

ALNBANK HOUSE, ALNWICK

COMBINED HERITAGE ASSET STATEMENT WITH DESIGN & ACCESS STATEMENT

TO SUPPORT APPLICATION 19/00583/LBC FOR LISTED BUILDING CONSENT "FOR ERECTION OF GARAGE BLOCK WITH ACCOMMODATION ABOVE AND GREENHOUSE INCLUDING SOLAR PANELS TO BOTH"

18th SEPTEMBER 2020



Planning | Regeneration
Green Infrastructure

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CHECKING:

Type	HERITAGE ASSET/DESIGN AND ACCESS STATEMENT
Client	Mr. M Rodgerson
Client Reference	Alnbank House
Our Reference	MD2_864
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Submitted	18 th September 2020

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1. INTRODUCTION & PURPOSE OF STATEMENT

INTRODUCTION

- 1.1 This statement has been prepared on behalf of Mr. M. Rodgerson in support of works undertaken retrospectively to previously approved development within the grounds of a designated heritage asset known as Alnbank House, Alnmouth Road (A1086) in Alnwick NE66 2PR. Alnbank House is a Grade II Listed Building.
- 1.2 This submitted application is for "Listed Building Consent for erection of garage block with accommodation above and greenhouse, including solar panels to both" the reference number is given as 19/00583/LBC. According to the Council's website, this registered application was validated on Tuesday 2nd April 2019 and remains undetermined, at this point in time.
- 1.3 A Heritage Statement was submitted with the current application, but this dates back to October 2015 and did not make reference to the proposals subject to consideration in the current application.
- 1.4 This combined Heritage Asset Statement/Design and Access Statement replaces the statement submitted originally. The main focus of the statement relates to the historic environment and the impact of the design upon it, but reference is also made to access issues, as required.

THE PURPOSE OF A HERITAGE STATEMENT

- 1.5 Heritage Statements are essential, critical and informative documents used to support any application which impacts upon a heritage asset. This includes Listed Building applications, proposals for development in Conservation Areas and proposals which affect a heritage asset of any kind, including both designated and non-designated heritage assets. Where appropriate, these statements are required for purposes of validation of an application, thereby allowing an application to be formally assessed, considered and suitably determined.
- 1.6 A Heritage Statement records the heritage that we have around us through a process that involves research, site investigation and recording to produce a document that will ensure that a Local Planning Authority is fully informed about how specific proposals will impact upon the heritage environment. In turn, this allows the Local Planning Authority to assess the merits of a given proposal, thereby facilitating an informed judgement leading to a decision on whether proposals that affect a heritage asset should be approved or else refused.

THE POLICY BASIS OF A HERITAGE STATEMENT

- 1.7 Statements of significance, referred to in this guidance as Heritage Statements, became compulsory in March 2010 when PPS5: Planning for the Historic Environment was published. This requirement was re-affirmed following the publication of the National Planning Policy Framework (NPPF) in March 2012 and more recently with the replacement NPPF (July 2018) with subsequent updates in February 2019. Section 16 of the new document is most relevant to the application, notably paragraphs 189-192 regarding proposals affecting heritage assets and paragraphs 193 -196 on consideration of potential impacts on heritage assets.
- 1.8 The NPPF requires, amongst other things, that local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality. Furthermore, in this case, where proposed development may affect a heritage asset or its setting, an assessment is required in order to ascertain the potential impact of prospective proposals.
- 1.9 The Heritage Asset needs to be considered with reference the National Heritage List produced by English Heritage which covers, amongst other things, Listed Buildings and Ancient Monuments.
- 1.10 In addition to national guidance, This statement has been prepared in accordance with "Heritage Statement Guidance" and "Listed Building Guidance" issued by Northumberland County Council which are both available via the following links:
 - <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/Conservation/Heritage-Statement-Guidance.pdf>
 - <https://www.northumberland.gov.uk/Planning/Conservation>Listed.aspx>
- 1.11 Finally, relevant development plan policies must be considered at local level and where appropriate, any available Conservation Area Character Appraisals and locally listed buildings.

THE CONTENT OF A HERITAGE STATEMENT

- 1.12 What might be needed in a Heritage Statement depends on the nature of the asset and the level of intervention proposed and may require specialist inputs, contributions or advice. However, as the NPPF states, "the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".
- 1.13 A Heritage Statement should set out details of the '*history and development*' of the asset, using available photographic, map, archival and fabric evidence. It should be

accompanied by a '*photographic record*', showing the site context and spaces and features which might be affected by the proposal, wherever possible cross-referenced to '*survey drawings*'. It should include an assessment of the archaeological, architectural, historical or other '*significance*' of the asset. It will also normally be necessary to include an assessment of the '*impact*' of the proposed works on the significance of the asset and how this will affect its enjoyment by current and future generations, and a statement of '*justification*' for those works, together with details of any '*mitigation*' measures proposed.

- 1.14 The Heritage Statement can be a freestanding report or else can form part of another supporting document, such as a Design and Access Statement or Planning Statement. In this case, we have prepared separate statements.
- 1.15 The preparation of different but related statements enables not only the specific impacts and their significance to be evaluated, but judgements to be made about the way that proposed changes can impact upon the setting of an area and its sense of place which can evolve over time. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset, may affect the ability to appreciate that significance or may even be neutral.

THE IMPORTANCE OF UNDERSTANDING

- 1.16 It is a well-established principle of good conservation practice that '*understanding*' should inform the management of change in the historic environment. One of English Heritage's Conservation Principles is that "*understanding the significance of places is vital... in order to identify the significance of a place, it is necessary first to understand its fabric and how and why it has changed over time*". This is both common sense and good practice. Gaining understanding is a necessary part of the responsible management of change. It should help to avoid negative impacts and be aimed towards achieving creative and sensitive solutions.

THE STRUCTURE OF THIS STATEMENT

- 1.17 The statement identifies the application site within its context and its heritage status and describes the heritage asset within the context of the development undertaken subject to the submitted application, as modified by this statement and additional plans and information submitted with it. It further details the history, character, appearance and extent of the asset and its local context. A comment on the statutory heritage protection of the properties has been included. A general appraisal of the immediate surroundings and associated impacts will similarly be addressed and considered.
- 1.18 A statement of the significance of the asset will follow to include an assessment of the impact of the amendments to the approved design, including elements '*as built*'.

1.19 Analysis of the impact of the proposal on the designated buildings will be provided, followed by a final conclusion. Appendices provide details of the heritage asset listing.

1.20 The submission lodged reflects discussions our client has had with several different case officers and other officers, who have variously dealt with his recent proposals taking into account the advice they have given.

2. APPLICATION SITE DESCRIPTION AND LOCATION

LOCAL CONTEXT

- 2.1 The property is situated towards the outskirts of the town, to the south east of Alnwick town centre close to the junction between the B6346, Springfield Park, South Road and Alnmouth Road (A1068) linking Alnwick with Alnmouth. The site of the property, immediately east of the junction, is shown edged red on Figure 1.
- 2.2 It should be noted that although Alnbank House is a Listed Building, it is not within the Alnwick Conservation Area.

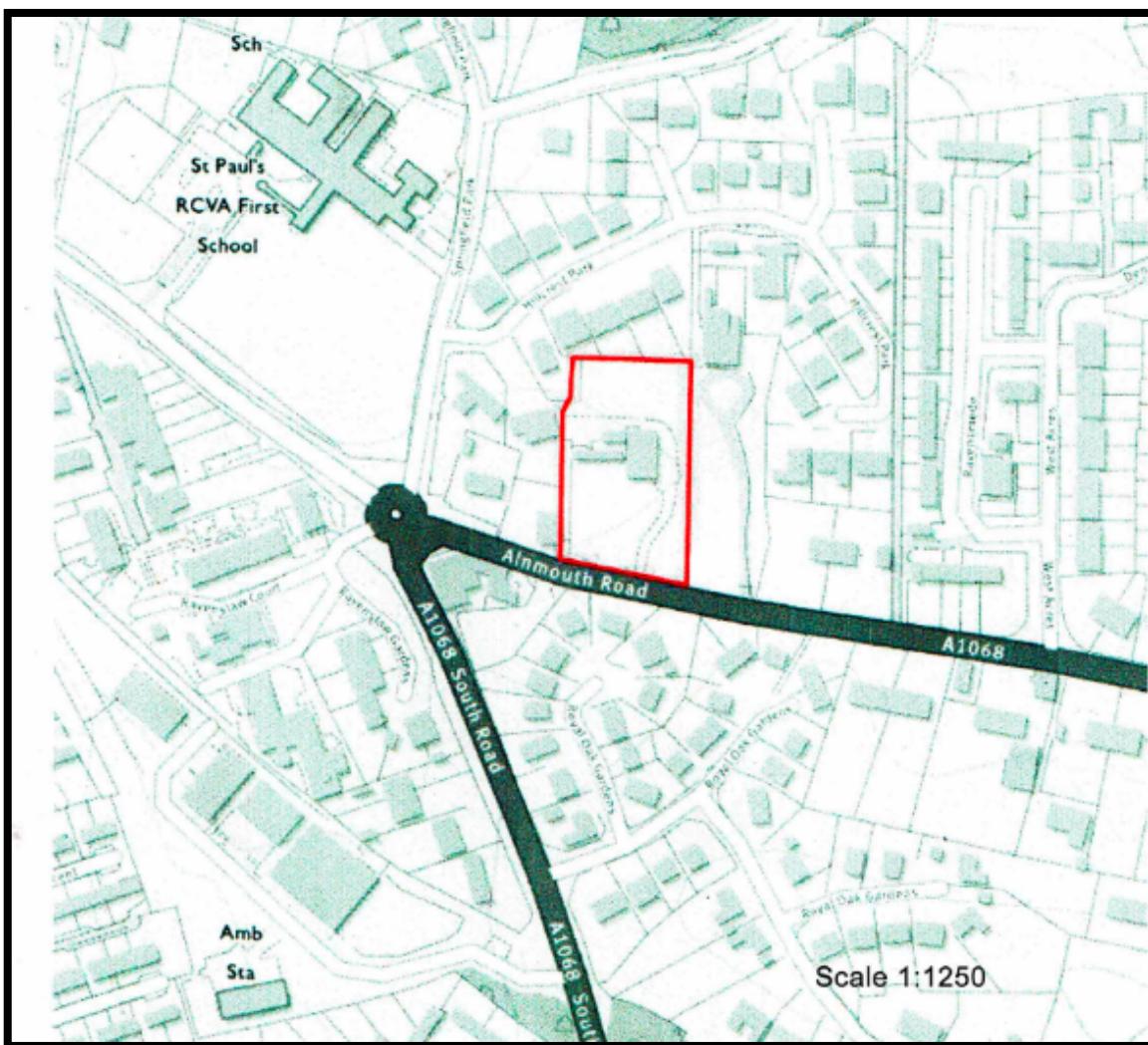


Figure 1: Site Delineated by Red Edge

- 2.3 Figure 2 below shows that the locality is characterised by a motley collection of buildings, mainly comprising residential properties in a variety of different types and styles. Most of the surrounding properties are relatively modern, post-war dwellings built after the 1970's punctuated by occasional older properties, the most notable of which is

“Freelands”, a large detached property of similar age and style, which lies adjacent to the application site to the north east. This particular property has been extended extensively in more recent times on its northern side towards Hillcrest Park.

2.4 Figure 2 also shows the newly constructed garage block and the reinstated walled garden to the north.

Figure 2: Aerial Showing the Site in Context



ALNBANK HOUSE – PROPERTY LISTING

2.5 This Grade II listed property is described in the official listing available on the English Heritage site as follows: *“Approached by a drive. Early-mid C19. Two storeys and 3 windows to south. Ashlar built with side piers. Paired cut brackets to eaves, double pitched hipped slate roof. Moulded plinth course. Glazing bar sash windows. Entrance on east side recessed and flanked by piers and with moulded entablature on corner piers. Three windows on this front and a smart rubblework 2 window extension. The interior has a fine fireplace and several rich mouldings. A late C19th conservatory to west”*.

2.6 The listing, which may be viewed by the following link and which is also set out at Appendix 1, provides additional details:

<https://historicengland.org.uk/listing/the-list/list-entry/1041542>

2.7 The List entry number is given as 1041542 and the property was first listed on the 25th August 1977. As well as describing the asset the listing also mentions a late 19th conservatory to the west side of the house and a grand fireplace neither of which are now present.

ALNBANK HOUSE – CURRENT PROPERTY DESCRIPTION

2.8 Alnbank House is a substantial stone built detached house, with outbuildings, set within extensive mature gardens and grounds occupying a plot which is approximately 1.32 acres in size.

2.9 The property to Alnmouth Road is bounded by a coursed stone wall topped by a hedge along the length of the site frontage. A matching pair of stone piers gives way to a recessed entrance from Alnmouth Road which is recessed and flanked by a second pair of stone piers, constructed of solid stone sections and therefore not identical to the aforementioned piers. The recessed piers giving way to central the access road once a gate, no longer present.

2.10 A private hard surface drive leads from the front entrance to the main house.



Above: Front Entrance showing Recessed Walling and Piers

2.11 The front garden and eastern boundary with "Freelands" are extensively planted with various species of trees and shrubs, most of which are mature and combine to provide good screening and privacy. Nearer the house are well maintained side and front lawns. The hardwood species are subject to a Tree Protection Order.

2.12 The house itself, which was built in the mid to early 19th century, is distinctly Georgian in style. It is constructed in ashlar stone with side piers. The front elevation facing the

highway has three pairs of symmetric Georgian windows with sliding sashes, as shown below.



Above: Front Elevation of Alnbank House

2.13 The west facing side elevation is split by high ashlar coursed stone wall, to the rear of which are a series of outbuildings. The wall is stepped directionally and increases in height further away from the house.



Above: Side Elevation & Stepped Wall in Front Garden

2.14 The east facing elevation, adjacent to the private drive, similarly has symmetrical Georgian windows and has a wooden front door, which is recessed and flanked by piers.

2.15 The house has double hipped slate roofs with central chimneys, the largest of which is situated on the western side of the dwelling. The eaves have impressive paired, regularly spaced cut brackets with a projecting moulded plinth course immediately below and there are horizontal mouldings on the corner piers known technically as "moulded entablature". All of these architectural features add to the local distinctiveness, historic value and attractiveness of the main property.

2.16 At the rear of the property, to the north, there is a later mid 19th century extension constructed in coursed "smart rubble". This extension is subservient to the main house physically and architecturally and is characterised by less uniform fenestration.

2.17 At the rear of the stepped wall, there are also number of coursed stone-built outhouses, and a former carriage house, variously used as garages and materials stores. One of these outbuildings, the old boiler house, also once used as accommodation for care house staff, was given approval to be demolished, but this has not been actioned and will not now be actioned by the current owner.

Below: The Rear Extension & Outbuildings, Including Old Boiler House (photo immediately below) & Carriage House (bottom photo).







Former Carriage House (above)

2.18 To the rear of the property is the former walled garden and fruit orchard, which was removed by Northumberland County Council during the time of its ownership (see photographs below taken prior to the approved reinstatement of removed historic structures by the current owner). The outline of the former walled garden is illustrated by the photographs below showing Leyland cypress hedges planted by the County Council in lieu of the dismantled Listed Walls. Please note that these photographs pre-date the partial implementation of works taken under the application for "extension to dwelling; alterations to outbuildings; erection of garage block and reinstatement of greenhouse" which was granted consent in 2016 under reference 16/01958/FUL.





Above: The Former Walled Garden Area (where greenhouse and potting shed once were - buff Coloured Area of walling is where potting shed once was on the south face of the North wall of the walled garden.

- 2.19 Application 16/01958/FUL was granted planning permission and Listed Building Consent in the same year.
- 2.20 The grant of consent is described on the Council's website as being "Listed Building Consent for extension to property; erection of new garage block; demolition of existing boiler house and reinstatement of greenhouses and garden walls".
- 2.21 The garage block is a 1.5 storey linear building which occupies space between the extension to the main house and the neighbouring outbuildings to the south and the reinstated walled garden to the north.

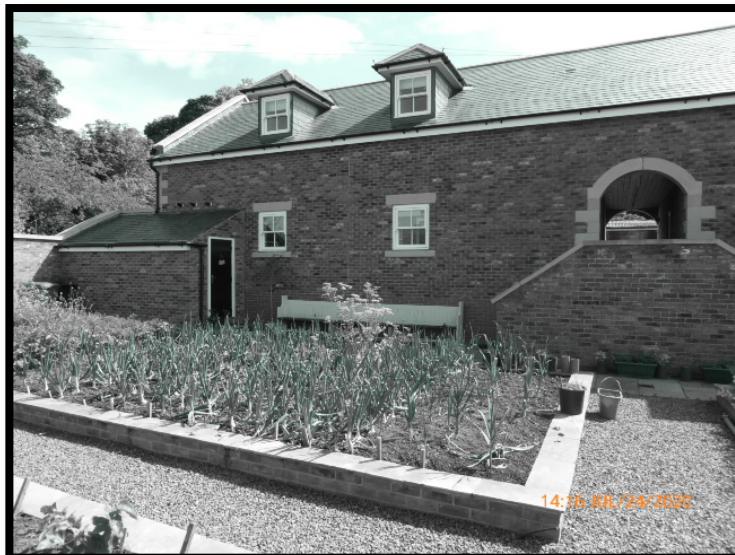
2.22 The south facing elevation has four arched bays flanked by two end wooden doors at either end of the building and a central apex feature with a pitched roof at 90 to the main elevation. The central apex has a through access from the front to the rear of the building at ground floor level via an arch. Over this access is a pair of wooden doors with balcony at first floor level, enclosed by steel railings. The roof is punctuated by two hipped dormer windows which are located centrally between both ground floor arches. There are also four symmetrical solar displays within the roof.



Above: The Garage showing The Central Apex, Open Bays and Garret Window Feature

2.23 The rear elevation, facing the reinstated walled garden has an elevated landing at ground floor level, since the ground floor is slightly higher on this side due to site topography. The landing is accessed from the south through the central pedestrian arched described above. There are two sets of steps leading down each side into the garden itself. At ground floor level, there are four windows under each of the four garret windows directly above. Wooden bench seating has been provided facing the reinstated walled garden.

2.24 At the eastern end of the building is a small single storey garden shed, which projects slightly past the side elevation. This has a side door facing west and has a monopitch roof.



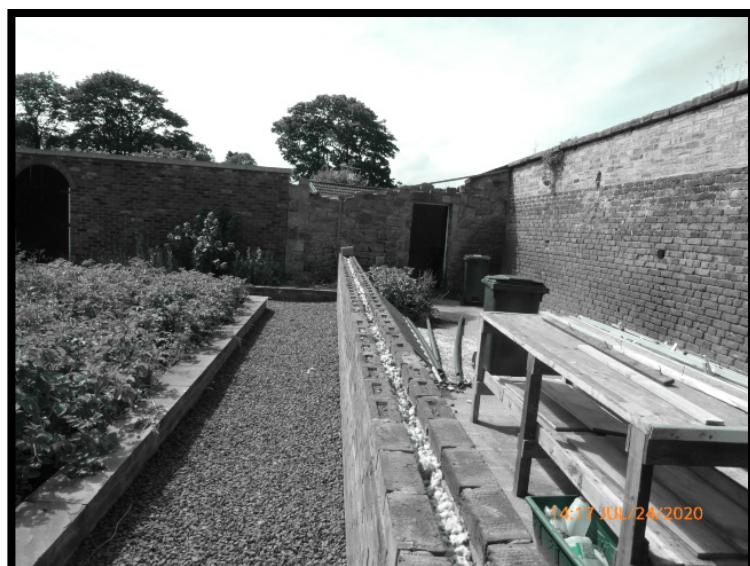
Above: Both sides of the North Facing Elevation, Showing Elevated Landing and Garden Shed (left photo)

2.25 At the south western corner of the building, accessed by a side access, is a very small compost store no more than a metre in height, built of facing brick, with a painted wooden panel roof and two painted wooden access hatches. This was built in place of a larger potting shed on the property boundary, which was not constructed, as approved, in order to appease a neighbour.



Above: The Compost Store at the Side of the Walled Garden

- 2.26 Materials used in the garage block are facing brick, stone and slate with artstone quoins and edge detailing.
- 2.27 The walled garden comprises four rectangular bays, slightly raised, with paths between. The greenhouse, previously approved, has not yet been constructed, but some of the preparatory work has been commenced, nevertheless. Side walls have been reinstated in the same facing brick as the garage block and stone/artstone copings.





Above, left and below: The Reinstated Walled Garden including Replacement Garden Wall (bottom photo below)



3. SITE HISTORY AND PLANNING HISTORY

ALNBANK HOUSE – PROPERTY OWNERSHIP HISTORY

- 3.1 The history of the site has been reviewed by way of reference to title deeds, deed plans, local records office search, internet search and physical examination of the site.
- 3.2 The house was built around 1850 by a man called Luke Hindmarsh, reportedly a successful timber merchant and ship owner. Mr Hindmarsh had bought the land ten years earlier in 1840 from the most Noble Algernon 4th Duke and Earl of Northumberland.
- 3.3 Alnbank house has been sold only seven times since it was built. Owners of the house are as follows:
 - Luke Hindmarsh 09/09/1840 - 25/11/1881
 - Thomas Adam Hogg 25/11/1881 – 01/05/1935
 - Cuthbert Maurice Ropner 01/05/1935 - 15/04/1946
 - Algernon Smart 15/04/1946 - 25/03/1958
 - Walter Roche Lee 25/03/1958 – 23/06/60
 - Reginald Michael Pratt 23/06/60 – 15/06/1972
 - Northumberland County Council 15/06/1972 – 09/01/2015
 - Michael George Rogerson 09/01/2015 – present
- 3.4 The kitchen garden within the walled garden was itself laid to grass during the ownership of Mr Reginald Pratt.
- 3.5 The title deeds at each change of ownership revealed that the site has remained largely unchanged until the ownership of Northumberland County Council in 1972. The council bought the house initially for the purpose of providing residential hostel accommodation for students attending Alnwick College of Education (a teacher training college).
- 3.6 In later years of County Council ownership, the hostel was to become more a home for people with learning difficulties. At some point during the council ownership, the conservatory and greenhouses were removed when three walls of the walled garden were replaced with Leyland cypress hedging. We are not aware of any records granting consent for these works.
- 3.7 Deed plans and maps throughout the years show the main house and buildings much as they appear today apart from the aforesaid missing walled garden, greenhouse and conservatory. Figure 3 dating from 1960/1961 is shown below.
- 3.8 We are advised that part of the heritage asset to the north of the walled garden, was sold off by the Council for residential development land in the 1970's and this is now modern housing. This was purchased and developed by J sample and Sons of Alnwick.

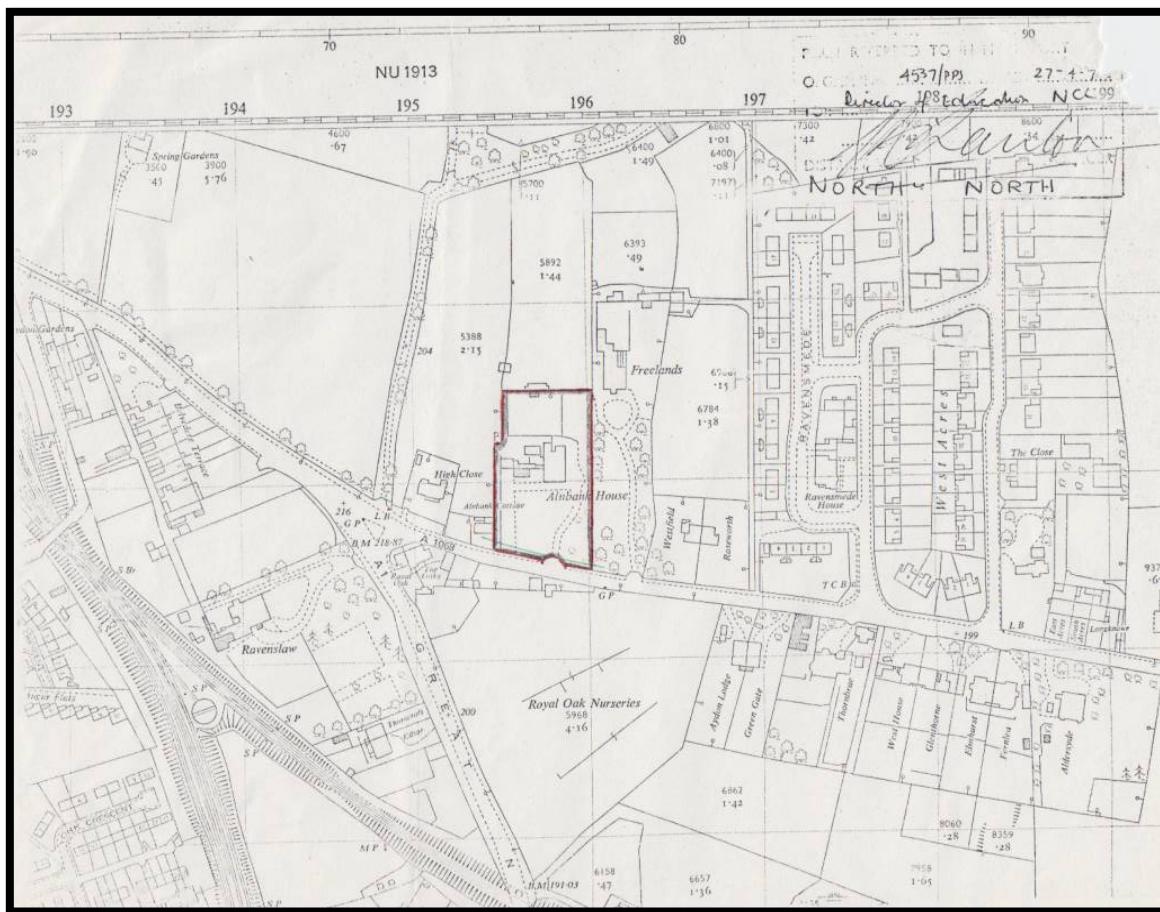


Figure 3: Historic Map from 1960/61 Showing the Buildings and Layout at the Time

ALNBANK HOUSE – PROPERTY DEVELOPMENT HISTORY

3.9 A review of historical plans has been undertaken and the following development changes have been noted over a protracted timescale as illustrated by Figure 4 below:

OS Map Edition	Site	Immediate surroundings
1851	Main house is evident as we see today with gardens and tree lined access and walled garden	Directly north is the property 'Freelands'. The immediate surrounding area is greenfield with sectioned areas of land – West Acre Ends, East Acre Ends, Low Freeland
1866 - 1895	Main house still evident with more definitive landscaped gardens	No other built development in the immediate vicinity

1867	No apparent change	No apparent change
1895	An extension to the Main House appears on the western side – within walled garden is a structure (possible greenhouse)	Larger developments surrounding the property are noted as large individual properties
1899	No apparent change	No apparent change
1923	No apparent change to Main House, access and walled garden	No apparent change
1926	No apparent change	No apparent change
1932	No apparent change	No apparent change
1938	No apparent change	No apparent change
1957	No apparent change	No apparent change
1960-1961	The walled garden appears subdivided by a wall.	East of Frelands is major residential estate
1972	No apparent change	Increase in surrounding residential development
1977	No apparent change	No apparent change
1983	No apparent change	Further residential development directly north and west
1977 - 1991	No apparent change	No apparent change

Figure 4: The Property Development History of Alnbank House in Context

ALNBANK HOUSE – PLANNING AND LISTED BUILDING APPLICATION HISTORY

3.10 The Planning and Listed Building history of Alnbank House is provided on the Council's website under the following link and as shown by Figure 5 below:

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

- Variation of condition 2 (approved plans) on approved planning application 16/01958/FUL in order to utilise roof space as living accommodation. 
 - Alnbank House Alnmouth Road Alnwick Northumberland NE66 2PR
 - Ref. No: 19/00582/VARYCO | Received: Mon 18 Feb 2019 | Validated: Wed 03 Apr 2019 | Status: Registered
- Listed Building Consent - Erection of garage block with accommodation above and greenhouse including solar panels to both
 - Alnbank House Alnmouth Road Alnwick Northumberland NE66 2PR
 - Ref. No: | Received: Mon 18 Feb 2019 | Validated: Tue 02 Apr 2019 | Status: Registered
- Discharge of condition 3 (materials) and condition 5 (samples of proposed rainwater goods) in relation to planning permission 15/03541/LBC - (Listed Building Consent - extension to existing property; erection of new garage block; demolition of existing boiler house, reinstatement of greenhouses and garden walls)
 - Alnbank House Care Home Alnmouth Road Alnwick Northumberland NE66 2PR
 - Ref. No: 16/02138/DISCON | Received: Mon 20 Jun 2016 | Validated: Mon 20 Jun 2016 | Status: Permitted
- Proposed extension to dwelling; alterations to outbuildings; erection of garage block and reinstatement of greenhouse
 - Alnbank House Care Home Alnmouth Road Alnwick Northumberland NE66 2PR
 - Ref. No: 16/01958/FUL | Received: Mon 06 Jun 2016 | Validated: Wed 22 Jun 2016 | Status: Permitted
- Discharge of condition 4 relating to planning permission 15/03541/LBC (Listed Building Consent - extension to existing property; erection of new garage block; demolition of existing boiler house, reinstatement of greenhouses and garden walls)
 - Alnbank House Care Home Alnmouth Road Alnwick Northumberland NE66 2PR
 - Ref. No: 16/00142/DISCON | Received: Tue 19 Jan 2016 | Validated: Tue 19 Jan 2016 | Status: Permitted
- Listed Building Consent - extension to existing property; erection of new garage block; demolition of existing boiler house, reinstatement of greenhouses and garden walls
 - Alnbank House Care Home Alnmouth Road Alnwick Northumberland NE66 2PR
 - Ref. No: 15/03541/LBC | Received: Thu 22 Oct 2015 | Validated: Tue 27 Oct 2015 | Status: Permitted
- Change of use from former residential home to dwelling

	<ul style="list-style-type: none"> ○ Alnbank House Care Home Alnmouth Road Alnwick Northumberland NE66 2PR ○ Ref. No: 14/03600/COU Received: Mon 27 Oct 2014 Validated: Mon 27 Oct 2014 Status: Permitted
• Erection of satellite dish	<ul style="list-style-type: none"> ○ Alnbank House Alnmouth Road Alnwick Northumberland NE66 2PR ○ Ref. No: A/2004/0501 Received: Fri 23 Jul 2004 Validated: Wed 28 Jul 2004 Status: Permitted
• Removal of epicormic growth to prevent damage to boundary wall	<ul style="list-style-type: none"> ○ Alnbank House Alnmouth Road Alnwick Northumberland NE66 2PR ○ Ref. No: C/01/00096/TPO Received: Thu 19 Apr 2001 Validated: Thu 19 Apr 2001 Status: Unknown
• Listed Building Consent for the provision of steel emergency escape stairs to the first floor and the alteration of a window to create a escape door	<ul style="list-style-type: none"> ○ Alnbank House Alnmouth Road Alnwick Northumberland NE66 2PR ○ Ref. No: C/92/A/340 LBC Received: Thu 20 Aug 1992 Validated: Thu 20 Aug 1992 Status: Unknown
• Change of use from students hostel accommodation for Alnwick College of Education to a hostel for the mentally handicapped on 0.51 ha	<ul style="list-style-type: none"> ○ Alnbank House Care Home Alnmouth Road Alnwick Northumberland NE66 2PR ○ Ref. No: C/76/A/299 Received: Tue 24 Aug 1976 Validated: Tue 24 Aug 1976 Status: Permitted

Figure 5 above: The Planning and Listed Building History of Alnbank House (credit Northumberland County Council)

DESCRIPTION & INTERPRETATION OF PLANNING & LISTED BUILDING HISTORY

3.11 We would comment that application 15/03541/LBC (Listed Building Consent) and 16/0158/FUL (planning) were effectively the "parent consents" for further submitted applications.

3.12 Application 15/03541/LBC shows the garage block with a central timber framed dovecote with slated roof, wooden doors in the bays of the south facing elevation and solar panels occupying virtually all of the south facing roof slope.

3.13 Proposals to provide a replacement garden room at the front have not been progressed at this stage. Plans to reinstate the greenhouses on the south facing wall facing north towards the garage block across the reinstated walled garden have not been completed and are proposed to be amended by the current application.

3.14 Application 16/0158/FUL is described by the Council as being a planning application on its website, but this appears to be for both planning permission and Listed Building Consent. It permitted an amended design for the garden room and extended roof finish for a timber framed outbuilding with timber lined wall. Changes were approved to the garage block to include four no. rear dormers and a central apex feature as well as reinstatement of greenhouses.

3.15 An application was subsequently approved under reference 16/02138/DISCONT for discharge of conditions. The plans submitted with the application approved materials for the greenhouses with proposed use of rustic brick and cast-iron guttering to match the approved garage block.

3.16 Application 19/00583/LBC was submitted for Listed Building Consent "for erection of garage block with accommodation above and greenhouse including solar panels to both" and remains to be determined. We can confirm however, that solar panels had already been approved on the parent consent for the garage block and greenhouse. It proposes the following changes to the approved plans. Many of these changes apply to amendments to the parent consent and are being applied for 'as built':

- (i) Inclusion of two hipped dormer windows in south facing elevation;
- (ii) Four rear dormers in north facing elevation have hipped roofs.
- (iii) Provision of pair of tall windows protected by railings in central apex of south facing elevation;
- (iv) Casement windows faced with railings in two adjacent ground floor bays;
- (v) Pitched roof shed in rear (north facing elevation at ground floor level; and
- (vi) Double flight of steps leading to central corridor.

3.17 We further observe that changes being applied for and not yet implemented apply to a revised design of the greenhouses from the parent consent, including construction of a small compost store, which has been built (referred to in Section 2 above). The revised greenhouse design includes photovoltaic panels just as were included in the parent consent.

3.18 Furthermore, we are aware that the use of artstone instead of natural stone in the construction of the garage block was not in accordance with condition 3 of consent 16/02138/DISCON, although we are advised that there are mitigating circumstances appertaining to this decision which are addressed in Section 6 below.

3.19 Finally, we observe that the current application 19/00582/VARYCO for variation of condition 2 (approved plans) on approved planning application 16/01958/FUL in order to utilise roof space as living accommodation also remains to be determined.

4 THE POLICY BACKGROUND FOR HERITAGE MATTERS

INTRODUCTION AND POLICY BACKGROUND

4.1 The planning policy position relating specifically to the heritage asset is addressed in this section in terms of the relevant legislation, national planning policy guidance and local planning policy. It considers policies most relevant to the heritage environment and how proposals that affect or may affect heritage assets are considered and assessed.

NATIONAL LEGISLATION

4.2 The relevant legislation is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 is particularly relevant as it refers to a general duty as respects listed buildings in the exercise of planning functions. It states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

NPPF (FEBRUARY 2019)

4.3 NPPF Part 16 – Conserving and enhancing the historic environment is the key part of the NPPF that deals with heritage. It states that the planning system seeks to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations. Relevant guidance is set out in paragraphs 184 – 202, the content of which is summarised below in terms of its relevance to the application under consideration.

4.4 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 184).

4.5 Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats (paragraph 185).

4.6 Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting in a manner proportionate to the asset's significance. The level of detail should be proportionate to the assets' importance and

no more than is sufficient to understand the potential impact of the proposal on their significance.

- 4.7 Paragraph 189 states that in determining applications, local planning authorities Paragraph 190 advises that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.8 Paragraph 192 advises that in determining applications, local planning authorities should, *inter alia*, take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.9 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.
- 4.10 Paragraph 194 states 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.
- 4.11 Paragraph 195 advises 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.
- 4.12 Paragraph 196 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.
- 4.13 Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.14 Paragraph 200 states that local planning authorities should look for opportunities for new development within *inter alia*, the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

THE DEVELOPMENT PLAN: THE NORTHUMBERLAND CONSOLIDATED PLANNING POLICY FRAMEWORK & DRAFT NORTHUMBERLAND PLAN

4.15 Until the Council's new Local Plan is adopted, local planning policy in Northumberland is set out in the Northumberland Consolidated Planning Policy Framework, which may be accessed via the following link:

[Click here to view the Northumberland Consolidated Planning Policy Framework](#)

4.16 In Alnwick, saved heritage policies in the Alnwick Core Strategy (2007) still apply, though these are expected to be replaced by new planning policy following prospective adoption of the new draft plan in due course, should it be approved.

4.17 Saved Policy BE8 of the Alnwick District Wide Local Plan states that proposals for new dwellings and extensions will be considered against the design criteria set out in Appendix A and B of the same plan (Appendix B – extensions to existing drawings).

4.18 Appendix B of the Alnwick District Wide Local Plan provides guidance on extensions, front extensions and extensions to roof space.

4.19 S16 of the Alnwick Core Strategy (General Design Principles) states that "all development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials. Proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping and apply the principles" ... as stated on page 46 of the plan.

4.20 References to heritage within the draft development plan are:

- Policy S15 (Protecting the Built and Historic Environment);
- Policy S16 (General Design Principles: Northumberland Local Plan Core Strategy Pre-Submission Draft (2015));
- Policy 1 (Sustainable Development);
- Policy 2 (High Quality Sustainable Design); and
- Policy 33 Historic Environment & Heritage Assets.

5 STATEMENT OF SIGNIFICANCE OF THE HERITAGE ASSET

- 5.1 There is no doubt that the property of Alnbank House is an important heritage asset, even if its value has been compromised by previous owners, including the removal of listed garden walls and the walled garden before their recent reinstatement by the current owner.
- 5.2 The main Georgian building is the key asset within the hereditament and that is what the listing text focuses upon. The house remains ostensibly intact and is generally unaffected by alterations rather modestly over the years, particularly to its external appearance. That said, the garden room at the front was removed and the current owner has permission to replace it. However, the later extension, outbuildings and other features combine to add value to the overall site context with Alnbank House as its centrepiece.
- 5.3 The significance relates to the quality of the building, its general design, detailed design features and high-grade materials used in its construction. These categories are described in the listing text and need not be repeated here.
- 5.4 The later extension at the rear of the main building and the adjacent outbuildings form important features within the context of the site and add value to the hereditament. Furthermore, the reinstated boundary walls and the walled garden they enclose, add value to the setting of the main building, Alnbank House itself.
- 5.5 The current owner has, *inter alia*, reinstated the demolished walls and walled garden and provided a new garage block to replace grass and cypress trees. Although all of these buildings and features have been approved previously, the garage block has not been built fully in accordance with the approved plans, for reasons set out in the report.
- 5.6 Further approved works remain to be implemented at the time of this application, notably construction of the garden room at the front of the property and completion of the lean-to greenhouse within the rear garden (although please note that the current application proposes this in an amended form and with the addition of photovoltaic panels, previously approved on this structure). All of the structures described above will greatly benefit the listed property through their reinstatement, because they will replace structures that were previously damaged or were removed by previous owners of the property, to the significant detriment of the heritage asset.
- 5.7 It is important therefore, that any proposals under consideration, including those applied for retrospectively, do not impact adversely upon the character and appearance of the heritage asset.
- 5.8 We have undertaken an assessment of the potential impacts of development proposals in section 7 of this report, in the light of relevant policy in Section 6 below.

6. ASSESSMENT OF THE SIGNIFICANCE OF THE WORKS PROPOSED UPON THE HERITAGE ASSET

INTRODUCTION

- 6.1 Notwithstanding the current planning application under consideration i.e. "variation of condition 2 (approved plans) on approved planning application 16/01958/FUL in order to utilise roof space as living accommodation", the Listed Building Consent application "Erection of garage block with accommodation above and greenhouse, including solar panels" reference 19/00583/LBC runs parallel to it.
- 6.2 As explained above, the garage block was approved, but not implemented in full accordance with the approved plans. The following elements below were implemented, whereas the central dovecote originally included was omitted.
 - (i) Inclusion of two hipped dormer windows in south facing elevation;
 - (ii) Four rear dormers in north facing elevation have hipped roofs;
 - (iii) Provision of pair of tall windows protected by railings in central apex of south facing elevation;
 - (iv) Casement windows faced in two adjacent ground floor bays;
 - (v) Pitched roof shed in rear (north facing elevation at ground floor level);
 - (vi) Double flight of steps leading to central corridor.
- 6.3 As described in section 5 above, the current application includes a revised design for the greenhouse, with photovoltaic panels and further includes a small compost store. The greenhouses have not been completed, although the compost store is complete and is in lieu of a previously approved and much larger potting shed (discussed in Section 2 above).
- 6.4 Another issue which has been reported as an issue is the use of artstone instead of natural stone in the construction of the garage block, as built.
- 6.5 We propose to focus upon these various matters, outlined above, within the context of their significance upon the heritage issues, taking into account design and access issues.

PRINCIPLE OF DEVELOPMENT

- 6.6 That application seeks works to a residential property in a domestic setting and accordingly, the principle of development is considered acceptable, in principle, and therefore in accordance with Policy 1 of the Northumberland Local Plan Core Strategy. In the case of this application, it is not the principle of the development that is at issue; rather, we understand that it may be the detail of the design.

DESIGN OF DEVELOPMENT & ASSOCIATED ACCESS CONSIDERATIONS

6.7 Section 66 (1) of the Listed Buildings and Conservation Areas Act (1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.8 The legislation, as well as national and local planning policy provide the framework for decision making, but decisions nevertheless involve a strong element of personal interpretation and individual opinion.

Garage Block - Amendments Proposed 'as Built'

6.9 As stated above, the garage block, situated to the side and rear of the Listed Building, was constructed so as to provide a link between the parking area and walled garden to the North of the site, which was allowed by the parent consent. The access road from the front of the property continues round to the garage block at the back of the site, affording safe and relatively generous access for cars using it. The Officer report describes the approved development as follows:

"The design would incorporate brick with stone detailing that would visually tie the outbuilding to the Listed Building and walled garden respectively through a gable form. As with the garden room the solar panels and heat pumps are not in prominent locations to compromise the setting of the Listed Building and is acceptable as part of the overall proposal. The works to the car ports and stores would be more modern in appearance but is in an enclosed part of the site and so not would not have a significant impact on the overall proposal".

6.10 However, construction of the garage block varies from the approved design in a number of ways. The original design introduced by the 2015 application did not include dormers, but the 2016 consent allowed four no. regularly spaced approved dormer windows in the roof facing northwards towards the reinstated walled garden. These dormers have been constructed in the same positions as approved but vary from the flat roofed design 'as built' to include matching hips. Therefore, they are slightly more elaborate in design than the approved design but befit a modern building. In addition, no dormers were applied for in the south facing elevation and two have been built to match the style of those constructed at the rear, which has commensurately reduced the amount of PV panels provided on the roof. The dormers all have sliding sashes and are constructed in slate to match the main roof. Furthermore, we point out that the dovecote included in previously approved designs has been omitted from the scheme 'as built'.

6.11 In the centre of the apex of the garage block facing south, at first floor level, a pair of tall full-length windows has been provided, which were not part of the approved design. The windows are protected by iron railings.

- 6.12 At ground floor level, two adjacent bays on the eastern half of the garage block are shown with casement windows, whereas the proposal, as built, leaves all four of the ground floor bays open and accessible for car parking.
- 6.13 At the rear of the garage block facing towards the walled garden, a small single storey potting shed has been built at the eastern end of the block. This is constructed in facing brick to match the main structure and has a monopitch roof sloping away from the building. A door is provided facing west, which is accessed by steps up to it.
- 6.14 The central access through the garage block from south to north was originally approved, but an elevated landing has been constructed with a double flight of steps leading down to the walled garden instead of a simpler single flight of steps without the landing.
- 6.15 Finally, artstone has been used in the quoins and edging to all of the arches in lieu of natural stone in the construction of the garage block.

[Garage Block - Consideration of Amendments Proposed 'as Built'](#)

- 6.16 We consider that the principle of dormers at the rear of the garage block, facing north is not at issue. Their design may be slightly more ornate than was approved, but we cannot see that they appear in any way ugly or out of place on the modern garage structure and do not compromise the integrity of the Listed Building, which is situated some distance away. The dormers still have sliding sashes and are constructed in matching materials and punctuate the roof structure to provide an element visual interest in lieu of the dovecote, originally proposed.
- 6.17 The two front dormers facing south are constructed in the same style and materials as those on the opposite side of the roof. As stated above, their installation has proportionately reduced the amount of PV panels, which has reduced the visual impact of the PV panels accordingly. Again, these amendments, 'as built' are limited in scale and are points of detail on a modern, well-built structure which does not detract from the heritage asset of Alnbank House.
- 6.18 Similarly, the inclusion of the first-floor window is a further point of detail, whose effect is limited in scale and is faced with iron railings which accord with the character of the structure and again, does not detract from the heritage asset. It may be that the tall glazed window itself could be replaced with a unit that is more sympathetic to the windows in the main house, however, if this was insisted upon.
- 6.19 Access through the block to the walled garden at the rear is via a landing which is considered to be a much safer means of providing access than a straight, unprotected flight of steps from the end of the corridor, as was proposed originally. From a functional

perspective, both flights of steps lead to a hard-surfaced edge to the reinstated walled garden at the base of the building.

- 6.20 The addition of the potting shed on the north face of the garage block facing the walled garden is a functional addition that provides a safe and convenient store for garden tools and equipment. We do not think that its design in any way compromises the integrity of the listed building as it is a suitable design and constructed in matching materials and completely out of public view (please see further discussion on this matter below).
- 6.21 The compost store has been built at the side of the property and is extremely small in size and scale and from a practical and functional perspective, it is deemed appropriate. Again, it is well constructed in suitable materials and is almost 'de minimus' were it not for the fact that the site is within the setting of a Listed Building. As discussed above, it was built in place of a larger potting shed, measuring 6 metres x 5 metres approved in the North West corner of the site. Following negotiations with the applicant, the planning officer and the neighbour, it was agreed to re-site the potting shed inside the walled garden where the air source heat pumps were intended to go, because they were no longer needed. At this time, it was mutually agreed that the compost bins should be sited where the potting shed was originally supposed to be. These details do not seem to be known about by the various new officers who subsequently became involved and the applicant is frustrated that these important details have either not been recorded, or otherwise not been passed on by way of file notes to successive officers who have dealt with his case. He has further advised that there has been no way that he could have anticipated that different officers, would be unaware of what had been agreed by their predecessors at the time, nor any reason for him to have anticipated that successors would have different views that have precipitated the present situation.
- 6.22 In terms of general construction, including materials, the condition for use of stone was discharged, but we are advised by the owner in no uncertain terms that the use of artstone was agreed verbally on site at one of 7 or 8 on site meetings with Mr. Raghu Sittambalam, who, at the same time, agreed the use of natural stone, slate and cast iron rainwater goods for the orangery/garden room at the front of the property. Our client was also advised by Mr. Sittambalam that he should submit a retrospective application to address the implemented changes, but that he would support them nevertheless.
- 6.23 We have supplied an e-mail communication from our client dated 8th September 2020 at Appendix 3 outlining what actually happened and what was agreed between the parties. Inter alia, it states that Mr. Sittambalam's site visit to approve materials took place on 26th May 2016 and his last visit was on 14th May 2018. **It stands to reason that, if at any time this planning officer, who had been involved with the project from very start was unhappy about the build in general, or the materials being used, he or indeed the enforcement officer would have had ample opportunity to say so. By the time of the Planning Officer's last visit, the building was more or less complete.**

6.24 Mr. Sittambalam (one of several officers who have dealt with this job within a short timeframe) was considered most helpful by Mr. Rodgerson and he gave plenty of advice, including advice whilst the construction works were underway on several occasions, **as your file notes and records should demonstrate.** Once more, for the avoidance of doubt, had the use of artstone or the amendments to the build not been considered suitable, it would have been dealt with by the applicant before formal completion.

6.25 The applicant has expressed frustration about the inconsistent approach taken by the Council over the build, which he advises, was because of the ever-changing staff allocated to the task. It was only after Mr. Sittambalam announced that he was leaving the Council, that an application to regularise the amendments was lodged. After many months, our client finally heard from a new case officer Hannah Neilson who had a different view about the implemented works and also, that a new Conservation Officer had been appointed, following the departure of Anette Reaves, who had given a great deal of helpful advice to our client before she left. It is clear that the new Conservation Officer and the new Planning Officer clearly did not like the new building, but that followed the support that been given by the original officer advice, and his support, in principle, for the changes. Our client advises that for most of the following year, his architect repeatedly tried to contact the new planning officer with little success. Very little progress was made as we could never seem to get a response or engage with the new officer before news was heard eventually, that Hannah Neilson had also left. Finally, after many more months, yet another new officer, Jon Sharpe had taken over the case and he did not like the scheme as implemented.

6.26 We have attached photographs showing the work underway at different stages, firstly on 22nd March 2017; secondly on 7th November 2017; and thirdly on 15th August 2017 during which time, as your records will show, there were officer visits. The applicant has advised that in each of these photographs, items belatedly now not supported, are clearly visible, including the art stone and the hip roof features on the south roof face.





6.27 Artstone is a modern material which echoes the characteristics of stone finishes and is used in many heritage builds, especially in newly constructed buildings in Conservation areas and for new buildings erected within the context of heritage assets. We observe that the discharged condition referred to and agreed the use of stone, but as stated above, the subsequent agreement from the previous case officer that artstone may be used reflects the fact that the garage building is a newly built structure. Furthermore, bearing in mind the officer comments in the report that supported the decision, the garage is not deemed prominent, which we agree with and therefore, we do not believe its presence, as built, precipitates any demonstrable harm to the heritage asset.

6.28 Cumulatively, the amendments to the garage block do add up to a fair amount of change to the approved designs, but these changes comprise points of detail. The garage block was always built as a modern building in a location where it would not cause demonstrable harm to the heritage asset because it is located at the rear of the site, generally out of public view, some distance from the main house.

6.29 We refer to the above quote from the officer report which **clearly stated that solar panels and heat pumps were not in prominent locations in an enclosed part of the site. Like the solar panels, the dormers are also on the roof, so logically, it follows that the dormers are not considered prominent either.** Moreover, we observe that the inclusion of both front dormers reduces the impact of the previously approved, more extensive bank of solar panels.

6.30 The other features below the level of the roof or at ground level (window, potting shed and compost store) are even less prominent. The potting shed faces the reinstated walled garden and the compost store is at the side greenhouse in place of the originally approved potting, hidden from view. the Council has accepted the fact that the garage

is not in a prominent part of the site and the solar panels are not prominent, so the other features are even less prominent.

Greenhouse – Proposed Amendments to Design

- 6.31 The greenhouse are buildings previously removed by the last owner and are proposed, as previously, to be attached to the south facing wall of the walled garden. The design as approved previously, was not an exact match to the original design that was demolished by the previous owner (Northumberland County Council).
- 6.32 The original design shows a brick dwarf wall to the greenhouse area with timber framed glazing units throughout and a bank of solar panels has been proposed along the wall.
- 6.33 The revised design omits a central apex feature over the door, which is located centrally and also omits the small potting shed at the western end, but overall, it is not unduly dissimilar to the previously approved design.

Greenhouse – Consideration of Proposed Amendments to Design

- 6.34 The proposed greenhouses may be accessed through the central corridor of the garage via the landing and steps referred to above.
- 6.35 The greenhouse would still be a relatively significant footprint because of its overall size but is considered to sit comfortably nevertheless on the border of the walled garden to the North of the site and below the level of its maximum height. Since the walled garden is set down and is only visible within the grounds, the intervention is not considered significant.
- 6.36 Since the greenhouse has been approved previously and is similar in size and scale than before and it similarly includes solar panels, the proposed revisions are more akin to a 'minor amendment' to the previously approved design and there is no material impact upon the listed property.

Overall Assessment of Significance

- 6.37 Taking all of the proposals into consideration, it is apparent that the current owner has invested a significant sum in the reinstatement of historic features on the property, removed by the previous owner, which, in itself is both positive and commendable as it re-establishes and preserves the integrity of the heritage asset to benefit both presently and for future generations.
- 6.38 In addition, the historic building itself now benefits from a 'maintenance overhaul' when its previous condition was neglected and in rapidly deteriorating condition.
- 6.39 Previous approvals have established that amenity impacts are limited, and the revised scheme similarly has limited impacts, such that proposals accord with Policy 2 of the draft Northumberland Local Plan Core Strategy.

6.40 Some of the approved development works remain to be implemented, but the reinstatement of the walled garden has been completed and is undoubtedly a triumph of restoration, adding overall value to the significance of the heritage asset. The provision of a “modern retro” garage block also provides significant investment in the built fabric of the site.

6.41 Notwithstanding the fact that amendments have been undertaken to the approved design and some of these have been implemented, the garage block was previously approved, albeit in an earlier incarnation and was judged at the time by officers as being “*not in prominent locations in an enclosed part of the site*”.

6.42 The revised design of the garage block has resulted in a number of design changes, but these amendments are points of relative detail in an enclosed part of the site which is not prominent relative to the valued heritage asset of Alnbank House and therefore, we believe they still accord with policy BE8/Appendix B of the Alnwick District Wide Local Plan, S16 of the Alnwick Core Strategy and Policy 2 of the draft Northumberland Local Plan.

6.43 As before, the proposal little affects and still preserves the heritage asset and is therefore in accordance with S15 of the Alnwick Core Strategy, Policy 33 of the Northumberland Local Plan Core Strategy (Pre-Submission Draft) and relevant paragraphs of the NPPF alluded to in section 4 above.

6.44 Comments from the Building Conservation Officer some time ago state that proposals would “cause less than substantial harm” to the setting of the listed building (section 196 NPPF). Our interpretation of this, backed up by an online search, is that if a proposal “causes less than less than substantial harm” then logically, its impact isn’t that significant. Furthermore, most planning applications do not yield public benefit and since this is a private property, public benefits cannot be expected to be delivered realistically, from a private applicant on a private property.

6.45 At the risk of repetition, the owner has already delivered significant betterment through the reinstatement of features unfortunately removed by the previous owner, which was Northumberland County Council. We are aware that section 196 of the NPPF is inherently problematic as evidenced by the example given at Appendix 2.

7. CONCLUSION

- 7.1 This statement has set out the background to the proposals which are mainly focussed upon amended designs of previously approved buildings and structures within the property known as Alnbank House in Alnwick.
- 7.2 We have addressed the proposed changes, some of which are being applied for 'as built' in terms of their impact upon the Listed Building relative to legislation and planning policy at national and local levels.
- 7.3 We believe that the significant investment in the property has addressed problems precipitated by previous owners of the Listed Building, which undoubtedly compromised its value and significance. These new applications submitted by the current owner have sought to replace some of the demolished site infrastructure and historic features. Although changes have been made to previously approved development, these changes are ostensibly points of relative detail and do not cause or precipitate any demonstrable harm to the heritage asset itself.
- 7.4 The detailed changes will not compromise the value of the heritage asset because the buildings and structures subject to the application are "*not in prominent locations in an enclosed part of the site*" as stated by officers in reports easily accessible on the Council's website. By implication, the impact upon the heritage asset is deemed minor and not in conflict with the relevant legislation or material planning policy.

APPENDIX 1: ALNBANK HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1041542

Date first listed:

25-Aug-1977

Statutory Address:

ALNBANK HOUSE, ALNMOUTH ROAD

Map

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1041542.pdf](#)(opens in a new window)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 13-Aug-2020 at 15:28:58.

Location

Statutory Address:

ALNBANK HOUSE, ALNMOUTH ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Northumberland (Unitary Authority)

Parish:

Alnwick

National Grid Reference:

NU 19580 12808

DETAILS

ALNMOUTH ROAD 1. 5330 (North Side) Alnbank House NU 1912 6/121 II 2. Approached by a drive. Early-mid C19. Two storeys and 3 windows to south. Ashlar built with side piers. Paired cut brackets to eaves, double pitched hipped slate roof. Moulded plinth course. Glazing bar sash windows. Entrance on east side recessed and flanked by piers and with

moulded entablature on corner piers. Three windows on this front and a smart rubblework 2 window extension. The interior has a fine fireplace and several rich mouldings. A late C19 conservatory to west.

Listing NGR: NU1958112807

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

235593

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snapshot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 14 Apr 2003

Reference: IOE01/10377/15

Rights: Copyright IoE Mr Bob Cottrell. Source Historic England Archive

Archive image may not represent current condition of site.

APPENDIX 2: PARAGRAPH 196 OF THE NPPF

High Court interprets NPPF para. 196 on protection of heritage assets

On 27 August 2019, Kerr J handed down judgment in *Tower Hamlets v SSHCLG [2019] EWHC 2219 (Admin)*, a case concerning the proper interpretation of paragraph 196 of the National Planning Policy Framework ("NPPF").

This paragraph provides that, where the harm caused by a development proposal to the significance of a heritage asset will be less than substantial, that harm "should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

This case concerned the unlawful demolition of buildings in the Coldharbour Conservation Area in Tower Hamlets. The Council took enforcement action requiring the buildings to be re-built in facsimile. The owners of the land successfully appealed on the ground that planning permission should be granted for the demolition. The Inspector interpreted paragraph 196 of the NPPF as permitting the benefits of likely future re-development to be taken into account in the balancing exercise under that paragraph.

The Council challenged this decision by way of joined applications under sections 288 and 289 of the Town and Country Planning Act 1990. The central ground was that paragraph 196 of the NPPF is confined to balancing the benefits which actually arise from the proposal in question (in this case, demolition), rather than some future separate and undefined proposal for re-development. The challenge was also brought on grounds of irrationality and inadequate reasoning.

Despite finding "considerable force" in the Council's submissions, Kerr J ultimately concluded that NPPF paragraph 196 was not so restricted and could extend to future benefits likely to arise from the site becoming vacant.

Kerr J has, however, granted the Council permission to appeal to the Court of Appeal.

APPENDIX 3: E-MAIL COMMUNICATION FROM CLIENT TO CONSULTANT DATED 8TH SEPTEMBER 2020

 **Alnbank House**

MR Mike Rogerson <mikerogerson@mikerogerson.co.uk> Tuesday, 8 September 2020 at 16:36
To: Glenn McGill

 20180322_173724.jpg 4.2 MB  20171107_113610.jpg 5.4 MB  20170815_165606.jpg 5.5 MB

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I have checked through my records. The original planning officer was Ragu Sitembalem. His visit to site to approve materials was on the 26th May 2016. He made several visits to site firstly at the pre app stage and then throughout the build due mainly to complaints from a neighbour about the proposed boundary wall treatment (we didn't build the wall on the boundary in the end to keep neighbours happy) Ragu was made aware of our design changes along the way and gave advice as needed. His last visit to site was on the 14th May 2018 when he was again on site, this time with the enforcement officer who following a complaint again from our neighbour who was again claiming that the wall built was higher than approved which it wasn't. If at any time this planning officer who had been involved from very start was unhappy about the build or the materials being used he or indeed the enforcement officer would have had ample opportunity to say so. By the time of his last visit, the building is more or less complete. I attach photographs of the work at various stages. The first photograph was taken on the 22nd March 2017. The second photograph was taken on the 7th November 2017 and the third photograph was taken on the 15th August 2017. In each of these photographs, items now complained about are clearly visible. The art stone, the hip roof features on the south roof face etc. None of which the planning officer in any of his visits complained about as he was already aware and had advised a retrospective regularising application be submitted. Unfortunately not long after his last visit Ragu informed us he was leaving the council and at that stage, not that we then had any reason to be concerned about it but Walter had not yet submitted the application regularising our amendments. Once submitted a good number of months passed until we finally heard from a new case officer Hannah Neilson. It soon became apparent this officer had a different view. We also now had a new conservation officer, Annette Reaves who had given a great deal of advice having left the council. The new conservation officer like the new planning officer clearly did not like our new building very much. Most of the next year was spent with Walter attempting to contact the new planning officer with little success. Very little progress was made as we could never seem to get a response or engage with this new officer. We eventually find out that Hannah Neilson has now also left. After further months we finally learn that a new officer Jon Sharpe has taken over the case which is more or less where you have joined us.

Finally, I should mention that the original planning consent gives us permission to build a potting shed in the very North West corner of the site against the boundary which I think is approx 6x5 meters in size where instead following negotiations with the planning officer myself and our neighbour we agreed to re site the potting shed inside the walled garden where the air source heat pumps were intended to go but then no longer required and instead build the compost bins where the potting shed was originally supposed to be. This amongst other things agreed along the way with the planning officer it is now clearly apparent have not been recorded by the planning officer in the council's records. There is no way of me having known this at the time or any reason at the time for me to have questioned it.

Hope some of this helps

Regards

Mike

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