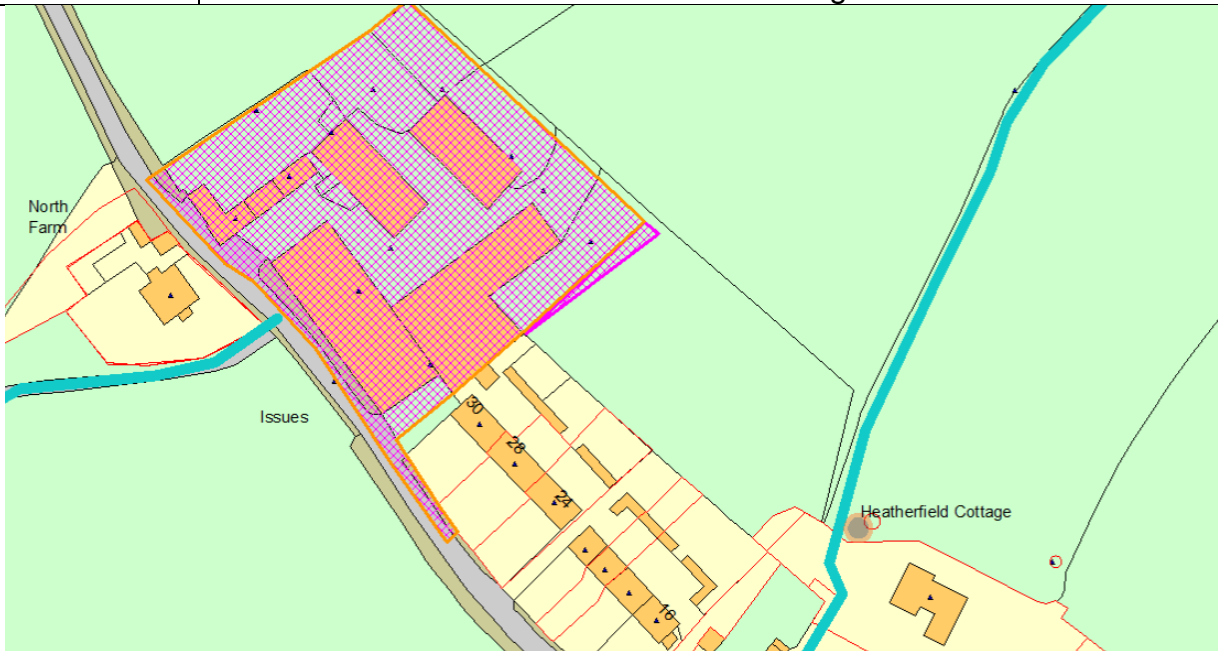




Northumberland County Council

North Northumberland Local Area Council July 2021

Application No:	20/03446/VARYCO		
Proposal:	Variation of Conditions 2 (approved plans) pursuant to planning approval 19/03479/VARYCO in order to allow reduction in garage sizes plots 1,4,6,7; fenestration amendments to rear elevations; addition of natural stone quoins to all elevations. Amendment of Condition 3 (Materials) pursuant to planning permission 19/03479/VARYCO to allow for discharge of details of materials. (Amended Description 16.02.2021).		
Site Address	Farm Buildings East Of North Farm, Rennington Village, Rennington, Northumberland		
Applicant/ Agent	Mr Adam Holmes 8 , Mosley Street, Newcastle Upon Tyne, NE1 1DE		
Ward	Longhoughton	Parish	Rennington
Valid Date	19 October 2020	Expiry Date	18 January 2021
Case Officer Details	Name: Mr James Bellis Job Title: Senior Planning Officer Tel No: 01670 622716 Email: James.Bellis@northumberland.gov.uk		
			
This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)			

Recommendation: That this application be GRANTED, subject to conditions

1. Introduction.

1.1 Following referral through the Virtual Delegation Scheme this application is deemed appropriate for determination at North Northumberland Local Area Council.

1.2 Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The Local Planning Authority can grant such permission unconditionally, subject to different conditions or refuse the application if it is determined that the original condition(s) should continue.

1.3 This report should be read alongside 20/03447/VARYCO, which relates to the listed building application for the same site. This is to be heard at the same committee meeting as this item.

2. Description of the Site and the Proposal

2.1 The site to which the application relates (North Farm) is located to the north-western edge of Rennington Village adjacent to the C1130 that leads from Rennington to the village of Rock. The application site comprises the grade II listed cart shed and granary located along the north-western boundary, and prior to the implementation of this scheme, a range of larger more modern farm buildings with farm yard areas were adjacent to these. The original farmhouse is grade II listed and is located on its own on the opposite side of the highway to the west of the site, and this is now in separate ownership. Open agricultural land surrounds the site to the north and east and beyond the farmhouse, with residential properties adjoining the south-eastern boundary of the site.

2.2 The proposal is for a variation of condition 2 of the extant planning permission 19/03479/VARYCO, which is the approved plans condition. 19/03479/VARYCO was in turn, a s73 application relating to 17/04588/FUL, by revising the proposal in the following ways:

- 1) Fenestration amendments to rear elevations are noted on the associated application drawings. In summary, principle changes are noted as being:
 - Plot 1 (House Type 1B) – Ground floor: External door omitted, double window repositioned, single double-glazed window added.
 - Plot 2 (House Type 1C) – Ground floor: External door omitted, double window repositioned, single double-glazed window added.
 - Plot 3 (House Type 2A) – Ground floor: External door omitted, double window repositioned, single double-glazed window added. 1st floor: Double window in place of two single windows
 - Plot 4 (House Type 1A) – Ground floor: External door omitted, double window repositioned, single double-glazed window added.
 - Plot 5 (House Type 2A) – Ground floor: External door omitted, double window repositioned, single double-glazed window added. 1st floor: Double window in place of two single windows
 - Plot 6 (House Type 3) – Ground floor: Apex window above rear patio doors omitted.
 - Plot 7 (House Type 3 – mirrored) – Ground floor: Apex window above rear patio doors omitted.
 - Plot 8 & 9 (Listed Building) – Existing king post trusses, timber purlins, and timber rafters to be replaced by new style, and type to match existing.
 - Plot 10 (House Type 2B) – Ground floor: External door omitted, double window repositioned, single double-glazed window added. 1st floor: Double window in place of two single windows.

- 2) Reduction in garage sizes to Plot 1, Plot 4, Plot 6 and Plot 7
Plot 1 – Detached double garage reduced to single garage.
Plot 4 – Adjoining double garage reduced to single garage.
Plot 6 and Plot 7 – Detached double adjoining garages reduced to single adjoining garages.
- 3) Addition of natural stone quoins to all elevations. All new build houses and detached garages will benefit from natural stone quoins to the corners of each elevation.

2.3 During the application process the agent has sought the Amendment of Condition 3 (Materials) pursuant to planning permission 19/03479/VARYCO to allow for discharge of details of materials.

2.4 During the application further details have been submitted in relation to plots 8 & 9 for which amended plans have been submitted following the need to undertake further work than initially envisaged to allow a successful conversion.

2.5 Appropriate amendments to other conditions have also been suggested by the planning application to cater for the discharge of conditions which have been previously undertaken.

3. Planning History

Reference Number: 14/03067/FUL

Description: Change of use of land and buildings and development of residential dwellings (15 in total of which 6 are affordable homes) including demolition of existing modern agricultural buildings, conversion and extension of Grade II Listed traditional farm buildings to provide 2 residential dwellings, construction of 13 new residential dwellings and development of associated access roads, public open space, gardens and other ancillary works (as amended by letter dated 26/11/14)

Status: PER

Reference Number: 14/03068/LBC

Description: Listed Building Consent: Change of use of land and buildings and development of residential dwellings (15 in total of which 6 are affordable homes) including demolition of existing modern agricultural buildings, conversion and extension of Grade II Listed traditional farm buildings to provide 2 residential dwellings, construction of 13 new residential dwellings and development of associated access roads, public open space, gardens and other ancillary works (as amended by letter dated 26/11/14)

Status: PER

Reference Number: 17/04588/FUL

Description: Demolition of modern portal frame buildings, construction of 8 new houses and 4 detached garage blocks and conversion of listed traditional farm buildings into 2 dwelling houses.

Status: PER

Reference Number: 17/04589/LBC

Description: Listed Building Consent for demolition of modern portal frame buildings, construction of 8 new houses & 4 detached garage blocks and conversion of listed traditional farm buildings into 2 dwelling houses.

Status: PER

Reference Number: 19/03478/VARYCO

Description: Variation of condition 6 (approved plans) related to planning approval 17/04589/LBC

Status: PER

Reference Number: 19/03479/VARYCO

Description: Variation of condition 2 (approved plans) pursuant to planning permission 17/04588/FUL

Status: PER

Reference Number: 19/04436/DISCON

Description: Discharge of conditions : 12 (demolition/construction method statement) and 19 (surface water) pursuant to planning approval 17/04588/FUL

Status: PER

Reference Number: 20/00301/DISCON

Description: Discharge of condition 4 (contaminated land scheme) 7 (ground gasses report) 13 (full engineering, drainage, street lighting and construction details of streets proposed for adoption) 14 (management and maintenance details of proposed streets) 15 (details of required highways works) 18 (programme of archaeological works) and 20 (scheme for surface water) on approved planning application 17/04588/FUL.

Status: CONREF

Reference Number: 20/03447/VARYCO

Description: Variation of condition 6 (approved plans) pursuant to planning permission 19/03478/VARYCO in order to allow reduction in garage sizes plots 1,4,6,7; fenestration amendments to rear elevations; addition of natural stone quoins to all elevations. Amendment of Condition 2 (Materials) pursuant to planning permission 19/03478/VARYCO to allow for discharge of details of materials. (Amended Description 16.02.2021).

Status: PCO

Reference Number: 21/01595/DISCON

Description: Discharge of condition 9 (landscaping) on approved planning application 19/03479/VARYCO

Status: PCO

4. Planning Policy

4.1 Development Plan Policy

Alnwick LDF Core Strategy 2007

S1 Location and scale of new development
S2 The sequential approach to development
S3 Sustainability criteria
S4 The phased release of housing land
S5 Housing density
S6 Provision of affordable housing
S11 Locating development to maximise accessibility and minimise impact from travel
S12 Protecting and enhancing biodiversity and geodiversity
S13 Landscape character
S15 Protecting the built and historic environment
S16 General design principles
S20 Providing for open space, sport and recreation
S22 Energy efficiency
S23 Planning obligations

Alnwick District Wide Local Plan 1997 (Policies Saved through the ACS)

BE8 Design in new residential developments and extensions (and Appendix A and B)

CD32 Controlling development that is detrimental to the environment and residential amenity APPENDIX A Design and layout of new dwellings

CD32 Controlling development that is detrimental to the environment and residential amenity

4.2 National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance (2014, as updated)

4.3 Emerging Planning Policy

Emerging Northumberland Local Plan - Regulation 19 (Jan 2019) as amended by proposed Main Modifications (June 2021)

STP1, STP2, STP3, STP4, STP4, STP5, STP6, HOU1, HOU2, HOU5, HOU9, QOP1, QOP2, QOP3, QOP4, QOP5, QOP6, TRA1, TRA2, TRA4, ICT2, ENV1, ENV2, ENV3, ENV4, ENV7, WAT1, WAT2, WAT3, WAT4, POL1, POL2, INF1, INF6.

4.4 Other relevant policy documents

Alnwick Landscape Character SPD 2011

Northumberland Landscape Character Assessment 2011

National Design Guide 2019

5. Consultee Responses

Rennington Parish Council	Rennington Parish Council wishes to respond to the 3 points on this variation are as follows:- 1. No objection to the changes to fenestration. 2. The reduction in garage size is not objected to, but would ask that sufficient parking spaces are provided on the development for both residents and visitors.
---------------------------	--

	<p>3. The addition of stone quoins should be welcomed as they are a design feature of local stone buildings.</p> <p>The parish council along with residents have raised major concerns that construction has started before approval has been granted, on the selection of materials for external walls and roofing which is contrary to the conditions set in the original planning application to which this Varyco application refers.</p>
Lead Local Flood Authority (LLFA)	The LLFA have no objection to application 20/03446/VARYCO subject to the following drawing being added to the list of approved drawings.
Highways	No objection following the receipt of amended plans and the carrying over of appropriate conditions
Building Conservation	<p><u>20/03446/VARYCO</u></p> <p>Impact - The proposals relate to a variation to approval reference 19/03479/VARYCO which was a variation to 17/04588/FUL.</p> <p>Building Conservation visited the site with the Development Management case officer on 3 November 2020 to inspect a sample panel of Hutton Stone and natural slate for the proposed new build dwellings. We offered no adverse comment but recommended that any quoins must be in natural stone also.</p> <p>We visited Rennington on 6 May 2021 to observe the development but did not enter onto the site. It was noted that several properties have now progressed to a near complete state although groundworks still appear outstanding. Work was underway to the listed units (8&9). The refurbishment of the main roof of the listed farm buildings appeared near complete. We will comment on matters relating to the listed farm buildings in comments to application 20/03447/VARYCO.</p> <p>We raise no objection to the reduction in size of the garage blocks. We raise no objection to fenestration changes at the rear of the new builds provided window frames continue to be in timber and painted as noted on the proposed plans. We raise no objection to quoins in natural stone for the new build houses. Regarding materials, a plan ref 1742-SK-08 dated 15.02.21 has been provided. If materials are consistent with those shown on this plan we raise no objection. However, there is an inconsistency between the elevation plans proposed for house types and the materials plan because both upvc and cast-iron rainwater goods are proposed. We recommend this inconsistency should be resolved in favour of cast iron.</p> <p>Position - Subject to the above we raise no objection to the variation proposed.</p> <p><u>20/03446/VARYCO</u></p>

Impact - The proposals relate to a variation to approval reference 19/03478/VARYCO which was itself a variation to 17/04589/LBC. Matters relating to the new build dwellings are discussed in our comment to 20/03446/VARYCO. Having its roots in 17/04589/LBC we suggest this application relates only to the extent to which change is proposed to the physical fabric of the listed building. Matters relating to setting are dealt with through planning permission.

Under 19/03478/VARYCO conditions attached to 17/04589/LBC were rolled forward. We visited Rennington on 6 May 2021 to observe the development but did not enter onto the site. Work was underway to the listed unit 8 at the time of our visit. The refurbishment of the main roof of the listed farm buildings (units 8 & 9) appeared near complete.

The proposed plan for the listed units (8 & 9) uploaded to Public Access on 16 October 2020 carries this note:
13/10/20 SECOND VARIATION OF CONDITION APPLICATION. NO AMENDMENTS TO LISTED BUILDING BEYOND WHAT IS ALREADY APPROVED. DRAWING RE-ISSUED FOR COMPLETENESS. ISSUED FOR PLANNING APPROVAL TO LOCAL AUTHORITY (AH).

However, a narrative then emerges regarding changes to the roof structure of the listed unit 9. These changes were not part of the previous approvals and require listed building consent. The changes appear on the application between 23 and 25 November 2020 although the structural report regarding the roof structure dates to 28 August 2020. A revised plan is submitted bearing this note: 23/11/20 PLOT 9 - EXISTING KING POST TRUSSES, TIMBER PURLINS AND TIMBER RAFTERS TO BE REPLACED WITH NEW, STYLE & TYPE TO MATCH EXISTING. REFER TO DRAWING 20034-101 BY SULLIVAN ASSOCIATES. ISSUED FOR PLANNING APPROVAL TO LOCAL AUTHORITY (AH)

Our inspection from outside the site suggests the changes to the roof structure of unit 9 may have been completed. Building Conservation has not inspected the former trusses so we are unable to comment if they could have been retained through other means of structural strengthening. The loss of the traditional trusses within unit 9 is prima facie harm to the special interest of the listed building. We would not expect the retention of inadequate trusses but a clear and convincing justification should explore if the existing arrangements could be strengthened to retain at least some of the original. If the reasoned conclusion were that this were not possible then full justification would have been provided.

Given the note refers only to unit 9 there is a presumption the traditional trusses have been retained within unit 8. We

	<p>suggest clarification should be sought from the applicant as to the extent of changes executed so far. Conditions attached to 19/03478/VARYCO remain in force. To date we have not been supplied with proposed materials for the walls and roof to units 8 & 9 (see condition 2) although we accept the re-roofing has been completed in a manner consistent with the recycling of traditional slate as discussed in the application. Further details, including a window schedule, will be required before windows can be installed to the front elevation of the listed barns (condition 3). Rooflights have been installed but they are standard "Velux" types, not the conservation style, flush fitting units shown on the plans. No details have been supplied regarding the rooflights (condition 3). Finally, condition 4 requires details of certain vents and flues. It appears at least some of these have been incorporated in the re-roofing and potentially out of step with the requirements of condition 4.</p> <p>Position - We accept the expediency for further action regarding the trusses in Unit 9 has now passed. Provided the matters discussed above are adequately addressed we raise no substantive objection. .</p>
County Archaeologist	There are no objections to the current variation on archaeological grounds provided that the requirements of Condition 18 of permitted application 17/04588/FUL are secured as part of this or any future variation.
County Ecologist	A number of bat roosts have been recorded in buildings on this site and mitigation is conditioned with 17/03479/VARYCO. The amended plans should include any changes to the agreed mitigation, and be amended prior to determination.
North Trees And Woodland Officer	No response received.
Public Protection	Public Health Protection does not have any comments to make on this application
Natural England	Natural England currently has no comment to make on the variation of condition 2.
Northumbrian Water Ltd	Thank you for consulting Northumbrian Water on the above application to vary a condition. We have no further comments to make
Countryside/ Rights Of Way	There are no rights of way implications involved in this development, therefore I have no comments to make on the application.

6. Public Responses

Neighbour Notification

Number of Neighbours Notified	8
Number of Objections	21
Number of Support	0
Number of General Comments	0

Notices

Summary of Responses:

35 Representations (combined for both 20/03446/VARYCO & 20/03447/VARYCO) have been received in relation to this application. To summarise these cover objections in relation to the following matters:

- Alleged Breaches of Planning Permission
- Materials used in the proposal (inappropriateness of these & querying if these are local and in keeping with the character of the village, and also are these natural stone
- Impact of the proposal on the Character of the Area, Listed Buildings and of the Character of Rennington Village.
- Concerns regarding drainage.

7. Appraisal

7.1 The application has been assessed against national planning policy and guidance, development plan policies and other material planning considerations and the advice of statutory consultees. The key planning issues raised by the proposal include:-

- Principle of Development;
- Amendments to the proposed plans;
- Discharge of the Details of the Materials to be used in the development (via amendment to the materials condition); and,
- Discharge of other appropriate conditions.

Principle of Development

7.2 The proposal's acceptability has previously been established by the extant grant of planning permission (17/04588/FUL (and the subsequent variation of condition application 19/03479/VARYCO)), with this application solely looking at the acceptability of varying the approved plans condition (condition 2). The planning officer has also requested that the applicant submitted information discharge the requirements of a number of other appropriate conditions, which are required due to timing of the application and progress of the scheme to ensure the applicant is no longer in breach of their permission. These matters are the matters considered in this report.

Amendments to the proposed plans

7.3 The applicant has sought approval for amendments to approved plans in relation to the proposal. This is separated into two parts. The part of the site which relates to non listed buildings (whole site excluding plots 8 & 9) and plots 8 & 9 which relate to listed buildings.

Whole site excluding plots 8 & 9

7.4 The following changes have been requested, fenestration amendments to rear elevations are noted on the associated application drawings. In summary, principle changes are noted as being:

- Addition of natural stone quoins to all elevations. All new build houses and detached garages will include natural stone quoins to the corners of each elevation.
- Plot 1 (House Type 1B) – Ground floor: External door omitted, double window repositioned, single double-glazed window added.
- Plot 2 (House Type 1C) – Ground floor: External door omitted, double window repositioned, single double-glazed window added.
- Plot 3 (House Type 2A) – Ground floor: External door omitted, double window repositioned, single double-glazed window added. 1st floor: Double window in place of two single windows.
- Plot 4 (House Type 1A) – Ground floor: External door omitted, double window repositioned, single double-glazed window added.
- Plot 5 (House Type 2A) – Ground floor: External door omitted, double window repositioned, single double-glazed window added. 1st floor: Double window in place of two single windows
- Plot 6 (House Type 3) – Ground floor: Apex window above rear patio doors omitted.
- Plot 7 (House Type 3 – mirrored) – Ground floor: Apex window above rear patio doors omitted.
- Plot 10 (House Type 2B) – Ground floor: External door omitted, double window repositioned, single double-glazed window added. 1st floor: Double window in place of two single windows.

7.5 With the following amendments to garages within the proposal:

- Reduction in garage sizes to Plot 1, Plot 4, Plot 6 and Plot 7
- Plot 1 – Detached double garage reduced to single garage.
- Plot 4 – Adjoining double garage reduced to single garage.
- Plot 6 and Plot 7 – Detached double adjoining garages reduced to single adjoining garages.

7.6 The Building Conservation Officer has been consulted in relation to this proposal. They have offered the following comments

“We visited Rennington on 6 May 2021 to observe the development but did not enter onto the site. It was noted that several properties have now progressed to a near complete state although groundworks still appear outstanding. Work was underway to the listed units (8&9). The refurbishment of the main roof of the listed farm buildings appeared near complete. We will comment on matters relating to the listed farm buildings in comments to application 20/03447/VARYCO.

We raise no objection to the reduction in size of the garage blocks. We raise no objection to fenestration changes at the rear of the new builds provided window frames continue to be in timber and painted as noted on the proposed plans. We raise no objection to quoins in natural stone for the new build houses.”

7.5 Amendments to fenestration on new residential units, and other minor amendments proposed through variation of condition applications, can impact upon the amenity of nearby occupiers, it is however not considered that the changes proposed will cause an impact which would warrant withholding planning permission in this instance.

7.6 Amendments to the garage sizes have attracted comment from the Parish Council with regards to a potential reduction in the amount of parking available on the proposal site, discussion and consultation with highways has been undertaken and it is deemed that the amount of parking included on the site is still appropriate and acceptable in highways terms. It is therefore not deemed an appropriate reason to withhold planning permission for this scheme in its current form.

7.5 The changes proposed in this application from the permitted application would not have a significant impact upon the overall design of the proposal insofar as its acceptability in planning terms, and as such the proposal is acceptable and in accordance with the relevant Policies of the BLP, the NPPF and other material considerations e.g. National Design Guide and Emerging Northumberland Local Plan,

Plots 8 & 9 (Listed Building)

7.6 The applicant has also included a request to amend the plans in relation to the plots 8 & 9 following a closer inspection of the roof structure and structural survey of the listed barns. This includes existing king post trusses, timber purlins, and timber rafters to be replaced by new style, and type to match existing.

7.7 The changes proposed in this application from the permitted application in relation to plots 8 and 9 have been supported by a structural assessment, which takes the form of a suite of documents which have been prepared by both Monument Design and Build and Sullivan and Associates (Chartered Building Surveyors). This is uploaded in full as part of the application documents. The Structural Surveyor has found a number of issues with the Timber Lintels, Trusses and Purlins supporting the structure. As a conclusive comment they have stated that:

“In our professional opinion, the existing trusses and the timber lintels over the existing opening's are not capable of supporting the applies roof loads and cannot be repaired/altered in a manner which would allow their structural adequacy to be proved by calculation. We would consider that a new roof structure is required.”

7.8 Given this assessment it is considered that the works to the roof structure are necessary to enable the safe conversion of the structure to its proposed use as a pair of residential dwellings.

7.9 The structural surveyor has advised *“The new roof structure could either be formed in purposed made king post trusses, purlins and rafters or could be formed in prefabricated trusses.”* They go on to state *“If king post trusses are to be used, the spacing of the trusses should be altered to avoids the existing window openings. This in turn means that the bottom chord of truss does not need to be notched which reduces its strength.”* The agent has submitted a revision of drawing 1742-VOC-10 and the additional information by Sullivan Associations (drawing 20034-101 and structural calculations). These demonstrate the new proposed roof solution with regards to the listed element of the scheme.

7.10 The Building Conservation Officer has been consulted in relation to this proposal. They have offered the following comments:

“Our inspection from outside the site suggests the changes to the roof structure of unit 9 may have been completed. Building Conservation has not inspected the former trusses so we are unable to comment if they

could have been retained through other means of structural strengthening. The loss of the traditional trusses within unit 9 is prima facie harm to the special interest of the listed building. We would not expect the retention of inadequate trusses but a clear and convincing justification should explore if the existing arrangements could be strengthened to retain at least some of the original. If the reasoned conclusion were that this were not possible then full justification would have been provided.

Given the note refers only to unit 9 there is a presumption the traditional trusses have been retained within unit 8. We suggest clarification should be sought from the applicant as to the extent of changes executed so far.

Conditions attached to 19/03478/VARYCO remain in force. To date we have not been supplied with proposed materials for the walls and roof to units 8 & 9 (see condition 2) although we accept the re-roofing has been completed in a manner consistent with the recycling of traditional slate as discussed in the application.”

7.11 With regards to the velux style windows in the conversion the following is offered

“Further details, including a window schedule, will be required before windows can be installed to the front elevation of the listed barns (condition 3). Rooflights have been installed but they are standard “Velux” types, not the conservation style, flush fitting units shown on the plans. No details have been supplied regarding the rooflights (condition 3). Finally, condition 4 requires details of certain vents and flues. It appears at least some of these have been incorporated in the re-roofing and potentially out of step with the requirements of condition 4.

7.12 This is addressed further in the section titled ‘Enforcement Matters’. A further comment is given by the Building Conservation Officer in relation to the roof trusses.

“We accept the expediency for further action regarding the trusses in Unit 9 has now passed. Provided the matters discussed above are adequately addressed we raise no substantive objection”

7.13 Following the review of the submission, including the structural survey, amended plans and the justification, it is considered that the proposed amendments are suitable in the circumstances, and permission should not be withheld due to these amendments. Although, it is regrettable that the works have been undertaken prior to achieving full planning permission and listed building consent, it is deemed that these works have been necessary to enable the conversion of the structure to its permitted use.

7.14 The proposal is therefore deemed to be in compliance with Policy S15 of the ACS, the relevant sections of Chapter 16 of the NPPF, relevant legislative requirements from an Historic Environment Perspective and policy ENV7 of the emerging NLP where these can be given weight.

Materials

7.15 Due to the stage the development is at the applicant has sought through this variation of condition application approval of the materials to be used within the scheme. This was previously formed by condition 3 of 19/03479/VARYCO (and the

earlier 17/04588/FUL). The materials used are detailed as follows and have been shown in plan “*Typical External Materials Dwg No. 1742-SK-08 by Monument Design + Build [uploaded to DMS 16th Feb 2021]*”:

- Stone Quoins - Hutton Stone - Plots 1, 2, 3, 4, 5, 6, 7, 10 Natural stone quoins are a traditional design element commonly found in stone houses of this nature. They will enhance the aesthetic appeal of each property and ‘ground’ the development within the local vernacular. They will also provide a visual ‘link’ back to the listed barn building which has natural stone quoins.
- Lintels/Natural Stone Head – Hutton Stone (Plots) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. This is supplied from Hutton Stone’s Darney Quarry, near East Woodburn, Northumberland. Darney sandstone is a fine to medium grained pale gold through, light buff to almost blonde in colour.
- Walling Stone - Hutton Stone Plots: 1, 2, 3, 4, 5, 6, 7, 10 (and Plot 8 - New extension only)
- Roofing materials (Slate) - Spanish Slate : Plots 1, 2, 3, 4, 5, 6, 7, 10
- Gutter and Rainwater Pipes (Classical Plus Range, Cast Iron) PLOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
- Front Doors: Cottage Style Timber Faced Composite Door, Colour: Gardenia (Crawford Joinery) Plots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
- Natural Stone Cill (Hutton Stone) Plots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

7.16 In addition to this further information regarding the source of the stone has been provided, which is Darney Quarry, near East Woodburn, Northumberland. This quarry belongs to Hutton Stone which provides stone for a broad range of schemes across Northumberland.

7.17 The Planning Officer (Case Officer) and the Building Conservation Officer have viewed the materials on site, with a materials pallet presented on site. The advice of the Building Conservation Team has provided the following comment with regards to the materials. “*Building Conservation visited the site with the Development Management case officer on 3 November 2020 to inspect a sample panel of Hutton Stone and natural slate for the proposed new build dwellings. We offered no adverse comment but recommended that any quoins must be in natural stone also.*” and “*Regarding materials, a plan ref 1742-SK-08 dated 15.02.21 has been provided. If materials are consistent with those shown on this plan we raise no objection. However, there is an inconsistency between the elevation plans proposed for house types and the materials plan because both upvc and cast-iron rainwater goods are proposed. We recommend this inconsistency should be resolved in favour of cast iron.*” Following discussion with the agent this inconsistency has been resolved. In terms of further comment the following has been provided in terms of an informal comment.

7.18 It is considered that the materials proposed are a fair compromise between the coursed rubble of the barns and the regular tooled blocks of the listed farmhouse. While the colour of some of the materials looks bright as newly laid stone, it is considered that this will fade overtime. An informal comment from the Building Conservation Officer has been provided that wholly random rubble is a low-quality finish, traditionally kept for low status buildings or the unseen elevations of the better ones, which would be inappropriate for the dwellings proposed and would appear out of place in Building Conservation terms.

7.19 A broad range of objections have been received in relation to this particular aspect of the proposal. It is however deemed by the Building Conservation Officer,

and the Planning Officer that the materials are appropriate for the development proposed. A particular comment was received that the stone proposed for the scheme was not actually stone itself and was a 'composite' as is demonstrated by the sourcing details it can be confirmed that this is not the case, with the stone provided having been sourced from Darney Quarry in Northumberland.

7.20 Therefore it is considered that the materials provided are suitable in this location for this proposal, and therefore comply with the relevant policies of the development plan (e.g. S15 of the Alwick Core Strategy) and relevant material considerations e.g. NPPF, National Design Guide.

7.21 Comments have been received from the Parish Council and the local community regarding the type of materials used and the colouring of the them, however it is considered that whilst these appear bright now, these will fade overtime through weathering and that the materials used are local to the county, and appropriate to use in this location, particularly due to the range of materials used within Rennington itself.

7.22 The existing materials condition has been removed from the recommended conditions list in this report, with the materials plan "*Typical External Materials Dwg No. 1742-SK-08 by Monument Design + Build [uploaded to DMS 16th Feb 2021]*" added to the revised condition 2 (approved plans list).

Other Matters

7.23 Some of the conditions of the original application have been discharged prior to the issuance of this variation of condition application. Appropriate alterations have been made to these applications to take this into account, in some cases this has included the consolidation of approved documents into the approved plans list in condition 2.

7.24 The applicant has been in breach of their materials condition, however as the materials used are deemed acceptable, it is deemed inappropriate to take formal enforcement action. This condition has been converted to a compliance condition.

Enforcement Matters

7.25 It has been brought to the attention of the case officer that the rooflights inserted into the listed barn are not compliant with the existing planning permissions (lbc and full applications), nor are these as set out in the plans for this variation of condition application. Should this application be granted the applicant would continue to be in breach of their planning permissions. This is therefore a matter for the enforcement team and is being dealt with separately from this planning application.

7.26 Whilst it is regrettable that the applicant has proceeded ahead of gaining formal permission for items e.g. discharges of conditions in terms of materials and highways matters, where possible, the LPA has worked with the applicant to regularise this permission.

Ecological Matters

7.27 Following discussions with the County Ecologist, it has been deemed appropriate to request that mitigation on site e.g. bat and bird box locations, should

be shown the elevation plan in relation to the properties. The applicant has provided amended plans in this regard and it is now deemed that these show satisfactory locations for the mitigation.

7.28 Therefore the ecological impacts arising from the proposal can be suitably mitigated in accordance with S12 of the ACS and the NPPF, and other material considerations e.g. NDG.

Equality Duty

7.29 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

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

Human Rights Act Implications

7.31 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.

7.32 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.

7.33 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 principle of development of the application has previously been established through parent application 17/04588/FUL (and subsequent variation of condition application (19/03479/VARYCO) which this application seeks to vary condition 2 from (the approved plans condition). Following the requested amendments, the plans as submitted are deemed to be acceptable. It is therefore not deemed appropriate to withhold permission for the proposed amendments to the scheme. It is therefore recommended that approval is granted for this variation of condition application, subject to the conditions as proposed.

9. Recommendation

That this application be GRANTED subject to the following revised conditions:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission ref: 17/04588/FUL;

Reason: To comply with Section 91 of the Town and Country Planning 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:-

- Existing Site Location Plan Dwg No. 1742-VOC-01 Rev B Dated 16.08.19
- Proposed Drainage Dwg No. 121019/2000 Date 21/09/17 Rev P Dated 21/04/21
- Proposed Drainage Construction Details, Sheet 1 Dwg No. 121019/2002 Dated 21/9/17 Rev A Dated 20/11/18
- Proposed Drainage Construction Details, Sheet 2 Dwg No. 121019/2003 Dated 21/9/17 Rev B Dated 20/11/18
- Proposed Drainage Construction Details, Sheet 3 Dwg No. 121019/2004 Dated 21/9/17 Rev C Dated 21/9/17 Rev C Dated 22/7/20
- Proposed Drainage Long Sections Dwg No. 121019/2005 Dated 21/9/17 Rev H Dated 15/01/21
- Proposed Drainage Manhole Schedule Dwg No. 121019/2001 Dated 21/9/17 Rev H Dated 23/02/21
- Proposed Drainage Notes Dwg No. 121019/2006 Dated 21/9/17 Rev A Dated 20/11/18
- Proposed Engineering Layout Dwg No. 121019/1000 Dated 21/9/17 Rev H Dated 21/4/21
- Proposed Highway Construction Details Sheet 1 Dwg No. 121019/1002 Dated 21/9/17 Rev D dated 27/05/21
- Proposed Highway Long Sections Dwg No. 121019/1003 Dated 21/9/17 Rev B Dated 12/12/19
- Proposed Setting Out Dwg No. 121019.1004 Dated 31/7/20 Rev A 21/4/21
- Proposed Surface Finishes and Kerbs Dwg No. 121019/1001 Dated 21/09/17 Rev I 11/5/21
- Proposed Site Plan (Including Boundary Treatments) Dwg No. 1742-BR01-00 Rev C Dated 13/5/21
- Proposed Landscape Plan Dwg No. 1742-BR01-Landscape Rev C Dated 13/05/21
- Typical External Materials Dwg No. 1742-SK-08 [as uploaded to DMS 16th Feb 2021]

- Plot 8 & 9 – Listed Buildings Plans and Elevations Dwg No. 1742-VOC-10 Rev E Dated 23/11/20
- Plot 9 Roof Structure as proposed Dwg No. 101 Dated August 2020
- Plot 6 & 7/Plot 8 & 9 Proposed Double Garage Rev B Dated 13/10/20
- Plot 3 & Plot 5 – House Type 2A Proposed Plans and Elevations Dwg No. 1742-VOC-07 Rev C Dated 13/10/20
- Plot 4 – House Type 1A – Proposed Plans and Elevations Dwg No. 1742-VOC-08 Rev C Dated 13/10/20
- Plot 1 – House Type 1B – Proposed Plans and Elevations Dwg No. 1742-VOC-06 Rev E Dated 13/10/20
- Plot 2 – House Type 1C – Proposed Plans and Elevations Dwg No. 1742-VOC-06.5 Rev D Dated 13/10/20
- Plot 10 – House Type 2B Proposed Plans and Elevations Dwg No. 1742-VOC-11 Rev C Dated 13/10/20
- Plot 7 – House Type 3 Proposed Plans and Elevations (Mirrored) Dwg No. 1742-VOC-09.5 Rev C Dated 13/10/20
- Plot 6 – House Type 3 Proposed Plans and Elevations Dwg No. 1742-VOC-09 Rev D 13/10/20
- Generic Tanks install layouts for developer plans Dwg No. 20117 Rev D Dated 25/05/18
- General Semi-Mounded Install for 2 x 4000L Tank End on End with a Gas Dispersion Wall Dwg No. 21473 Rev A Dated 27/04/18

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

03. Following the discharge of condition 4 on 17/04588/FUL via 20/00301/DISCON, the proposal shall be implemented in line with the details, and adopt the measures as set out in Geo Environmental Engineering Ground Gas Verification Strategy Report ref: 2019-4085 (20/07/20)

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

04. Prior to occupation of the first of the dwellings hereby permitted a management plan, for the provision and subsequent maintenance of the areas of open space shown on the approved drawings, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and maintained in complete accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, and in accordance with the provisions of Policies S13 and S16 of the Alnwick District LDF Core Strategy.

05. If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

06. Following the discharge of condition 7 of 17/04588/FUL via 20/00301/DISCON, the proposal shall be implemented in line with the details and following the measures set out in Geo Environmental Engineering Ground Gas Verification Strategy Report ref: 2019-4085 (20/07/20)

Reason: In order to prevent any accumulation of vapour which may potentially be prejudicial to the health & amenity of the occupants of the respective properties

07. Prior to occupation of the first dwelling, details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in complete accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion.

08. Prior to occupation of the dwellings hereby approved, a detailed landscaping scheme, showing both hard and soft landscaping proposals, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include, the planting of trees and shrubs including a planting schedule setting out species, numbers, densities and locations, the provision of screen walls or fences, the mounding of earth, the creation of areas of hardstanding, pathways, etc, areas to be seeded with grass, and other works or proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved in writing by the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site.

09. No dwelling shall be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework

10. Construction and Demolition on the site must comply with the details submitted and approved as part of 19/04436/DISCON. These are detailed in the

Construction Method Statement 'Construction of 8 new build detached dwellings & 2 Refurbishment dwellings', North Farm Rennington January 2020.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

11. Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

12. No dwelling shall be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been hard surfaced, sealed and marked out in parking bays/ has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

13. A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref : A32/1: 20657 dated 06/01/2015). The archaeological scheme shall comprise two stages of work following the approval of the Written Scheme of Investigation as part of 20/00301/DISCON. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a. The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation (approved as part of 20/00301/DISCON).

b. The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest.

14. Surface Water Drainage during development will be dealt with via the measures approved in the Construction Method Statement 'Construction of 8 new build detached dwellings & 2 Refurbishment dwellings', North Farm Rennington January 2020.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

15. Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:
Monday to Friday - 08:00 to 18:00, Saturday - 08:00 to 13:00, With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

16. No building shall not be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 7 of this permission, which has been approved in writing by the LPA.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties.

17. No development is to take place unless in full accordance with the recommendations and enhancement measures of 'North Farm, Rennington, Report No 4, August 2017, E3 Ecology, including:

- An updating survey shall be undertaken during the period May to August prior to the commencement of development;
- Works will not commence until a Natural England development licence has been granted;
- Prior to works commencing a site induction meeting will be held, attended by the project ecologist and lead contractors;
- Prior to works commencing 6 woodcrete type bat boxes shall be erected at a height of no less than 3m on trees adjacent to the site;
- Once scaffolding is in place the project ecologist will carry out a detailed inspection of the structures and mark up crevice roost sites and access points to be retained;
- Works will not be undertaken during the bird nesting season (March to August inclusive) unless a checking survey undertaken by a suitably experienced ornithologist has confirmed nesting birds are absent;
- Where evidence of current bat use is recorded, the project ecologist will install standard one-way exclusion valves, which shall be left in place for a minimum of 4 nights. No exclusion will be undertaken during the hibernation period.
- The following key elements of work will not be completed during the hibernation period (mid November to mid March inclusive): (Demolition of stonework Re-structuring/re-pointing of existing stone Keying in of new build to existing stone, Removal of ridge tiles, Removal of roof timbers, Exposing of the wall tops via roof stripping works)
- Bitumen type 1F felt sarking or wooden sarking only to be used in the vicinity of bat access points.
- Old slates, ridge tiles, and water tables will be removed carefully by hand, being aware that bats may be present beneath slates or ridge tiles, within mortise joints,
- cavity walls, between loose stones, between lintels and in gaps around window frames.
- Any water tanks present in the roof space shall be covered to prevent bats from drowning.
- Timber treatments that are toxic to mammals shall not be used.
- If bats are found during works, works will stop in that area and the ecological consultant will be contacted immediately.
- Works shall be undertaken to a precautionary amphibian method statement.
- A total of 10 crevice roosts features shall be marked up and retained and 6 ridge tile roosts on the converted buildings and 6 bat accesses shall be created in the new building.
- A barn owl box shall be erected on a retain tree adjacent to the site.
- External lighting of the site shall be low level, low power and directed downwards and shall accord with the guidance, "Bats and Lighting, BCT and ILE, 2019."

Reason: To maintain the favourable conservation status of protected species

18. Prior to occupation a scheme of street lighting shall be submitted to and approved in writing by the Local Planning Authority thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

Background Papers: Planning application file(s) 20/03446/VARYCO