

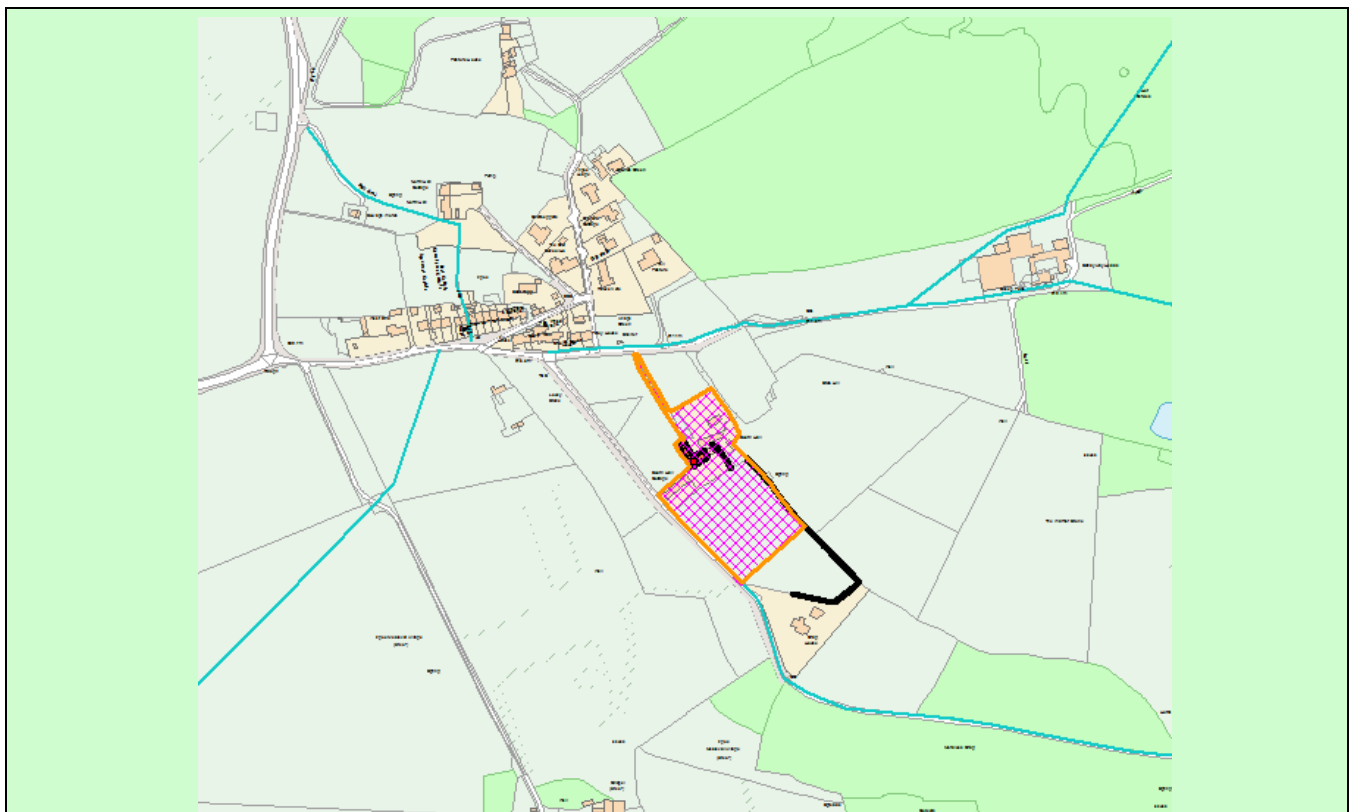


Northumberland County Council

Castle Morpeth Local Area Council Planning Committee Monday 12th September 2022

Application No:	21/04414/LBC		
Proposal:	Listed building consent for conversion of outbuildings to two holiday lets, repair/reconfiguring of third outbuilding for storage ancillary to Hall and landscaping including new car park and main entrance to south elevation of Hall		
Site Address	South Hall, Ingoe, Newcastle Upon Tyne, Northumberland, NE20 0SR		
Applicant:	Mr Eric Dunmore South Hall, Drive From U9017 To South Hall, Ingoe, NE20 0SR	Agent:	Miss Kate Wilson 16 Hallstile Bank, Hexham, NE46 3PQ, England
Ward	Ponteland West	Parish	Matfen
Valid Date:	12 November 2021	Expiry Date:	14 September 2022
Case Officer Details:	Name: Ms Rachel Campbell Job Title: Senior Planning Officer Tel No: 01670 625548 Email: Rachel.Campbell02@northumberland.gov.uk		

Recommendation: That Listed Building Consent be GRANTED



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1. Introduction

1.1 Several representations of objection have been received in relation to this application from local residents and from general members of the public. Concerns have also been raised by the Parish Council. Therefore, under the provisions of the Council's current Scheme of Delegation, the application has been referred to the Director of Planning and the Chair and Vice Chair of the Castle Morpeth Local Area Council Planning Committee for consideration to be given as to whether the application should be referred to a Planning Committee for determination. This matter has been duly considered under these provisions and it has been confirmed that the application should be referred to the Committee for determination.

2. Description of the Proposals

2.1 Listed Building Consent is sought at South Hall, Ingoe for:

- The conversion and extension of two existing outbuildings into two, one-bedroom holiday let units.
- The repair and reconfiguration of one outbuilding for storage purposes ancillary to the main dwelling of South Hall.
- External landscaping works.

2.2 A full planning application (reference: 21/04413/FUL) has been submitted alongside this Listed Building Consent application and will also be referred to the Committee for determination. The other elements of the proposal which do not require Listed Building Consent, but are covered for completeness within this application are:

- Change of use of agricultural land into residential curtilage associated with South Hall.
- Creation of a small car parking area within the north eastern corner of the extended residential curtilage.
- External landscaping works within the extended residential curtilage.

2.4 Full details of the proposed works are set out within the plans and documents submitted with these applications.

2.5 South Hall is a Grade II* listed three storey country house which dates from the early 18th century and is constructed of ashlar stone with a stone slate roof. The two outbuildings proposed to be converted into holiday lets are single storey and of a linear form, orientated in an east-west direction. The outbuilding proposed to be repaired and reconfigured for storage purposes is located within a walled garden to the south east of South Hall, orientated in a north-south direction. All three of the outbuildings are constructed of roughly coursed and/or roughly squared stone with Welsh slate roofs. By virtue of their connection with South Hall, the outbuildings are considered to be curtilage listed.

2.6 The application site is also located within an area of archaeological interest.

- 2.7 During the course of the application, the applicant has submitted additional information and revised plans to address the initial concerns raised by the Council's Built Heritage and Design team.
- 2.8 Following a subsequent site visit on 25th August 2022, it was noted that some walls adjacent to outbuilding 3 had been demolished (as proposed within this application) and works, including re-roofing and the installation of garage doors to the west elevation, to outbuilding 3 had been undertaken. Informal discussions were held with the Council's Built Heritage and Design Officer, and whilst the works undertaken are unauthorised, they raise no concerns. The demolition of some of the walls adjacent to outbuilding 3 and some of the works to outbuilding 3, such as re-roofing, are covered under these current full planning and Listed Building Consent applications. However, some of the alterations to outbuilding 3, such as the installation of garage doors to the western elevation, are not covered under these current applications and the works would need to be regularised via the submission of separate applications.

3. Planning History

Reference Number: 21/04413/FUL

Description: Conversion of outbuildings to two holiday lets, repair/reconfiguring of third outbuilding for storage ancillary to Hall and landscaping including new car park and main entrance to south elevation of Hall

Status: Pending Consideration

Reference Number: 21/02402/LBC

Description: Listed Building Consent for internal alterations including removal of existing staircase to back hall/office and construction of new floor with plaster board ceiling below; replacement of modern timber fireplace to drawing room with new marble fireplace to match study fireplace; removal of existing staircase; new cast iron effect external soil waste pipe; formation of new bathroom within existing bedroom; installation of new soil waste pipe within boxing to ground floor wc. Alterations so some internal walls and doors. Make good plaster to walls and skirting.

Status: Permitted

Reference Number: 21/02401/FUL

Description: Internal alterations including removal of existing staircase to back hall/office and construction of new floor with plaster board ceiling below; replacement of modern timber fireplace to drawing room with new marble fireplace to match study fireplace; removal of existing staircase; new cast iron effect external soil waste pipe; formation of new bathroom within existing bedroom; installation of new soil waste pipe within boxing to ground floor wc. Alterations so some internal walls and doors. Make good plaster to walls and skirting.

Status: Withdrawn

Reference Number: 16/04240/LBC

Description: Listed building consent for construction of garden room extension.

Status: Permitted

Reference Number: 16/04239/FUL

Description: Proposed construction of garden room extension.

Status: Permitted

Reference Number: 16/03737/LBC

Description: Listed Building Consent: Internal and external alterations

Status: Permitted

Reference Number: 13/03679/VARYCO

Description: Removal of condition 8 from planning approval CM20090150
(Conversion of redundant building to holiday letting accommodation)

Status: Permitted

Reference Number: CM/20090153

Description: Proposed erection of a micro-wind generator to provide energy to proposed holiday let (Application ref CM/20090150 & 151LBC)

Status: Application Returned

Reference Number: CM/20090152

Description: Proposed erection of a micro-wind generator to provide energy to proposed holiday let (Application ref CM/20090150 & 151LBC)

Status: Refused

Reference Number: CM/20090151

Description: Conversion of redundant building to holiday letting accommodation

Status: Permitted

Reference Number: CM/20090150

Description: Conversion of redundant building to holiday letting accommodation

Status: Permitted

Reference Number: CM/05/D/103/LBC

Description: Internal alterations to create 2 bathrooms, 2 No bedrooms rebuild chimney stack, create link to new study with rooflights over

Status: Permitted

4. Consultee Responses

Matfen Parish Council	Matfen Parish Council has concerns over the level of objections by residents in Ingoe to this development. Under the Local Plan it states that "Ingoe is a remote hill top village where the Council considers that no change to the settlement pattern and identity is required. The strategy is to maintain and enhance the pleasant rural character and built form of this settlement. No new development is proposed within the village." Due to the strength of feeling from residents the Parish Council would like to suggest the applicant speak to the Parish Council and residents of Ingoe, which the Parish Council would be happy to facilitate, to try and mitigate some of the objections.
County Ecologist	No objection subject to conditions and informatives.
County Archaeologist	No objection from an archaeological perspective and no archaeological work will be required.

Building Conservation	The Built Heritage and Design team are satisfied with the additional information and revised plans and recommend conditions should be attached to any consent granted.
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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	7
Number of Objections	15
Number of Support	0
Number of General Comments	0

Notices

Site notice for Listed Building Consent – Displayed on 23rd December 2021
 Press notice in Morpeth Herald – Published on 25th November 2021

Summary of Responses:

15 representations of objection have been received in relation to Listed Building Consent application reference: 21/04414/LBC. The objections raise concerns on the following issues:

- Impact on the Listed Building/Archaeology/historic environment
- Impact on the amenity of local residents
- Impact on the rural character of the village of Ingoe
- Impact on ecology and trees
- Light pollution
- Noise
- Highway safety
- Traffic
- Car parking

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=R2EXY5QSKKI00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

Policy ENV 1 – Approaches to Assessing the Impact of Development on the Natural, Historic and Built Environment (Strategic Policy)

Policy ENV 2 – Biodiversity and Geodiversity

Policy ENV 7 – Historic Environment and Heritage Assets

Policy QOP 1 – Design Principles (Strategic Policy)

6.2 National Planning Policy

7. Appraisal

7.1 The main issue in the determination of this application falls on whether the proposed development would preserve or enhance the listed building and its features of architectural and historic interest, having regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), relevant policies in the development plan and the aims of the NPPF.

Impact on the Character of the Listed Building

7.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires the local authority to have special regard to the desirability of preserving the listed building, its setting, and any features of special or historic interest which it possesses. Chapter 16 of the NPPF also places emphasis on the preservation and enhancement of heritage assets.

7.3 Paragraph 199 of the NPPF advises *“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”*.

7.3 Policy ENV 7 of the Northumberland Local Plan relates to the historic environment and heritage assets. Policy ENV 7 states *“development proposals will be assessed, and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland’s heritage assets and their settings”*. Policy ENV 7 follows on to states that *“development proposals, which will affect a site of archaeological interest, or a site which has the potential to be of archaeological interest, will require an appropriate desk-based assessment, and, where necessary, a field evaluation”*.

7.4 As aforementioned, South Hall is a Grade II* listed three storey country house which dates from the early 18th century and is constructed of ashlar stone with a stone slate roof. The two outbuildings proposed to be converted into holiday lets are single storey and of a linear form, orientated in an east-west direction. The outbuilding proposed to be repaired and reconfigured for storage purposes is located within a walled garden to the south east of South Hall, orientated in a north-south direction. All three of the outbuildings are constructed of roughly coursed and/or roughly squared stone with Welsh slate roofs. By virtue of their connection with South Hall, the outbuildings are considered to be curtilage listed.

7.5 The Council’s Built Heritage and Design Officer has been consulted on this application to assess the impact of the proposed development upon the character and appearance of the curtilage listed buildings. Having reviewed the additional information and revised plans submitted during the course of the application, the Council’s Built Heritage and Design Officer considers these are satisfactory, raises no objection to the proposals and recommends conditions be attached to any consent granted. The proposed works would allow for the redundant outbuildings to be brought back into use. It is considered that the

proposals, as a whole, are acceptable and would not cause harm to the significance of the curtilage listed buildings. The proposed works are considered to be appropriate and would be sympathetic to the curtilage listed buildings.

7.6 The Council's Archaeologist has been consulted on this application and has assessed the application from an archaeological perspective. Following a review of LiDAR data, it is acknowledged that curved ridge and furrow earthworks and the remains of field boundaries and landscape divisions survived well on land around South Hall. These earthworks preserve evidence of cultivation and land management in the medieval and post-medieval period and are associated with the deserted medieval village of Ingoe. Some traces of ridge and furrow earthworks survive in the immediate vicinity of South Hall but are only faintly visible. The application site is therefore less sensitive to development impact than the surrounding areas. Taking account of the relatively localised nature of landscaping proposed and the already denuded condition of archaeological earthworks within the application site, the Council's Archaeologist concludes that the risk of significant archaeological remains being substantially harmed by the proposed development is low. Therefore, the Council's Archaeologist concludes that they have no objection to the application from an archaeological perspective and no archaeological work will be required.

7.7 Overall, the proposed development would not harm the significance of the curtilage listed buildings. The Council's Built Heritage and Design Officer and Archaeologist both raise no objection to the application subject to relevant conditions. It is therefore considered that the proposed development would adhere to Policies QOP 1, ENV 1 and ENV 7 of the Northumberland Local Plan and the principles within Chapter 16 of the NPPF.

7.8 The representations of objection have made comments in regard to heritage and archaeological impacts. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment in consultation with the Council's Built Heritage and Design team and the Council's Archaeology team, it is considered that the proposal as submitted, is acceptable in respect of the heritage and archaeological impacts of the development.

Ecology

7.9 The Local Planning Authority has a duty to ensure that the proposed development meets necessary habitats and environmental legislation and regulations and therefore the ecological impacts of the proposed development can be considered and assessed as part of a Listed Building Consent application.

7.10 An Ecological Impact Assessment and Bat Survey has been submitted to accompany this application. The Council's Ecologist has been consulted on this application and raises no objection subject to conditions and informatives.

7.11 Recent case law has shown that where a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 55 of the Conservation of Habitats and Species Regulations 2017. The three tests are:

1. The proposal must be required for imperative reasons of overriding public interest or for public health and safety;
2. There must be no satisfactory alternative to the proposal; and
3. The proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.

7.12 Regarding the first of these, the test of imperative reasons of overriding public interest seems to be considered to have been satisfied if a proposal meets an identified development need. In this case the proposed development is considered to be acceptable and in accordance with the development plan and the NPPF. The second concerns whether the development need which the application is seeking to meet can be met in any other way which has no or a lesser impact on the species concerned. There are two strands to this second test:

- A) whether the development need could be met in a different way than through this particular application.
- B) whether the development proposal itself could be re-configured or undertaken in such a way that it meets the same development need while having a lower impact on the population of protected species concerned.

The proposal would involve re-using and extending the existing, redundant outbuildings, by converting two of them into holiday let units and by repairing and reconfiguring one of them to use for storage purposes ancillary to South Hall. The proposal would secure an economically viable future for the outbuildings. It is considered the extensive works required will allow the retention or restoration of the roost potential of the site, therefore the second test is considered to have been met.

7.13 The third of these is examined in terms of the mitigation proposals submitted by the applicants.

7.14 The Council's Ecologist raises no objection to the proposed development on ecological grounds subject to conditions to ensure the mitigation and enhancement measures detailed in the report are carried out in full and to ensure a Natural England licence is sought.

7.15 Subject to accordance with the recommended conditions, the proposed development is considered to be in accordance with Policies ENV 1 and ENV 2 of the Northumberland Local Plan and the principles of the NPPF in this respect.

7.16 The representations of objection have made comments in regard to ecological impacts. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment in consultation with the Council's Ecology team, it is considered that the proposal as submitted, is acceptable in respect of the ecological impacts of the development.

Other Matters

7.17 The representations of objection have raised concerns regarding other matters, such as impact upon amenity and highway safety. This application is solely assessing the impact of the proposals on the character and appearance of the curtilage listed buildings. Therefore, the other concerns raised within the

objections will be taken into consideration when assessing the accompanying full planning application.

Equality Duty

7.18 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

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

Human Rights Act Implications

7.20 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.

7.21 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.

7.22 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 It is concluded that the proposed development would not harm the significance of the curtilage listed buildings. The Council's Built Heritage and Design Officer and the Council's Archaeologist both raise no objection to the application subject to

relevant conditions. It is therefore considered that the proposed development would adhere to Policies QOP 1, ENV 1 and ENV 7 of the Northumberland Local Plan and the principles within Chapter 16 of the NPPF.

8.2 The proposed development would also be acceptable with regard to ecological impacts. The Council's Ecologist raises no objection to the proposed development on ecological grounds subject to conditions to ensure the mitigation and enhancement measures detailed in the ecology report are carried out in full and to ensure a Natural England licence is sought. The proposed development is considered to be in accordance with Policies ENV 1 and ENV 2 of the Northumberland Local Plan and the principles of the NPPF in this respect.

8.3 The application for Listed Building Consent is therefore supported and is recommended for approval subject to conditions.

9. Recommendation

That this application be GRANTED permission 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 be carried out in complete accordance with the approved plans. The approved plans are:

- Outbuilding 1 Proposed Floor Plans and Elevations, Drawing No: PP03 Revision: A
- Outbuilding 2 Proposed Floor Plans and Elevations, Drawing No: PP04 Revision: A
- Outbuilding 3 Proposed Floor Plans and Elevations, Drawing No: PP05
- Untitled Location Plan, Dated: 10/11/2021(Received on: 15/12/2021)
- Proposed Block Plan, Drawing No: PP01 Revision: B
- Proposed Site Plan, Drawing No: PP02 Revision: B
- Method Statement for New Opening in Outbuilding 2, Dated: 12/05/2022
- Concept Design Report – South Hall, Ingoe, Northumberland Revision: H
- Structural Survey Letter from BT Bell Consulting Engineers Dated 13/01/2022
- Design, Access and Heritage Statement – South Hall, Ingoe, Northumberland produced by Doonan Architects
- Historic Building Assessment – South Hall, Ingoe, Northumberland Dated: June 2016 Produced by Peter F. Ryder
- Ecological Impact Assessment and Bat Survey – South Hall, Ingoe, Northumberland Summer 2021 Produced by Ruth Hadden of Ryal Soil and Ecology

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

03. Notwithstanding the details submitted as part of this application, the repointing of external walls shall be undertaken using NHL lime mortar.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

04. Prior to the installation of any new windows and doors to the hereby approved development, large scale details and sections (on a 1:5 scale) of the new windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the windows and doors shall be installed and maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

05. Notwithstanding the details submitted as part of this application, all new windows and doors shall be timber with a painted finish and shall be recessed into their openings by approximately 100mm and shall not include trickle vents.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

06. Prior to the construction of the small extension to Outbuilding 1, a sample panel of the stone and mortar mix (which should be lime mortar) to be used in the construction of the small extension to Outbuilding 1, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the small extension to Outbuilding 1 shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

07. Notwithstanding the details submitted as part of this application, the small extension to Outbuilding 1 shall be constructed of stone with a Welsh slate roof.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

08. Notwithstanding the details submitted as part of this application, any new rainwater goods shall be cast iron and painted black. All rainwater goods should be affixed using traditional brackets and no fascia boarding should be attached to the outbuildings.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

09. Prior to the installation of any new rainwater goods to the hereby approved development, details of the rainwater goods and how they will be affixed to the outbuildings, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the rainwater goods shall be installed in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

10. In Outbuilding 2, the fireplace in the former garage and the stalls and troughs in the former stable shall be retained and re-used (with wall linings omitted in this area) in perpetuity.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

11. Prior to the restoration and reinstatement of the stone flagged floor in Outbuilding 2, details of how the stone flagged floor in Outbuilding 2 shall be restored and reinstated shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the stone flagged floor in Outbuilding 2 shall be restored and reinstated in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

12. Prior to the restoration of the existing corner fireplace, flue and chimney at Outbuilding 2, details of how the existing fireplace, flue and chimney shall be restored shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the existing corner fireplace, flue and chimney shall be restored in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

13. Prior to the blocking up of the existing garage door opening at Outbuilding 2, a sample panel of the stone and mortar mix (which should be lime mortar) to be used to block up the existing garage door opening at Outbuilding 2 shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the existing garage door opening at Outbuilding 2 shall be blocked up in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

14. Prior to the repointing of the external walls of Outbuilding 3, a sample area of the repointing (which should be using lime mortar) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the repointing

of the external walls of Outbuilding 3 shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

15. Prior to any works being undertaken to Outbuilding 3, precise details of exactly how Outbuilding 3 is to be repaired and reconfigured, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, Outbuilding 3 shall be repaired and reconfigured in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

16. Notwithstanding the details submitted as part of this application, precise details of all materials to be used for hard landscaped areas, including car parking areas and footpaths, shall be submitted to, and approved in writing by, the Local Planning Authority prior to their first use on site. Thereafter, the hard landscaping shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

17. Prior to the installation of any new boundary treatments to the hereby approved development, large scale details (on a 1:5 scale) of the new boundary treatments shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the new boundary treatments shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

18. Prior to the installation of the bin store to the hereby approved development, large scale details of the bin store shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the bin store shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the curtilage listed buildings, in accordance with Policy ENV 7 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

Date of Report: 26.08.2022

Background Papers: Planning application file(s) 21/04414/LBC

