



# Northumberland

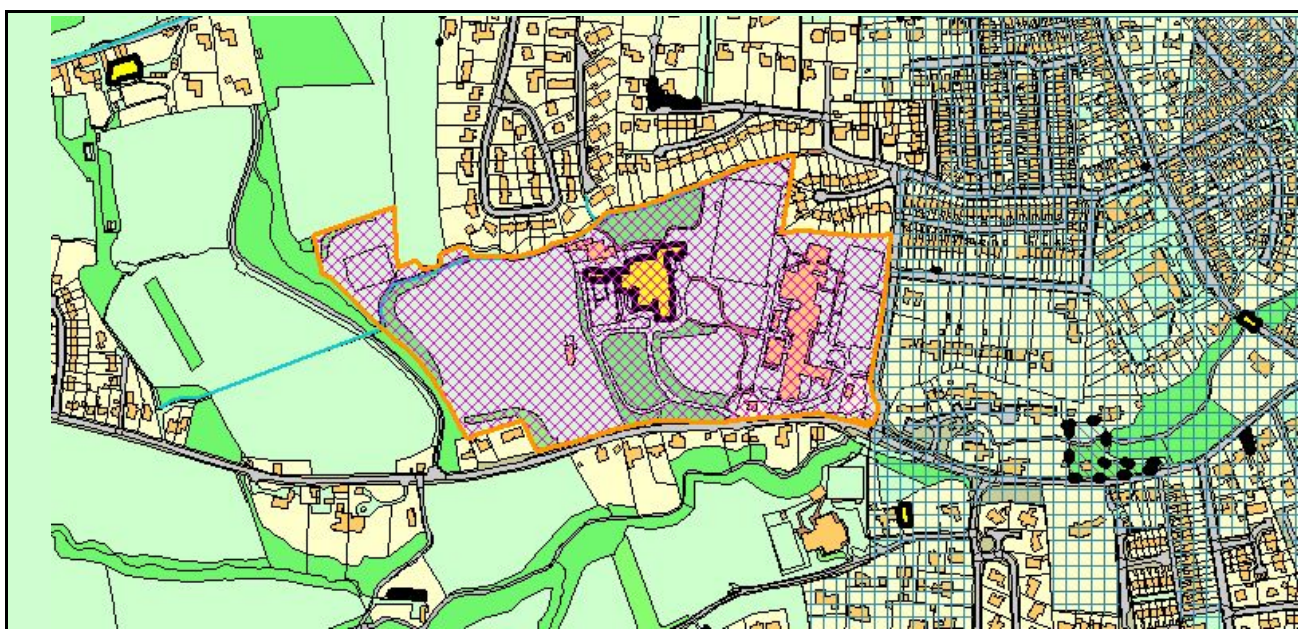
## County Council

### Strategic Planning Committee

7 January 2020

<b>Application No:</b>	19/03999/LBC		
<b>Proposal:</b>	Listed Building Consent for redevelopment of Queen Elizabeth High School including the refurbishment of Grade II listed hydrobuilding and Westfield house for ongoing school use. New build school buildings of 2 and 3 storeys. Demolition of existing school buildings and associated new access points, car parking, bus parking, landscaping, grass playing fields, hard courts, and the artificial sport pitches including sports lighting.		
<b>Site Address</b>	Queen Elizabeth High School, Whetstone Bridge Road, Hexham, Northumberland, NE46 3JD		
<b>Applicant:</b>	Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF	<b>Agent:</b>	Miss Anne Hargreaves, Avison Young, 1st Floor, City Point, 29 King Street, Leeds, LS1 2HL
<b>Ward</b>	Hexham West	<b>Parish</b>	Hexham
<b>Valid Date:</b>	10 October 2019	<b>Expiry Date:</b>	9 January 2020
<b>Case Officer Details:</b>	Name: Mr Neil Armstrong Job Title: Senior Planning Officer Tel No: 01670 622697 Email: neil.armstrong@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED consent



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## **1. Introduction**

- 1.1 This application is brought to the Strategic Planning Committee under the Council's scheme of delegation as Northumberland County Council is applicant.

## **2. Description of the Proposals**

- 2.1 Listed building consent is sought for works related to the redevelopment of the Queen Elizabeth High School (QEHS) including the refurbishment of the Grade II listed Hydropathic building (Hydro) and Westfield House for ongoing school use and the construction of new build school buildings of two and three-storeys. The application has been submitted alongside a separate application seeking full planning permission for the redevelopment of the site (19/03998/CCD). This proposes new accommodation for the QEHS as well as the relocation of the Hexham Middle School (HMS) to the same site. The proposals as a whole also include the demolition of existing school buildings and associated new access points, car parking, bus parking, landscaping, grass playing fields, hard courts, and artificial sport pitches including sports lighting.
- 2.2 The overall site area comprises the land and buildings that currently form the QEHS site, including the modern buildings, hardstanding and sports pitch to the eastern part; the Grade II listed former Hydro building and grounds to the centre; and the playing fields to the west. The QEHS site is outside of but lies immediately adjacent to the Hexham Conservation Area, the boundary of which is formed by Whetstone Bridge Road.
- 2.3 The redevelopment of the site proposes the demolition of the existing more modern school buildings to the eastern part of the site with the creation of new high and middle school provision with buildings attached and adjacent to the listed Hydro building following demolition in this part of the site as well. The scheme also includes the alteration and refurbishment of the existing Hydro buildings. It is those works of demolition, extension and alteration that directly affect the Grade II listed Hydro building and its curtilage buildings/structures that are the subject of this application seeking listed building consent.

## **3. Planning History**

**Reference Number:** 19/03998/CCD

**Description:** Redevelopment of Queen Elizabeth High School including the refurbishment of Grade II listed hydrobuilding and Westfield house for ongoing school use. New build school buildings of 2 and 3 storeys. Demolition of existing school buildings and associated new access points, car parking, bus parking, landscaping, grass playing fields, hard courts, and the artificial sport pitches including sports lighting.

**Status:** Pending

**Reference Number:** T/20041460

**Description:** Tree Notice: Felling of six trees and removal of dead wood to seven trees

**Status:** No objection

**Reference Number:** T/76/E/218

**Description:** Renewal of temporary approval for a tennis pavilion/shelter, as amended by letter received by Northumberland County Council on 13th May, 1976.

**Status:** Permitted

**Reference Number:** C/10/00105/CCD

**Description:** Demolition of existing modular classroom and construction of a new modular classroom

**Status:** Permitted

**Reference Number:** T/20050755

**Description:** Tree Notice: Crown raise to produce clear stem of 5m, remove dead wood, and sever Ivy from one Ash

**Status:** No objection

**Reference Number:** T/20041460

**Description:** Tree Notice: Felling of six trees and removal of dead wood to seven trees

**Status:** No objection

**Reference Number:** T/20041409

**Description:** County Council - 04/00222/LBC - Listed Building Consent for an extension to provide music practice room and recording studio

**Status:** No objection

**Reference Number:** T/76/E/218

**Description:** Renewal of temporary approval for a tennis pavilion/shelter, as amended by letter received by Northumberland County Council on 13th May, 1976.

**Status:** Permitted

**Reference Number:** T/75/E/633

**Description:** Conversion of a college of education to an annex for adjacent high school.

**Status:** Permitted

**Reference Number:** T/20040872

**Description:** County Council: 04/00124/CCD - Provision of mobile classroom building for use as a social inclusion unit

**Status:** No objection

**Reference Number:** C/03/00265/CCD

**Description:** Construction of extension

**Status:** Permitted

**Reference Number:** T/84/E/683

**Description:** Detailed application for construction of extension to outbuildings, as amended by plan and memo dated 26th September 1984.

**Status:** No objection

**Reference Number:** T/20031500

**Description:** County Council 03/00272/LBC - Listed building consent - Demolition of building and construction of extension

**Status:** No objection

**Reference Number:** C/99/CC/68

**Description:** Construction of extension to provide additional teaching accommodation

**Status:** Permitted

**Reference Number:** C/94/CC/069

**Description:** Details of materials submitted pursuant to condition no. 4 of planning permission 94/CC/3 in respect of lower school extension

**Status:** Permitted

**Reference Number:** C/94/CC/003

**Description:** Extension to lower school building

**Status:** Permitted

**Reference Number:** C/76/E/315

**Description:** Kitchen extensions and minor internal alterations

**Status:** Permitted

**Reference Number:** C/78/E/013

**Description:** Enclosure of covered play area

**Status:** Permitted

**Reference Number:** C/79/E/0309

**Description:** Minor alterations to existing toilets at the Hydro Annexe

**Status:** Permitted

**Reference Number:** C/80/E/872

**Description:** Provision of fire stairs

**Status:** Permitted

**Reference Number:** C/87/E/565

**Description:** Renewal of planning permission 82/E/323 for siting of timber tennis pavilion

**Status:** Permitted

**Reference Number:** C/89/E/0220 LBC

**Description:** Listed Building Consent for refurbishment and re-roofing of the Wintergarden building

**Status:** Permitted

**Reference Number:** C/01/00028/CCD

**Description:** Erection of 1.8 metre high fence

**Status:** Permitted

**Reference Number:** C/01/00141/CCD

**Description:** Construction of external lift shaft

**Status:** Permitted

**Reference Number:** C/03/00227/CCD

**Description:** Construction of extension

**Status:** Withdrawn

**Reference Number:** C/03/00272/LBC

**Description:** Listed Building Consent for demolition of building and construction of extension

**Status:** Permitted

**Reference Number:** C/04/00124/CCD

**Description:** Provision of mobile classroom building for use as a social inclusion unit

**Status:** Permitted

**Reference Number:** C/04/00143/CCD

**Description:** Construction of extension for drama performance space

**Status:** Permitted

**Reference Number:** C/04/00221/CCD

**Description:** Construction of extension

**Status:** Permitted

**Reference Number:** C/04/00222/LBC

**Description:** Listed Building Consent for an extension to provide music practice room and recording studio

**Status:** Permitted

**Reference Number:** C/09/00081/CCD

**Description:** Variation of condition 1 of planning permission 04/00124/CCD to retain the mobile classroom until July 2014

**Status:** Permitted

**Reference Number:** T/20090084

**Description:** Tree Notice - Crown reduce by 30% 2 prunus and 1 sycamore tree

**Status:** No objection

**Reference Number:** T/20041409

**Description:** County Council - 04/00222/LBC - Listed Building Consent for an extension to provide music practice room and recording studio

**Status:** NONCCZ

**Reference Number:** T/20041343

**Description:** Tree Notice - Removal of minor lower branches from 2 lime and 1 maple trees

**Status:** No objection

**Reference Number:** T/80/E/872

**Description:** Detailed application for provision of Fire Stairs at Queen Elizabeth High School, as amended by memorandum received on 26 November 1980.

**Status:** Permitted

**Reference Number:** T/79/E/309

**Description:** Detailed application for minor alterations to existing toilets.

**Status:** No objection

**Reference Number:** T/78/E/13

**Description:** Enclosure of covered play area at Queen Elizabeth County High School, as amended by memoranda dated 1 February 1978 and 23 February 1978.

**Status:** Permitted

**Reference Number:** T/20041006

**Description:** County Council: 04/00143/CCD - Construction for drama performance space

**Status:** No objection

**Reference Number:** T/20031500

**Description:** County Council 03/00272/LBC - Listed building consent - Demolition of building and construction of extension

**Status:** No objection

**Reference Number:** T/20031486

**Description:** County Council 03/00265/CCD - Construction of extension

**Status:** No objection

**Reference Number:** T/20031302

**Description:** County Council 03/00227/CCD - Construction of extension

**Status:** Object

**Reference Number:** T/20031092

**Description:** Tree Notice - Pruning of one walnut tree

**Status:** No objection

**Reference Number:** T/20020960

**Description:** Tree Notice - Felling of one sycamore tree

**Status:** No objection

**Reference Number:** T/990864

**Description:** 99CC68 - Construction of extension to provide additional teaching accommodation

**Status:** No objection

**Reference Number:** T/940046

**Description:** (94/CC/3) Extension to north end of Lower School: six classrooms for new geography block

**Status:** Permitted

**Reference Number:** T/20010572

**Description:** 01/00141/CCD - Construction of external lift shaft at

**Status:** No objection

**Reference Number:** T/20010111

**Description:** 01/00028/CCD: Erection of 1.8m high fence at

**Status:** No objection

**Reference Number:** T/20041412

**Description:** County Council Ref 04/00221/CCD - Construction of extension

**Status:** No objection

**Reference Number:** T/82/E/323

**Description:** Temporary permission for tennis pavilion/shelter.

**Status:** Permitted

**Reference Number:** T/20010606

**Description:** Tree Notice - Tree management plan (as amended on 20/8/01) at

**Status:** No objection

**Reference Number:** T/20010532

**Description:** Tree Notice: Removal of one Beech tree at

**Status:** No objection

**Reference Number:** T/20000325

**Description:** Tree Notice : Removal of 1 Horse Chestnut, 1 Lime and 1 Sycamore at

**Status:** Permitted

#### 4. Consultee Responses

Hexham Town Council	The redevelopment and additional County Council funding are welcomed. However, both the Town and County Council have declared a climate emergency so the school should be built to a standard similar to or better than Passivhaus. Also, traffic plans will need careful attention; there must be due consideration to noise and light pollution from use of the site for other than education purposes; and the Council hopes that there will be improved landscaping and garden facilities.
Historic England	No comments or objection – advise that the views of the Council's specialist conservation and archaeological advisers are sought.
Building Conservation	The proposed development is considered to be a well designed and well considered scheme. Whilst there will be some loss of historic fabric, this is considered to be fabric which is of lesser significance. Nonetheless it is considered that this fabric should be recorded in line with detailed specifications. This loss has to be balanced against the benefits of achieving a sustainable new school which will enhance and safeguard the future of the most significant elements of these important listed buildings. Building Conservation support and welcome the restoration of the listed buildings, which has been carefully approached and detailed and which it is considered will considerably enhance the most prominent elevations and the internal architectural qualities of the listed buildings.
County Archaeologist	Even in their current form with later alteration and re-use, the form and surviving fabric of the historic structures and buildings proposed for demolition still have evidential, illustrative and historic interest in association with the listed buildings. However, given the nature and survival of the historic

	<p>structures, agree with the Heritage Statement that the majority of the historic structures are of moderate significance.</p> <p>The demolition of historic structures will need to be balanced with the impact on the setting of the listed buildings, the public benefits of the scheme and the viability of reusing these structures in line with paragraphs 192-197 of the NPPF. If the loss of these buildings and structures is deemed to be appropriate in planning terms, it is important that they are recorded prior to demolition in order to preserve the site “by record” in line with paragraph 199 of the NPPF.</p>
National Amenity Societies	No response received.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	60
Number of Objections	27
Number of Support	0
Number of General Comments	1

### Notices

Site notices - Listed Building Consent: 10 October 2019

Press notice - Hexham Courant: 17 October 2019

### Summary of Responses:

Following consultation and publicity on the application representations have been received from 28 contributors at the time of preparing this report.

27 objections have been received, including from the Hexham Civic Society and on behalf of The Gardens Trust and The Northumbria Gardens Trust. It should be noted that a large number of these duplicate comments submitted in respect of the application seeking full planning permission (19/03998/CCD) and raise matters in respect of that application and the overall proposed development rather than matters specifically in respect of the listed building consent application.

Comments received in objection and raising concerns to the application, and which relate to the proposals that listed building consent is sought for in this instance, include the following matters:

- harmful impacts upon the listed Hydro building and its setting, including loss of buildings and the walled garden and more intensive use;
- loss of walled garden, which is in productive use and impacts on health and well-being of students;
- extent of proposed demolition;
- harm to the heritage assets outweighs the benefits of the development;



- comprehensive recording will be required;
- costs associated with the refurbishment and maintenance of the Hydro;
- overdevelopment of the site placing two schools in the same location;
- inadequate public consultation with local community and concerns that comments have not been taken into account following earlier consultation;
- scale, design and visual impact of the proposed development;
- development is not in keeping with the context of the local area;
- lack of information on landscaping proposals;

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=PYFPV9QS0K500>

## **6. Planning Policy**

### **6.1 Development Plan Policy**

Tynedale District Local Plan (2000)

GD2 Design criteria for new development  
 NE37 Landscaping in developments  
 BE19 Demolition of listed buildings  
 BE20 Demolition of structures in the curtilage of a listed building  
 BE21 Alteration and extension to listed buildings  
 BE22 Setting of listed buildings  
 BE23 Change of use of listed buildings  
 BE27 Archaeology  
 BE28 Archaeological assessment  
 BE29 Development and preservation

Tynedale Core Strategy (2007)

BE1 Built environment

### **6.2 National Planning Policy**

National Planning Policy Framework (NPPF) (2019)  
 National Planning Practice Guidance (NPPG) (2014, as updated)

National Design Guide (2019)

### **6.3 National Planning Policy**

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019

QOP 1 Design principles  
 QOP 2 Good design and amenity  
 QOP 3 Public realm design principles  
 QOP 4 Landscaping and trees  
 QOP 5 Sustainable design and construction

QOP 6 Delivering well-designed places

ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment

ENV 3 Landscape

ENV 7 Historic environment and heritage assets

ENV 9 Conservation Areas

Hexham Neighbourhood Plan - Submission Draft March 2019

HNP2 High quality sustainable design in the Neighbourhood Area

HNP3 Design in the Hexham Conservation Area

HNP4 Non designated heritage assets

HNP7 Designated heritage assets

#### 6.4 Other Documents/Strategies

Hexham Conservation Area Character Appraisal (March 2009)

The Setting of Heritage Assets (Historic England – December 2017)

### **7. Appraisal**

- 7.1 In assessing the acceptability of any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Tynedale Local Plan and Tynedale Core Strategy as identified above.
- 7.2 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The Council submitted the Northumberland Local Plan, in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019 for examination. The Plan is currently in the process of examination.
- 7.3 In addition, Hexham Parish is a designated Neighbourhood Area. A Neighbourhood Plan has been prepared and consultation has been undertaken on that Plan in accordance with statutory requirements and has now been submitted to the Council. The Draft Neighbourhood Plan is therefore a material consideration in the determination of this planning application, although it may only be afforded some weight at this stage.
- 7.4 The application seeks listed building consent for works affecting the existing listed buildings on the and therefore the main consideration under this application relates to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires the local authority to have

special regard to the desirability of preserving the listed building its setting and any features of special architectural or historic interest which it possesses.

- 7.5 Policy GD2 of the Tynedale Local Plan requires development to respect the positive characteristics of the natural and built environment and to conform to design criteria. This includes that the design should be appropriate to the character of the site and its surroundings, existing buildings and their setting, in terms of the scale, proportions, massing, positioning and appearance of buildings, use of materials, structures and landscaped and hard surfaced areas.
- 7.6 With regard to impacts specifically on heritage assets Policy BE19 states the total or substantial demolition of a listed building will not be permitted. Policy BE21 relates to proposals for the alteration or extension of a listed building, which will be permitted subject to satisfying criteria. This includes that the essential character of the building is retained and its features of special interest remain intact and unimpaired; and the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the Listed Building.
- 7.7 With regard to the setting of listed buildings, Policy BE22 states that development that would adversely affect the essential character or setting will not be permitted. Development will be permitted where the detailed design is in keeping with the listed building in terms of scale, height, massing and alignment; and the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the listed building. Policies BE27, BE28 and BE29 relate to ensuring there is appropriate assessment of archaeological impacts with appropriate preservation in situ or mitigation as required.
- 7.8 Policy BE1 of the Tynedale Core Strategy sets out principles for the built environment. These include to conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas; and ensure that development is of a high quality design that will maintain and enhance the distinctive local character of the District's towns, villages and countryside.
- 7.9 Section 16 of the NPPF sets out the policy framework for conserving and enhancing the historic environment. Paragraph 193 states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*. Paragraph 194 goes on to state 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. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;"*.

- 7.10 In terms of emerging planning policies, Policies QOP 1, QOP 2, QOP 3, QOP 4 and QOP 6 of the Northumberland Local Plan are relevant in relation to achieving high quality design and well designed places in accordance with the NPPF. Policies ENV 1, ENV 7 and ENV 9 are also relevant in respect of development affecting the built and historic environment as well as heritage assets. Policies HNP2, HNP3 and HNP 7 of the emerging Hexham Neighbourhood Plan are also relevant in relation to design and impacts upon the Conservation Area and heritage assets.
- 7.11 The proposed development has been subject to detailed pre-application discussions with officers, including with the Council's Conservation Team, in respect of matters of Building Conservation and Archaeology. Consultation has also taken place with Historic England, who raise no objection or comments to the application and defer to the specialist advice of the Council's Conservation Team in respect of matters of Building Conservation and Archaeology, which will be considered separately.

### **Building Conservation**

- 7.12 The appraisal of this application and the impacts of the development upon the listed building has been based on the very detailed and comprehensive comments of Building Conservation in response to the application and is set out having regard to these comments.

### *Significance*

- 7.13 Building Conservation advise that the Grade II listed Hydro consists of a collection of buildings on a raised plateau within landscaped grounds with mature trees and attractive shrubbery creating a parkland setting of great aesthetic and nature conservation value. The building can be divided historically into three phases: the southern building (the former Westfield House) dates from 1859; the central block dates from 1878; and the Winter Gardens at the northern end was added in 1907. The three distinct phases are evident through the building fabric, through which the differing architectural styles can be appreciated.
- 7.14 The southern wing is the earliest part and was constructed in 1859 as a two storey private house known as Westfield House. The south elevation was designed to be the main approach to the building, with stone steps flanked by decorative cast iron lamp posts, leading to the central main entrance with an ornate parapet above the central doorcase. The original tree lined carriage drive leading from Allendale Road was constructed to serve this elegant house.
- 7.15 The building was substantially enlarged in 1878-9 to form the Hexham Hydropathic Hotel or Hydro, designed in the Free French Renaissance style of ashlar stone with ashlar dressings to the principal (east) elevation and squared coursed stone to less prominent elevations, with a Welsh slate roof. Unlike Westfield House the three storey Hydro, with a fourth floor in the roof and a fifth storey tower with rooftop observatory was designed to be appreciated on approaching from the east from the town. The main

entranceway is reached via a linear path and steps through the lawn up to the raised plateau. The landscaped grounds were adapted at this time to include bowling greens and lawns for croquet and tennis.

- 7.16 The rear (west) wing of the Hydro was built to house bathing facilities, including a Turkish bath and formed a single storey 'T'- shaped block. The courtyard areas which were formed by these buildings were subsequent infilled in the 1920s to provide ancillary spaces for the steam baths, Turkish baths, massage tables and a cold plunge pool.
- 7.17 The Winter Gardens were built in 1907 by an Edinburgh firm who had recently built the Temperate House at the Royal Botanical Gardens at Kew. They are a highly significant space, relating to the former use of the hotel and its emphasis on health, recreation and leisure and were built as an extension to the main Hydro building, projecting from the northern end of the east elevation and connected internally. In the 1980s, substantial renovations to the Winter Gardens included a new Welsh slate roof to replace the previous glass panes.
- 7.18 The walled garden to the rear (west) of the buildings is shown on the First Edition Ordnance Survey map of c.1860 associated with Westfield House but continued in use through the history of the buildings. A plan from 1874 shows a fernery, shed, byre and conservatory along the northern wall of the kitchen garden and offices and stables along the northern part of the east wall. Many of these features are still present today either as structures or visible remains within the structure of the wall. By the 1990s it had fallen into disrepair and in 1997 High School pupils took on a five year project to renovate the then dilapidated Victorian Walled Garden.
- 7.19 Other buildings were present to the north and north-east of the walled garden on the 1874 map, including a hayshed and stables. The hayshed and stables were demolished for the construction of the Hexham Hydropathic while the outbuildings to the north of the walled garden appear to have been subsumed into the groundsman's cottage and associated buildings.
- 7.20 The site was used as a sanatorium in World War II and the bathing rooms and various other parts of the building were altered at that time. The outbuildings to the rear of the Hydro were used as a bakery and for administrative services. By the end of the 1940s, the buildings had been purchased by the County Council for conversion into the Northern Counties Training College of Domestic Science and at this time significant alterations were made to the buildings to accommodate this use. The buildings were subsequently used by the Northumberland Teacher Training College from 1962 and then by the new Queen Elizabeth High School, which was constructed in 1965 and expanded into the Hydro building to accommodate the extra pupils and staff in 1976. Further alterations and additions to the buildings took place at this time.

#### *Assessment of Development Proposals*

- 7.21 The detailed consultation response from Building Conservation looks at the following main areas as part of the submission:

#### *Assessment of Heritage Statement*

- 7.22 The Heritage Statement looks at the development of the site in some detail and identifies that the majority of the buildings and structures have been subject to alterations over the different periods of use of the buildings, which has resulted in the removal of many fixtures and fittings relating to the structures' original function. This is most apparent in the stables and the Turkish baths where the form of the buildings remain but the interior of the buildings has been largely removed. Nevertheless, the structures on the site are still readable as historic structures and the surviving historic fabric provides an understanding of the history and development of the site.
- 7.23 The interior of the main parts of the listed school buildings has also been subject to alteration over the years but the details submitted with this application demonstrate that the majority of surviving features, fixtures and fittings of significance will be retained / restored and enhanced as part of the proposals. The Heritage Statement describes how the proposal will affect the significance and setting of the listed Hydro building, which has been considered in detail by Building Conservation.

#### *Proposed Demolitions*

- 7.24 The proposed works include the removal of certain structures associated with the listed buildings to facilitate its adaptation to accommodate the new school buildings. The structures which are proposed for removal include:
- the walled garden associated with Westfield House, which is shown on maps from 1859, although the original internal layout has changed since that date. The footprint and function as a garden space will be retained;
  - buildings attached to the walled garden shown on maps from c.1865. A plan from 1874 indicates that these structures include a fernery, shed, byre and conservatory along the north and offices and stables along the northern part of the east wall;
  - the building to the north-west of the walled garden shown on maps from c.1874. It is apparent on site that there is an earlier core which has subsequently been expanded and altered into a groundsman's cottage and later, garaging for the Hydro guests;
  - buildings constituting the west wing to the rear of the Hydro dating from 1879 which originally housed the bathing facilities in a single storey T-shaped block;
  - additional buildings to the rear of the Hydro from the 1920s connecting to the rear elevation of the principal east wing; and
  - modern buildings to the east of the 19th century groundsman's house and infill buildings to the rear of the Hydro, the modern school to the east and other various modern buildings across the site. A circular structure which is located to the east of the walled garden, the function and date is unclear, but it could potentially represent an air raid shelter or secure store, is also to be demolished.

#### *Works to the Listed Building*

- 7.25 The proposals retain the principal external elevations of the Grade II listed Hydro building and no alterations are proposed to these key facades. All of the existing fenestration is to be retained and restored where necessary. Modifications are kept to the rear of the Hydro where heritage significance is lower and harm can be minimised. Materials and interfaces with historic fabric have been carefully considered to ensure development does not harm the heritage asset. Infills will be set back so that original openings can still be read as part of the fabric.
- 7.26 Internally, the ground floor building frontage area is considered the most significant and interventions have been kept to a minimum in this area. Where interventions are necessary to provide the accommodation required by the school, these have been designed in such a way as to minimise harm to the asset, including glazed partitions meeting existing ceilings and walls to allow the original proportions of spaces to be read. In other areas, the original room proportions will be reinstated through the removal and addition of partitions, enhancing significance.
- 7.27 The proposed scheme includes the necessity of re-routing of existing services and provision of new services within the listed buildings. At the moment services are run along the top of architraves and skirtings. Some trunking and pipes have been fitted on to the walls. The overall impression is untidy in such important spaces. This impact applies particularly to the full length of the main ground floor corridor, which is one of the most important interiors in the building. In order to avoid chasing into walls and under floors (which is probably not technically possible in some instances) it is proposed to express the services as a design intervention, with central panel downstands to house servicing in a way which is clearly and legibly different from the existing building so that there is a marked difference between conservation and intervention in this space. This will enable existing servicing to be removed and hence to improve the aesthetics and significance of this important space. Electrical and mechanical services elsewhere within the listed building will be distributed as discreetly as possible in accordance with submitted details.
- 7.28 The vast majority of the spaces within the Hydro will be naturally ventilated via the existing sash windows. The only exceptions to this will be the small toilet areas and sixth form servery where local extract systems will be required to meet Building Regulations. These systems shall be discreetly routed to existing wall openings wherever feasible where the air will discharge to atmosphere via louvres in accordance with submitted details.
- 7.29 The insertion of partitions, the treatment of cornicings and other interventions into the listed buildings have all been very carefully considered and detailed following extensive on site discussions to ensure that the significance of the heritage asset is maintained and enhanced. A full summary of all proposed works to the listed buildings and their impact and proposed mitigation of this impact have been submitted as part of the Heritage Statement to accompany this application and this is considered by Building Conservation to be satisfactory.

- 7.30 The new build schools will change the setting of the Hydro from the western and southern aspects. The new development is located primarily to the west of the historic building and encroaches into the grounds and playing fields, which are characteristic of the more rural nature to the west of the site. This was considered necessary in order to pull the bulk of the new build away from the listed building and provide 'breathing space' for the Hydro's immediate setting. The impact has been minimised by keeping the massing of the new schools as low as possible and breaking it down into separate elements on the site – the finger blocks around the courtyard, link block to the Hydro and the sports block.
- 7.31 The Hydro's setting is protected by ensuring there are no buildings developed within the historic lawns to the east of the building and the new elements to the west of the Hydro are set back as much as possible from the historic southern approach and screened by mature trees to protect Westfield House's main entrance. Originally the main approach to Westfield House was a tree lined carriageway drive from the south, leading from Allendale Road. The circular path and main tree groups are still evident. The proposals retain this historic carriageway and trees to retain the landscaped setting of the Carriageway and the historic approach to Westfield House.
- 7.32 The Hydro was built to face east towards the town and this elevation, incorporating the east facade of Westfield House, is its principal frontage and is of most significance. The topography of the wider area and the raised plateau on which the buildings sit, accentuates the historic importance of the buildings, emphasised by the Hydro's tower element. Responding to this, all of the proposed built development has been sited to the rear (west) of the Hydro minimising the impact of the new build element on the setting of the principal facade of the heritage asset. The scale and massing of new build development is subservient to the Hydro, ensuring it does not dominate the heritage asset.
- 7.33 The new development has been planned around the retained footprint of the walled garden. The new buildings are arranged in wings around this courtyard providing the garden with an appropriate setting and level of enclosure and shelter, referencing its historic use. It is intended to create a colonnade on the historic line of the original garden wall using red brick, which reflects the inner material of the original garden wall. This collegiate approach, with glazed entrances and vertical emphasis will help to enhance the setting of the Hydro. The existing bricks of the walled garden wall will be reclaimed and reused as much as possible in the creation of this cloister. The form of the walled garden will therefore be retained, albeit its character will change. Within the 're-imagined' garden area, planting is proposed, which has a luscious botanical aesthetic made up largely of evergreen plants with strong architectural forms and will become the central focus of the school. Building Conservation advise that the loss of the existing wall from the walled garden is disappointing and this loss will have to be balanced against the technical and practicable reasons put forward to justify this loss.
- 7.34 The proposed external appearance of the new build school has been developed in response to the listed Hydro building and its landscape setting. The design is restrained and the materials palette is deliberately simple so as



not to compete with or over-dominate the listed building. Materials and tones have been selected to be sensitive to the high quality of the stone of the Hydro and Westfield House and their architectural expression sits comfortably with the historic buildings. The linkages between the historic fabric and the new build have been designed to be lightweight, using glazing where possible so that the impact on the setting of the Hydro is minimised.

- 7.35 The Middle School is located to the south and west of the Hydro. It is set back from Westfield House, allowing plenty of 'breathing space' between the historic building and the new school, and retaining Westfield's House historic relationship with the historic carriageway and the landscape. The Middle School is two storeys, with a single storey link, responding to the lower height of Westfield House and ensuring that the new building is subservient to the heritage asset. The simple elevations with picture windows and recesses do not detract from the fine detailing of Westfield House and the Hydro.
- 7.36 The High School block is set back to the west of the Hydro's north wing, reducing its impact on the setting of the Hydro, particularly its principal elevation. This block is three storeys and so has been set back from the smaller scale elements of the heritage asset. The High School hall and theatre which sit over the dining area are expressed in large format masonry with recessed panels and slot windows and louvres. At high level the façade steps in and is finished with a grey vertical cladding panel which takes its cues from the mansard roof of the Hydro.
- 7.37 The courtyard colonnade provides a single storey link between the Hydro north wing and into the central garden. The northern elevation of the Hydro is plainer than the principal east elevation, and the elevational treatment of the new High School block reflects this with a uniform fenestration pattern and clean, simple detailing which does not detract from the heritage asset.
- 7.38 The LRC block provides a single storey link between the rear of the Hydro and the new schools, ensuring that the scale of the new build adjacent to the rear of the Hydro is lower, before stepping up to two and three storeys further to the west. The High School's dining and theatre block is three storeys. However, this has been located along the west elevation, which is of lesser significance, and protects the setting of the key east and south elevations. Despite rising to three storeys, this block is concealed behind the Hydro in views from the east and in views from the west the roof and tower of the Hydro can still be read.
- 7.39 The simple, flat roof profiles of the new build schools do not detract from the varying roofscape and chimneys of the Hydro. The proposed roof material is predominantly single ply membrane roof at minimum roof pitches behind low parapets.
- 7.40 The proposed MEP strategy for the site has been carefully considered to ensure that proposals enhance significance of the listed buildings by removing intrusive later services where possible, and consolidating new services to minimise impact. It includes a central heating and hot water plant room and switch room located within the new build. This avoids the need to provide any central plant space within the listed building. Roof mounted MEP plant is

located on the new build roof in areas where it will have the least visual impact when viewed from the Hydro buildings. The kitchen ventilation plant will be largely concealed from view in alcove roof areas. ICT suites that may require cooling and therefore require outdoor condensing units have been located in the north and west blocks of the new build areas, furthest away from the Hydro, minimising impact on the setting of the heritage asset.

- 7.41 In terms of hard landscaping, a simple and robust palette of materials is proposed across the site. A new accessible step and ramp arrangement is proposed at the front of the Hydro and this will re-use existing natural stone steps, flank walls and copings. New natural stone elements will complete the detail. The creation of a boulevard to the main frontage of the Hydro will restore its former prominence. The necessity for fencing within the site to comply with security requirements is acknowledged and the submitted details are satisfactory. However, a condition regarding boundary treatments is suggested by Building Conservation to allow flexibility for future requirements as the site develops
- 7.42 Following this detailed assessment of the proposals Building Conservation conclude that the proposed development is considered to be a well designed and well considered scheme. Whilst there will be some loss of historic fabric, this is considered to be fabric which is of lesser significance. Nonetheless it is considered that this fabric should be recorded in line with detailed specifications. This loss has to be balanced against the benefits of achieving a sustainable new school which will enhance and safeguard the future of the most significant elements of these important listed buildings. Building Conservation support and welcome the restoration of the listed buildings, which has been carefully approached and detailed and which it is considered will considerably enhance the most prominent elevations and the internal architectural qualities of the listed buildings.
- 7.43 Building Conservation consider that the proposals are acceptable and will not cause any harm to the significance of the listed buildings, subject to conditions. These would include details of external materials and mortar mix; new windows, doors and rooflights; details of the proposed bin store; mechanical and electrical services; partitions within the listed building; boundary treatments; hard and soft landscaping; extent of reuse of reclaimed materials from the walled garden; any proposed restoration works to the tower of the listed building; and measures for protection of features during demolition and alteration works.

### **Archaeology**

- 7.44 Archaeology, as part of the Council's Conservation Team, highlight the significance of the heritage assets in a similar way to Building Conservation. They identify that the proposals involve alteration to the listed structures, which will largely retain the surviving historic fabric, fixtures and fittings of these historic buildings. However the scheme also involves the demolition of various buildings and structures to the west of the listed buildings which are curtilage listed. These include the walled garden which is contemporary with Westfield House, various associated outbuildings and buildings associated with Hexham Hydro and its subsequent uses.

- 7.45 Archaeology advise that even in their current form with later alteration and re-use, the form and surviving fabric of the historic structures and buildings proposed for demolition still have evidential, illustrative and historic interest in association with the listed buildings. However, given the nature and survival of the historic structures, they agree with the Heritage Statement that the majority of the historic structures are of moderate significance. The demolition of these historic structures will therefore need to be balanced with the impact on the setting of the listed buildings, the public benefits of the scheme and the viability of reusing these structures in line with paragraphs 192-197 of the NPPF.
- 7.46 The advice received from Archaeology states that it is not within their remit as an archaeological consultee to provide detailed advice on those aspects of the application. If the loss of these buildings and structures is deemed to be appropriate in planning terms, it is important that they are recorded prior to demolition in order to preserve the site “by record” in line with paragraph 199 of the NPPF.
- 7.47 A building recording condition had been recommended in this respect by Archaeology, and historic building recording reports have since been submitted following this advice. However, whilst these have been reviewed by the Conservation Team they are not of an appropriate level at this stage to fulfil the requirements of the proposed condition. Should Members be minded to grant consent then it is recommended that a condition securing appropriate building recording is attached to any approval that would ensure the necessary recording work is undertaken prior to removal of the historic buildings/structures.

#### *Assessment of Harm*

- 7.48 As set out above, subject to conditions Building Conservation consider that the proposals will not cause any harm to the significance of the listed buildings. However, officers acknowledge that comments and objections have been received that raise concerns in respect of the proposed extent of works, including demolition of buildings, the loss of the existing walled garden and impact of the proposed new works on the listed buildings. Furthermore, the applicant’s Heritage Statement concludes there is less than substantial harm as a result of the demolition of rear sections of the Hydro building, its outbuildings and the walls of the walled garden. Notwithstanding advice received from Building Conservation that the proposals are acceptable and will not cause harm to the significance of the listed buildings, consideration has also been given to the proposals in the context of if harm had been identified.
- 7.49 Paragraph 195 of the NPPF sets out 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”.*

7.50 Paragraph 196 of the NPPF states 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”.*

7.51 The applicant’s Planning Statement considers the balancing exercise where less than substantial harm is identified and considers these benefits to include securing the future of the listed building by making it a central part of the redeveloped schools complex. The Statement refers to these benefits also being as detailed in relation to the case being presented seeking to justify that there are very special circumstances for inappropriate development in the Green Belt.

7.52 In addition to the proposals helping to secure the long-term future of the buildings, the benefits referred to in the Planning Statement to be weighed in the context of outweighing harm to the heritage assets therefore also include:

- Business case for co-location: to provide good quality, modern teaching and learning environments for the pupils attending HMS and QEHS, thereby removing existing physical barriers that distract from the teaching and learning experience; provide modern sporting facilities on-site to enhance the curriculum offer and to provide improved sporting and community facilities for the wider community around Hexham; and support Hadrian Learning Trust in providing an educationally and financially secure future for its schools through their co-location.
- Community benefits of improved outdoor sports provision

7.53 In light of the information provided with the application, along with the overall design proposals in response to the constraints of the listed buildings, it is considered that there are sufficient public benefits that would outweigh any identified harm in this instance having regard to the NPPF.

#### Equality Duty

7.54 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## Crime and Disorder Act Implications

- 7.55 These proposals have no implications in relation to crime and disorder.

## Human Rights Act Implications

- 7.56 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.57 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.58 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## 8. Conclusion

- 8.1 The proposed development would result in the loss of existing buildings and there would be direct effects on the designated heritage of the Hydro building and other associated structures. These are matters that have been assessed in detail through the application and following consultation responses from the Council's Conservation Team and specialist advice in respect of Building Conservation and Archaeology.
- 8.2 Building Conservation consider that the proposed development is a well designed and well considered scheme. Whilst there will be some loss of historic fabric, this is considered to be fabric which is of lesser significance. Nonetheless it is considered that this fabric should be recorded in line with detailed specifications. This loss has to be balanced against the benefits of

achieving a sustainable new school which will enhance and safeguard the future of the most significant elements of these important listed buildings.

- 8.3 Building Conservation support and welcome the restoration of the listed buildings, which has been carefully approached and detailed and which it is considered will considerably enhance the most prominent elevations and the internal architectural qualities of the listed buildings. Building Conservation consider that the proposals are acceptable and will not cause any harm to the significance of the listed buildings, subject to conditions. Any proposed conditions will also require an appropriate level of building recording as recommended by Archaeology.
- 8.4 In the event that Members considered that there was harm to heritage assets, then officers also consider that the proposed works are necessary in order to achieve development of the site, whilst it is considered that there are substantial public benefits that would outweigh the harm in this instance having regard to the NPPF.

## **9. Recommendation**

That this application be GRANTED subject to the following:

### Conditions/Reason

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

#### Site Wide Plans

5092-OOB-ZZ-00-DR-L-0000 Rev. P03 – Site Location Plan  
HEX-RYD-ZZ-00-DR-A-0004-S2 Rev. P5 – Proposed Building Demolition Plan  
5092-OOB-ZZ-00-DR-L-0001 Rev. P10 – Site Layout as Proposed  
5092-OOB-ZZ-00-DR-L-0030 Rev. P04 – Fencing  
HEX-DES-XX-XX-DR-ME-9602 Rev. P02 – M&E External Services Proposed Layout  
HEX-DES-XX-XX-DR-ME-9604 Rev. P02 – M&E External Services Western Services Corridor

#### New Building Plans

HEX-RYD-00-00-DR-A-3000-S2 Rev. P25 - GA Plans - Level 00  
HEX-RYD-00-01-DR-A-3001-S2 Rev. P23 - GA Plans - Level 01  
HEX-RYD-00-02-03-DR-A-3002-S2 Rev. P23 - GA Plans - Levels 02 - 03  
HEX-RYD-00-RF-DR-A-3003-S2 Rev. P10 - GA Plans - Roof Level  
HEX-RYD-00-ZZ-DR-A-3600-S2 Rev. P9 - GA Elevations - Education Block  
HEX-RYD-00-ZZ-DR-A-3601-S2 Rev. P9 - GA Elevations - Walled Garden

HEX-RYD-00-ZZ-DR-A-3602-S2 Rev. P9 - GA Elevations - Sports Block  
HEX-RYD-00-ZZ-DR-A-3800-S2 Rev. P4 - GA Sections

### Detailed Hydro Plans

5092-OOB-ZZ-XX-DR-L-0050 Rev. P01 - Detail Step  
5092-OOB-ZZ-XX-DR-L-0051 Rev. P01 - Detail Railings  
HEX-RYD-00-ZZ-DR-A-4100-S0 Rev. P1 - New Build Interface Section Details  
HEX-RYD-ZZ-ZZ-DR-A-1415-S2 Rev. P3 - Hydro to New Build Enlarged Sectional Elevations  
HEX-RYD-00-ZZ-DR-A-3304-S2 Rev. P1 - Hydro Ceiling Finishes Plans  
HEX-RYD-00-ZZ-DR-A-3406-S2 Rev. P1 - Hydro Floor Finishes Plans  
HEX-RYD-ZZ-ZZ-DR-A-1416-S2 Rev. P1 - Proposed Hydro Lift – Plans  
HEX-RYD-ZZ-ZZ-DR-A-1417-S2 Rev. P1 - Proposed Hydro Lift – Sections  
HEX-RYD-ZZ-ZZ-DR-A-1418-S2 Rev. P2 - Proposed Hydro Lift - Sections 02  
HEX-RYD-00-00-DR-A-6110-S2 Rev. P1 - Hydro Door Plan - Level 00  
HEX-RYD-00-01-DR-A-6111-S2 Rev. P1 - Hydro Door Plan - Level 01  
HEX-RYD-00-02-DR-A-6112-S2 Rev. P1 - Hydro Door Plan - Level 02  
HEX-RYD-00-03-DR-A-6113-S2 Rev. P1 - Hydro Door Plan - Level 03  
GA-01 Rev.1 - S&B Hydro GA-Level 00-P1  
GA-02 Rev. 1 - S&B Hydro GA-Level 01-P1  
GA-03 - S&B Hydro GA-Level 02 to Level Belvedere  
GA-04 - S&B Hydro North Elevation  
GA-05 - S&B Hydro South Elevation  
GA-06 - S&B Hydro East Elevation  
GA-07 - S&B Hydro West Elevation  
GA-08 - S&B Hydro Courtyard Elevation-West  
GA-09 - S&B Hydro Courtyard Elevation-North and South  
4.8.22 Rev. P2 - Plant & Services Distribution Strategy, Level 00  
4.8.23 Rev. P2 - Plant & Services Distribution Strategy, Level 01  
4.8.24 Rev. P2 - Plant & Services Distribution Strategy, Levels 02-03

### Documents

Heritage Statement (HEX-RYD-00-ZZ-RP-A-1000-S1-P2)

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

03. Notwithstanding any description of the materials in the application, no new build construction works to the listed buildings shall be undertaken until precise details, to include samples, of the materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

04. Scaled drawings and sections at a 1:20 scale of the junctions where the new build development meets the listed building shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on this element of the development. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. Details of all mechanical and electrical works in respect of the listed building and such external works in respect of the new building elements shall be submitted to and approved in writing by the Local Planning Authority before this element of the works commences. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

06. Works to remove existing servicing and electrical elements as part of the upgrading process shall be undertaken carefully and any damage made good in accordance with a method statement that shall first be submitted to and approved in writing by the Local Planning Authority. The method statement shall include provision for the reporting and approval of works in respect of the repair of significant damage occurring during works. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

07. The precise details and positioning of all proposed partitions within the listed building shall be submitted to and approved in writing by the Local Planning Authority before this element of the works commences. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

08. Prior to their installation, details of all new doors, both internal and external, to the listed building shall be submitted to and approved in writing by the Local Planning Authority. All new doors shall be timber and all new external doors shall have a painted finish and shall be recessed into their openings by approximately 100mm with no trickle vents affixed to the new doors. The development shall thereafter be undertaken in accordance with the approved details.



Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

09. Prior to their installation, details of any replacement windows to the listed building, if required, following restoration work shall be submitted to and approved in writing by the Local Planning Authority. All replacement windows shall be timber with a painted finish, and shall be recessed into their openings by approximately 100mm with no trickle vents affixed to these windows. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

10. Large scale details of the proposed cloister and further details and method statement for the intended reuse / extent of the reuse of reclaimed materials from the wall of the walled garden shall be submitted to and approved in writing by the Local Planning Authority before this element of the construction works commences following the removal of the existing wall. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

11. Details of any replacement stone or proposed repairs to existing stonework to the listed building shall be submitted to and approved in writing by the Local Planning Authority before each of these elements of the works commences. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

12. Details of all mortar mix, which should be lime mortar, for any repointing of the stonework to the listed building and the pointing works for the proposed cloister shall be submitted to and approved in writing by the Local Planning Authority before this element of the works commences. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

13. Details of any proposed external restoration works to the tower of the listed building shall be submitted to and approved in writing by the Local Planning Authority

before any such works commence. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

14. A method statement for the protection of all internal and external features of architectural and historic importance whilst works of demolition and alteration are being undertaken shall be submitted to and approved in writing by the Local Planning Authority before this element of the works commences. This shall include any measures proposed to protect the existing building whilst demolition is taking place and how the areas attached to the retained listed building will be demolished so that the remaining fabric is not damaged. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure works are carried out in a manner consistent with the character of the heritage asset in accordance with the provisions of Policies GD2 and BE21 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

15. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Site Specific Requirements document (dated 7/11/19) and Historic England's 2016 Guidance document 'Understanding Historic Buildings. A Guide to Good Recording Practice'. The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on the historic structures (excluding the pavilion) shown in plan on p29 of the Heritage Statement until a written scheme of investigation based on NCCCT Site Specific Requirements and Historic England 'Understanding Historic Buildings' documents have been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by NCCCT Site Specific Requirements and Historic England Understanding Historic Buildings documents must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements and Historic England 'Understanding Historic Buildings' documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest, in accordance with Policies BE27, BE28 and BE29 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

**Background Papers:** Planning application file(s) 19/03999/LBC