local Planning Authority, the works to the roof shall be carried out in accordance with the approved samples/details and retained thereafter.

Reason: In the interests of the Listed Building in accordance with Policy S15 of the Alnwick LDF Core Strategy.

Date of Report: 08.12.2017

Background Papers: Planning application file(s) 17/02196/LBC