



Application No: 07NP0014LBC
Proposed Development: Refurbishment and extensions to existing buildings to form one dwelling house and one holiday let at Grandy's Knowe, Bardon Mill, as amended
Applicant Name: Mr and Mrs C Dickinson
Agent Name: Kevin Doonan

1. Proposal and Site - Introduction

1.1 This application is made in parallel to an application for planning permission, reference 07NP0013. This report is similar to that for the planning application. The differences are only the works directly affecting the Listed Buildings require Listed Building Consent, and the relevant issues for consideration concern the impact of those works on the character and fabric of the Listed Buildings.

1.2 Listed Building Consent is sought for the following:

- Refurbishment and extension of a derelict house, including the re-building of its west gable and complete re-roofing, and its use as a holiday cottage.
- Consolidation of the remains of a Bastle attached to the west end of the house.
- Conversion of a disused barn attached to the east side of the house (the "east barn") for use as a home office.
- Conversion and extension of a separate detached range of agricultural buildings to the west of the house. The "west range" would provide a permanent house.
- Re-construction of a derelict pig sty for use as a store.
- Re-roofing of a netty, which comprises a tiny detached building to the north east of the house, perched at the top of an escarpment.

1.3 Grandy's Knowe is a Grade II Listed Building, and it is "at risk" due to its derelict and rapidly deteriorating condition. The property's principle interest lies in the farmhouse dating from c.1720, and which has a cruck frame roof, and its historical association with the Bastle, which may date from the first decade of the 17th century and was built as a defensible home for a family of Border reivers. The property is recognised as being "at risk" because the roof of the farmhouse has now almost totally collapsed, and only one pair of crucks are still standing, the other having broken and collapsed onto the ground. The west gable of the farmhouse and its first floor have also totally collapsed. The whole of the steading is Listed, by virtue of comprising buildings within the curtilage of the farmhouse, except for the remains of the Bastle, which is separately designated as a Scheduled Ancient Monument.

1.4 An Historical and Archaeological Assessment has been submitted with this application, a structural report, and a bat and barn owl survey.



- 1.5 Grandy's Knowe is north of a minor road which leads past Crindledykes limekiln, from its junction with the Stanegate below Barcombe Fell, to the Military Road between Housesteads and Once Brewed.

Proposal and Site - Details

The Farm House

- 1.6 The west gable would be re-built and it would incorporate a chimney. There are the remains of a fireplace and chimney breast in what is left of this wall. It is proposed to provide a new roof to the same height and pitch as the existing remains of the roof, using stone slates. The roof would have been of heather thatch, but this was replaced in the 1950s with asbestos sheeting. Three conservation style rooflights would be added on the north roof plane. It is also proposed to create a new opening for a back door into the existing single storey rear offshoot. In addition, it is proposed to extend the single storey lean-to offshoot to the east by 3.5m. Materials for the extension would be random rubble stonework walls and blue grey slates to match the materials of the existing offshoot.

The Bastle

- 1.7 The remains of a collapsed Bastle lie alongside the west side of the house. No development is proposed to this element, other than the re-building of the east wall of the Bastle, which would form the west gable of the house. It is proposed to carefully remove the collapsed material, stabilize in situ all of the standing stonework, and consolidate the monumental masonry. Providing the remaining base of the wall is suitable for building off, it is proposed to construct the new wall on the base of the existing wall. If, after further investigation, this proves not to be possible, and a foundation is required further details would be required to be submitted to the Authority. The applicant states that the Bastle will form the subject of separate applications for Scheduled Monument Consent (SMC) to clear the rubble, and to record and consolidate the existing remains. An application for SMC would be required for the rebuilding of the east wall, in addition to planning permission. Applications for SMC are currently dealt with by the Department for Culture, Media and Sport, on advice from English Heritage.

The East Barn

- 1.8 It is proposed to insert two windows, one to the ground floor and one to the first floor, in the north elevation of the East Barn.

The West Range

- 1.9 It is proposed to increase the height of the central building by 0.6m by increasing the height of the walls. The roof would remain at the same pitch as at present. This would enable a first floor to be accommodated within the central part of the building. Two windows would be inserted at first floor level in the west elevation and two similar windows added into the east elevation. One conservation style rooflight would be added to each roof-plane of this central part of the building.

- 1.10 The attached byres to north and south would remain single storey. The west elevation of the byre which forms the southern end of the range would require completely



rebuilding. An existing window in this wall would be incorporated to the rebuilt wall at a higher level. A new window would be inserted into the south gable.

- 1.11 The walls of the byre attached to the northern end of the range are partially collapsed. Virtually all the north gable has collapsed and the top of the west elevation. A smaller section at the top of the north end of the east wall has also gone. The roof has entirely collapsed. It is proposed to introduce a significant amount of glazing into the west elevation of this building and continuing around the corner into the north gable. A separate tall window would be inserted into the west elevation and a rooflight panel using conservation rooflights. The roof would be of blue/grey slate to match that remaining on this range. A small flue would emerge high on the east roof plane.

2. Planning Policy

2.1 Joint Structure Plan

L1
HC6
S14

2.2 Northumberland National Park Local Plan

C8
C18
C26

3. Planning History

3.1 None

4. Consultations/Representations

- 4.1 Bardon Mill Parish Council: Support the proposals. It is good to see derelict buildings being restored and put to good use providing additional accommodation in the area of the Roman Wall.

4.2 Tynedale Council (Planning): No objections

- 4.3 English Heritage: English Heritage's remit with reference to this application is largely limited to commenting on its implications for the remains of a bastle house, which forms the western part of the north range of this complex of buildings, which is legally protected as a Scheduled Ancient Monument. English Heritage is content for other matters to be dealt with by the Authority, utilising its specialist advisers on historic buildings and archaeology.

4.3.1 With reference to the bastle house, English Heritage accepts that a new gable wall for the farmhouse complex will have to be founded on the remains of a collapsed wall common to both the bastle and farmhouse. However, in English Heritage's view, a considerable level of further detail about how this will be achieved needs to be provided, to ensure that the bastle remains are properly treated. Following initial reservations, English Heritage would not object to this issue being addressed by condition. It is vital that the repairs to the buildings are fully completed within a reasonable period of time, and in particular the consolidation of the whole bastle must be completed as part of the scheme. (English Heritage's full response is appended to this report).



4.4 Historic Buildings Adviser: Grandy's Knowe is one of the most important vernacular buildings in the National Park and can be regarded as being "at risk" using English Heritage's criteria. This is a complex group of buildings and while I welcome in principle the proposals which should secure their future a number of issues require resolution. I consider these to be as follows: [agent's response in italics]

4.4.1 Farmhouse

We know that this building originally had a heather thatch roof and it would be highly desirable to reinstate it. I appreciate that this would present major technical difficulties but I believe that these need to be addressed more fully before the application is determined. – *outstanding issue, this has been explored and is felt to be impractical and unreasonable.*

I am opposed to a rendered finish to the west gable wall which would be alien to the character of the building. It is important to distinguish between the original and reconstructed fabric but this could be better achieved by the use of lead tags at the point where the reconstructed fabric begins, and by stepping back the new build wall – *agreed.*

The front and rear doors should be of the boarded type, ledged and braced, consisting of 5 boards. They should not have integral frames. The rear offshoot is a 19th century addition and is likely to have had a Welsh slate roof rather than stone slates – *agreed.*

Any timber lintels which are proven to be beyond repair should be replaced on a like for like basis – *agreed subject to agreement with the building control officer.*

English Heritage should be given the opportunity to remove a small sample of timber from one of the crucks for the purposes of dendro dating – *agreed.*

4.4.2 East Byre

The rear ground floor window is too large and should be of the same size as the first floor window. Traditional practice often dictates that openings on different floors of the same elevation are offset - *agreed.*

The first floor opening in the north east gable has the character of a pitching door rather than a hit and miss window with three lights above. It may be more in keeping to create a window with three equally spaces vertical glazing bars occupying the full depth of the opening - *agreed.*

4.4.3 West Byre

No objections to the raising of the central section. The introduction of large rooflights at the north end appears incongruous – *an amended detail for eaves to ridge glazing in the same plane as the rest of the roof and in a low reflective material has been agreed.*

The principle entrance door should be of the traditional boarded type without an integral frame – *agreed.* A matt black paint finish to the flue will help to minimize its impact. – *agreed.* Small panes within the agricultural style windows should be single glazed to avoid oversized glazing bars - *agreed.* I am concerned about the



impact of extensive areas of glazing to the north and west elevations. This could be mitigated by recessing the glazing as far back as possible and using tinted glass – *amended glazing detail to be submitted.*

4.4.4 Garage/store [not subject to LBC]

This is a good contemporary design which is generally sympathetic to its surroundings. The first floor would benefit from an understated timber cladding rather than a prominent rendered finish as initially proposed - *agreed.* Vertical panels to the garage doors would create a consistency with other doors on the farmstead - *agreed.* The roof should be covered in natural Welsh slate - *agreed.*

4.4.5 Bastle [not subject to LBC]

Works to the bastle will be subject of an application for Scheduled Monument Consent. This is also a building at risk and I would expect it to be consolidated to the satisfaction of English Heritage before residential occupancy of the site is permitted - *agreed.*

4.4.6 Site Issues [not subject to LBC]

It is important that the character of the farmyard is not gentrified. Tegula blocks would do just this – *random sized natural stone setts agreed instead.* River cobbles would be appropriate on the south side of the bastle and east byre, and stone paving at the margins of the buildings and paths directly in front of the farm house and east byre - *agreed.* A whinstone chipping surface dressing is also appropriate for the access roads rather than tarmac - *agreed.* The pig sty should be reconstructed rather than just consolidated - *agreed.* The parking area for the farm house should be adequately screened. Appropriate landscaping is required.

In principle this application is a welcome solution to long term buildings at risk, and a consensus has now been reached on all of the outstanding elements except for the heather thatch. This application will affect the setting of the Hadrian's Wall World Heritage Site and nothing less than an award winning scheme will suffice.

4.5 Natural England: No objections subject to a condition requiring bat mitigation measures to be incorporated into the development.

4.6 Tynedale Council (Building Control): No response received.

4.7 NNPA Ecologist: No objections subject to the mitigation being carried out as set out in the Bat report.

4.8 Public Response: None

5. Assessment

5.1 The issues relevant to an application for Listed Building Consent are:

- Principle of enabling development
- Design and Impact on the Listed Building
- Impact on Protected Species



Principle of enabling development

- 5.2 The elements of the proposed scheme which would be contrary to policy may be considered as “enabling development”. Enabling development is occasionally permitted in the case of listed buildings which are “at risk” because it brings public benefits that have been demonstrated clearly to outweigh the harm that would be caused. The benefits are paid for by the value added to land as a result of the granting of planning permission and Listed Building Consent for its development, and can be considered a type of public subsidy. The defining characteristics of “enabling development” are that it is contrary to established policy, and that the gain from contravening policy subsidises a public benefit that could not otherwise be achieved. Thus unlike most applications, financial issues are central to determining such proposals. Enabling development can include, for example, an extension that is acceptable in historic building terms that is slightly greater than the maximum permitted under development plan policies in rural areas; or a change of use, compatible with the character and appearance of a listed building, but contrary to development plan policy.
- 5.3 English Heritage believes that there should be a general presumption against “enabling development” which does not meet all of the criteria as set out in their guidance document. See Annex 1 for an assessment of the application against these criteria. It is considered that the proposal would meet all of the criteria.
- 5.4 The west elevation of the south building in the West Range, the north gable of the range and part of the east elevation of the north building in this range would require rebuilding. An existing window in the west elevation of the south building would be incorporated at a higher level in the rebuilt wall. Overall less than a quarter of the elevations of the farmhouse would require rebuilding, and less than a third of the elevations of the West Range would require rebuilding, and the re-siting of the window in the west elevation of the West Range would not detract from the character of the building. The property would be regarded as capable of conversion without substantial rebuilding, and would accord with Local Plan Policy C26. A condition to ensure additional demolition and rebuilding does not take place without consent is recommended.

Design and Impact on the Listed Buildings

Farm house

- 5.5 There would be minimal alteration to the original outward appearance of the farm house. The main change would be in accepting a stone slate roof, whereas the roof was previously covered in heather thatch, at least until the 1950s when it had deteriorated to such an extent that it was re-covered in asbestos sheets. The applicant has extensively researched the possibility of re-covering the roof with heather thatch, including visiting and studying local examples at Causeway House near Vindolanda, Tow House and High Meadows, both at Bardon Mill and Levy Pool Farmhouse at Bowes in County Durham. The applicant has concluded that it would be impractical to use heather thatch because of the short life expectancy of a modern heather thatch roof, which is approximately 7 – 8 years, the fire risk, and the limited supply of suitable heather. High Meadows was re-thatched in 1996 and now requires significant repair, Tow House was re-thatched 16 years ago and its roof is now in a desperate state, and Causeway House was re-thatched 2 years ago after previously being re-roofed approx 12 years ago, and the thatch reportedly failing after 5 years. Attempts to make such



- roofs weather tight have generally involved the construction of a false concrete roof, with the heather laid over the top as a purely cosmetic finish. This presents the difficulty of fitting in the false roof, which in this case would not be possible without significantly increasing the building's height because the first floor rooms are in the roof space. This would unacceptably alter the proportions of the building.
- 5.6 The provision of a false roof brings its own complications in that the heather roof has no ventilation and the heather rots when it gets wet and cannot dry out. The provision of a heather roof without such a false roof would necessitate annual repairs and maintenance, which would present difficulties in obtaining sufficient quantities of mature heather stems, at least three feet in length. Modern grouse moor management means that the bulk of heather stems available are only 2 to 2½ feet in length. This would be an unreasonable maintenance burden.
- 5.7 A further hazard experienced at Levy Pool Farm was a fire sparked from a solid fuel stove which destroyed the entire roof, which was 8 years old at the time, and consequent water damage to the whole building.
- 5.8 In his Historical and Archaeological Assessment of the buildings in 1998, Peter Ryder (Historic Buildings Consultant) noted two courses of stone flags surviving at the eaves, which he states must be contemporary with the earlier heather thatch roof covering. There is a historical basis therefore for accepting stone flags on the main roof of the farm house. These would be laid in reducing courses. The outshut at the rear would have blue/grey slates, as existing. The proposed materials would be appropriate to the property and would be considered acceptable. The inclusion of three conservation style rooflights on the rear roofplane would not significantly detract from the appearance of the roof, and would be acceptable in accordance with Local Plan Policy C18. The reinstatement of the two chimneys, one on each gable, would be entirely appropriate.
- 5.9 The remaining cruck frame would be removed, made good and replaced, together with a replica of the fallen cruck, and other roof timbers. The salvaged roof truss would incorporate resin reinforced steel plate/bars. There would be new tie beams/floor joists. The wall heads would need partial re-building and the stone flag capping reinstating. New floors would be installed throughout, a new staircase and new chimneys. The five windows in the south elevation of the farm house have timber lintels and it is proposed to assess their condition. Any found to be defective would be replaced on a like for like basis. Similarly it is proposed to remove and assess the condition of the window frames themselves. Conditions are recommended which would ensure these features are appropriate to the building's listed status.
- 5.10 The whole of the west gable would require re-building off the remaining Bastle wall. If it transpired, after clearing the rubble from the base of this wall, that a new foundation would be required, the applicant would need to submit amended plans for this element of the proposal, and their application for Scheduled Monument Consent would need to reflect this also. The applicant proposes the re-built wall would be of in stone and not finished externally in render, as initially proposed. It would be stepped in from the original base of the wall however, and lead tags inserted to distinguish the re-built wall from the original, still standing, stonework.



5.11 The extension to the outshut and introduction of a new door in the north elevation of the existing outshut would be in keeping with the existing building and would therefore be acceptable, in accordance with Local Plan Policy C18.

5.12 Subject to the recommended conditions, the proposed works to the farm house would be entirely appropriate to the building and would result in a very sympathetic refurbishment, in accordance with Joint Structure Plan HC6 and Local Plan Policy C18.

East Barn

5.13 The existing roof, which is of blue/grey slate, would be replaced with salvaged natural slates and new trusses, and a conservation style rooflight would be incorporated into the south roof plane. The new roof would be in keeping with the building. Although on the front roof plane the rooflight would not be highly conspicuous because of its small size and in being of a conservation style, and it would therefore not significantly detract from its appearance, and thus would be acceptable in accordance with Local Plan Policies C18 and C26. The windows to be introduced to the east barn would be on the rear elevation of a subordinate building, and thus would not have an unacceptable impact on the special character of the Listed Building, and would accord with Joint Structure Plan Policy HC6 and Local Plan Policy C18.

West Range

5.14 The increase in the height of the roof of the central building in this range would affect the vernacular character of the building and alter its proportions to an extent that would normally be considered unacceptable in a barn conversion. This change would constitute a significant extension and thus would be contrary to Local Plan Policy C26. The increase in height would facilitate the introduction of a first floor, and the applicant proposes to introduce two new windows at first floor level to light these rooms, together with glazed panels in the roof of the adjacent single storey byre. It is considered that the treatment of the new stonework at the top of the walls and the design of the glazed roof panels will be important in minimising the impact of the proposed development on the character of the building. The Historic Buildings Adviser is now satisfied with the proposed details for this element. The replacement of the roof structure and re-roofing with natural slate across the range would be appropriate and acceptable in accordance with Local Plan Policy C26. The incorporation of one conservation style rooflight on each roof plane of the central section of the range would not significantly detract from the appearance of the roof, and would accord with Local Plan Policy C26.

5.15 The excavation of a basement beneath the central building in this range would have no outward effect on the appearance of the building, and would significantly detract from the character of the building. The applicant states that geological investigation has shown that the underlying strata will enable this excavation to be made without causing any structural disturbance to the existing structural walls. A condition is recommended to ensure that only the demolition and rebuilding as set out in the submitted documents and plans can be undertaken. This element of the proposed scheme would therefore be acceptable in accordance with Local Plan Policies C18 and C26.

5.16 A significant amount of glazing is proposed in the west and north elevations of the northern building of this range. Amended details of this element have been agreed and it is considered that this glazing would now be sympathetic to the character of the building and would not conflict with Local Plan Policy C26.



Impact on protected species

- 5.17 A bat report has been submitted with the application, and mitigation measures to accommodate any bats found in the course of construction works incorporated into the proposals. Thus the proposals would accord with Local Plan Policy C8.

6.0 Summary and Conclusion

- 6.1 The proposed restoration of the farm house, including a small extension to the outshut and the provision of a stone slate roof would, subject to appropriate conditions, provide a high standard of design appropriate to a grade II Listed Building. Thus the works would accord with Policies L1, S14 and HC6 of the Joint Structure Plan, and Policies C18 and C26 of Northumberland National Park Local Plan.
- 6.2 The conversion of the east barn, attached to the farm house, would be appropriate to this sensitive building and would accord with Policies L1, S14 and HC6 of the Joint Structure Plan, and Policies C18 and C26 of Northumberland National Park Local Plan.
- 6.3 The increase in the height of the middle building in the West Range would exceptionally be acceptable as a departure from Local Plan Policies C18 and C26 with respect to the appropriate treatment of a barn conversion because of the heritage benefits in restoring the farm house which is an "at risk" listed property and securing the long term viability of the property as a whole as a live-work unit.
- 6.4 A space to accommodate bats would be incorporated into the roof of a new detached building (the garage/store, which is not subject to Listed Building Consent) in accordance with Policy C8 of Northumberland National Park Local Plan.

7.0 Recommendation

Grant conditional Listed Building Consent subject to:

- **Referral of the application to Government Office for the North East as a departure from Policy HC6 of the Joint Structure Plan and Policies C18 and C26 of Northumberland National Park Local Plan.**

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To enable control to be exercised over the development as it proceeds.
3. This permission relates to the application as amended by plan(s) no(s). * dated * received on *. [details to be added]
Reason: To relate the permission to the correct plans.
4. No development shall commence until a detailed specification has been submitted to and approved in writing by the Authority, in consultation with English Heritage



and the Historic Buildings Adviser, with respect to the careful removal of all collapsed material, stabilization in-situ of all standing stonework and deep tamping/consolidation of all of the monumental masonry of the bastle, and the means of construction of the east wall of the bastle/west wall of the farmhouse. The works shall be undertaken in accordance with the approved details.

Reason: The farmhouse is a Listed Building, in accordance with Policies C18 and C26 of Northumberland National Park Local Plan.

5. No development shall be commenced until samples of the materials to be used for the external walls and roofs for the re-built sections and extensions to the existing buildings have been viewed on site and approved in writing by the Local Planning Authority. The materials used shall not be other than those approved.

Reason: In the interests of the appearance of the area and because the buildings are listed, in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.

6. A panel measuring at least 1 metre x 2 metres and including a corner shall be erected prior to the building of the west gable of the farmhouse, for the inspection and approval of the Local Planning Authority. Following such approval all subsequent walling shall match the panel in terms of coursing, mortaring and style.

Reason: In the interests of the appearance of the area and to ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.

7. The stone to be used on the exterior of the buildings shall be laid with its natural quarry bed horizontal, with mortar of a colour to match the natural colour of the stone and with flush or very slightly recessed joints.

Reason: In the interests of the appearance of the area and because the buildings are listed, in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.

8. Sills (and lintels if not covered by eaves) in the north and east elevation of the farmhouse, the east barn, West Range and garage/store shall be of stone.

Reason: In the interests of the appearance of the area and the buildings are listed, in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.

9. The windows shall be installed with their frames inset not less than 75mm from the outer face of the wall.

Reason: In the interests of the appearance of the area and because the buildings are listed, in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.

10. Prior to the development commencing, a schedule shall be submitted showing the type and condition of all existing windows. The schedule shall show which are to be retained and which are to be replaced and to what pattern. No window shall be removed or replaced other than in accord with the approved schedule, unless agreed beforehand in writing with the Local Planning Authority.

Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.



11. Replacement windows shall match exactly the form, proportions and details of the originals in every respect, including the design and profiles of glazing bars and other mouldings.
Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.
12. No development shall commence until detailed plans have been submitted to and approved by the Authority showing the type and means of opening of the new windows in the development.
Reason: In the interests of the appearance of the area and because the buildings are listed in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.
13. Window frames shall be timber and shall be painted or coloured as agreed in writing by the Local Planning Authority before the buildings are brought into use.
Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.
14. The rooflights shall be of a conservation style only in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.
Reason: To ensure works are carried out in a manner consistent with the character of the listed building.
15. The door(s) shall be of vertically boarded timber or panelled timber as may be agreed with the Local Planning Authority before building commences.
Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.
16. The rainwater goods shall be black painted cast iron or aluminium fixed directly to the walls without fascia boards.
Reason: In the interests of the appearance of the area and because the building is listed, in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.
17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order), the following works shall not be carried out to the dwellings hereby approved without the prior permission of the Local Planning Authority

Any extension

- a) The construction of any extension.

Openings

- b) The enlargement of door and window openings, or the creation of additional openings.



Re-roofing

- c) The re-roofing of the building in a different material to that existing, or approved by the Local Planning Authority.

Construction of Building

- d) The construction of any building within the curtilage of the dwellings.

Conversion of garage to living accommodation

- e) The conversion of any garage to living accommodation.

Reason: To ensure the character of the listed buildings are maintained in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.

18. Mortar shall be mixed to the proportions 1:6, or other such proportions as agreed by the Local Planning Authority, lime/sharp sand, flush pointed and brushed with a stiff brush just after the mortar has gone firm and with no trowel marks to show on completion. The colour and texture of the sand to be as agreed in writing by the Local Planning Authority before building commences.

Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policies C26 and C18 of Northumberland National Park Local Plan.

19. The extent of rebuilding works shall not exceed those set out in the Condition Structural Report by Crawford Higgins Associates dated 12 February 2007 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development does not involve substantial rebuilding of these listed buildings and is carried out in accordance with Policies C18 and C26 of Northumberland National Park Local Plan.

20. No development shall take place unless in accordance with the mitigation detailed within the protected species report "Bat and Barn Owl Surveys for Buildings at Grandy's Knowe near Bardon Mill" by Veronica Howard, dated October 2006 including, but not restricted to adherence to timing and spatial restrictions; adherence to precautionary working methods.

Reason: To conserve protected species and their habitat in accordance with Policy C8 of Northumberland National Park Local Plan.

Contact Officer:

For further information contact Ms L Butler, Development Control Manager, on 01434 611508 or e-mail: planning@nnpa.org.uk.

Background Papers:

Planning Application File: 07NP0014LBC
Enabling Development and the Conservation of Heritage Assets, English Heritage Policy Statement 2001



Annex 1

English Heritage believes that there should be a general presumption against “enabling development” which does not meet all of the following criteria:

- *The enabling development will not materially detract from the archaeological, architectural, historic, landscape or biodiversity interest of the asset, or materially harm its setting* – this is discussed under the headings for design and impact on the Listed Buildings. The impact on the SAM, World Heritage Site, landscape and biodiversity issues are discussed in the report on the planning application (ref.07NP0013).
- *The proposal avoids detrimental fragmentation of management of the heritage asset* – the proposed development would involve the owner living and working on the site and managing the holiday cottage which is the principle heritage asset. This would keep the whole steading in the one ownership and management.
- *The enabling development will secure the long term future of the heritage asset, and where applicable, its continued use for a sympathetic purpose* – the proposed development would bring the buildings back into a use that would be compatible with their protected status, they would then have an increased economic value and this would secure their long term future.
- *The problem arises from the inherent needs of the heritage asset, rather than the circumstances of the present owner or the purchase price paid* – the property has been allowed to deteriorate by the existing owner over many years for reasons which are unclear. Efforts have been made by the National Park Authority over a long period of time to interest various bodies including the Landmark Trust in taking the property on, to no avail. Attempts to persuade the existing owner to make the property safe and to undertake repairs to prevent further deterioration failed. Formal action under planning legislation to force the owner to make repairs was being investigated prior to pre-application discussions, but had been put on hold to allow this application to proceed.
- *Sufficient financial assistance is not available from any other source* – the National Park Authority sought the upgrading of the property to Grade II* Listed Building status and this would facilitate access to additional finance. The application to the Department of Culture, Media and Sport to upgrade the buildings Listed status was refused. It is not known what inquiries the existing owner has made, if any, regarding financial assistance. The Authority did provide practical assistance in the form a specification for making the property safe and secure to avoid further deterioration, however this was never implemented by the owner at the time.
- *It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises disbenefits* – the applicant states that the farm house would provide only a very modest two bedroom cottage and the nature of the building, with low windows to the bedrooms and limited reception rooms, would fall short of their requirements for a practical full time residence. The conversion and extension of the West Range however would provide sufficient space for a permanent dwelling. Allowing the conversion of this range to a permanent dwelling contrary to planning Policies, the increase in height of part of the range, and the introduction of more glazing than would normally be allowed contrary to Local Plan Policy C26 would appear to be the minimum necessary to secure the refurbishment of the farm house and its future management as a holiday cottage whilst avoiding the fragmentation of the steading. In addition the provision of a new detached building to provide a garage and store would be contrary to planning policy. However this was considered a satisfactory



solution, rather than adding an extension to the farm house and east barn, which would have required Listed Building Consent, because of the unacceptable impact that this would have had on the principle heritage asset – the farm house. This proposed scheme is the only scheme for the site to be pursued as far as the submission of planning and Listed Building applications. This would suggest either a reluctance among other interested parties to take on the work necessary to secure the future of the principle heritage asset, or a reluctance by the current owner to actively seek a future use for the buildings or at the very least to make the buildings safe and secure them from further deterioration.

- *The value or benefit of the survival or enhancement of the heritage asset outweighs the long term cost to the community (ie. the disbenefits) of providing the enabling development* – Grandy's Knowe is a Grade II listed property and Scheduled Ancient Monument which is "at risk", it is in a highly prominent location within the setting of the Hadrian's Wall World Heritage Site, in one of the most visited parts of the National Park. Its value in heritage and landscape terms to Northumberland National Park is therefore exceptional. The disbenefit in allowing this scheme is in accepting a residential barn conversion in an unsustainable location contrary to national and local planning policies, and in allowing more alterations to the West Range than would normally be acceptable to facilitate this use. It is considered that this situation is sufficiently unique, with the buildings being "at risk" and visibly deteriorating during last winter, and the use and alterations to the West Range would not be so detrimental to the character of the steading and to the landscape that, on balance, the benefits would outweigh the disbenefits.

It is considered that this scheme of enabling development would meet all of the above criteria. This being the case, English Heritage believes that planning permission should only be granted if:

- *The impact of the development is precisely defined at the outset, normally through the granting of full rather than outline planning permission* – a full planning application has been made in parallel with this Listed Building application. Details may be secured through appropriate conditions.
- *The achievement of the heritage objective is securely and enforceably linked to it* – a condition is recommended to secure the refurbishment of the holiday cottage, which is the principle heritage asset, before the occupation of the permanent dwelling in the West Range.
- *The heritage asset is repaired to an agreed standard, or the funds to do so made available, as early as possible in the course of the enabling development, ideally at the outset and certainly before completion or occupation* – in addition to the condition referred to above relating to the phasing of development, conditions are recommended with respect to the details of the work appropriate to its Listed status. Scheduled Monument Consent would be required, in addition to planning permission and Listed Building Consent, for the works to the west gable of the proposed holiday cottage. This would require a standard of work to the satisfaction of English Heritage.
- *The planning authority closely monitors implementation, if necessary acting promptly to ensure a satisfactory outcome* – there will be a need for active regular monitoring of this development by the planning authority, if permission is granted, as work proceeds.