

Application No: 07NP0053

Proposed Development: Conversion of agricultural building to provide 1 dwelling with integral office; construction of detached double garage; conversion of agricultural building to bed and breakfast holiday accommodation; conversion and extension of agricultural building to provide café, art gallery and performance space with manager's flat over; conversion of agricultural buildings to craft studios, farm shop and storage; conversion of agricultural shed to provide bunk house accommodation, toilets, showers, drying room and mixed use space for campsite, change of use of land to camp site with up to 20 pitches; and new vehicular access at Charlton Farm, Charlton, Bellingham

Applicant Name: Mr and Mrs J Morrison-Bell

Agent Name: Butler Haig

1. Proposal and Site

- 1.1 Charlton is a hamlet on the Bellingham to Kielder road approximately 4 km to the west of Bellingham. Charlton Old Farmhouse is at the western end of the hamlet, and is itself excluded from the application. The range of farm buildings which were historically associated with Charlton Old Farm house are the subject of this application, and these are arranged to the north west and north east of the farm house. They comprise a mixture of traditional stone and slate buildings, one of which is a Grade II listed building, and modern steel framed sheds. The applicant states that most of the existing buildings are unsuitable for modern farming practices and are not now used, and it is proposed to centralise the existing agricultural activities elsewhere, at Newton.
- 1.2 There are a dozen dwelling houses to the east of the farm, and these are excluded from the application site. The village is on a loop by-passed by the main road. The road into the village from the east is surfaced, though narrow in part. There is a gate at the east end of the farm through which the road continues into the farm yard with farm buildings on either side. There is the remains of a pump, which is a grade II Listed Structure, in front of Charlton Old Farm house. The pump is just outside of the application site. There is also a pig sty opposite the farm house, which is within the application site area. This would be demolished and parking for the farmhouse is proposed in this area. The existing road is surfaced in front of the farm house. Beyond this the lane passes between the farmhouse and proposed live-work unit and drops down to the main road. This section is cobbled. There is a dry stone wall running the length of the village along the main road, and this wall curves round at both entrances into the village. The track into the west end of the village is not a public road.
- 1.3 The application is accompanied by a Design and Access Statement, a Structural Report, a Bat and Barn Owl Report, and Non Mains Drainage information. The applicant states in the Design and Access Statement that consideration will be given to rainwater harvesting and drainage in the form of a mini wetland to the north west of the site, sustainable drainage solutions to hard surfaced areas, communal

methods of heating buildings such as solar energy, ground source heat pumps and biomass and improving insulation standards in the proposed conversions. Foul drainage would be to a new treatment plant. The buildings proposed for use as a live-work unit and B & B, café, gallery and performance space each contained a single bat, and the report states that other buildings provide shelter and foraging ground for bats and barn owls. Mitigation measures are identified in the protected species report.

1.4 The application comprises the following elements:

Conversion of agricultural building to provide 1 dwelling and integral office;

1.4.1 This would involve the demolition of the tall black corrugated iron shed which currently forms a link between the proposed live-work unit and the large steel framed shed to the rear. The building to be converted is actually made up of three buildings, the oldest being the smallest part to the rear, which contains a row of three arches, which would have originally formed the front elevation of this building. A second building is joined on to the eastern end of the older building, forming a reversed L shape, and the fold yard enclosed by the L has subsequently been built over to form a rectangular building. The majority of this building is stone and slate, with a section of timber boarding to the right of a large opening in the front elevation, and an asbestos corrugated roof over the fold yard element. A small timber shed which stands to the east of the east elevation would be removed.

1.4.2 The proposed development would retain the older two buildings in their present form, but would remodel the element covering the fold yard, to provide a building 550mm higher than the existing element, but half its width. A first floor would be incorporated into this element, to accommodate three bedrooms and a bathroom, whilst the whole of the ground floor would contain a living/dining room, kitchen, lobby, WC, utility, living room and office. The roof pitch over the re-modelled element would be steeper than that for the existing roof. The front (south elevation) would be entirely glazed, and all of the roof would be slate. The arches would be retained internally. Two new openings would be provided externally, one in the west gable of the older building at the rear to form a door into the lobby, and one full height window looking into the fold yard to light the living room. It is proposed to keep the walls enclosing the remainder of the fold yard to a height of 1.8m at the front. Due to the proposed lower ground level to the west, this wall would be 2.6m high alongside the gable.

1.4.3 A retaining wall 1.8m high, when viewed from the south, and 3.6m high from the north, is proposed to the west of the building between it and the proposed detached garage. Steps would lead down alongside the west gable of the building to the parking area and garage.

1.4.4 The structural survey has identified the need for underpinning to this gable, part of the front elevation and much of the rear elevation. Localised rebuilding would be necessary at the rear left hand corner. Loose stonework would also require replacing along upper ridge lines, where a fallen tree has caused damage to the rear of the building.

Construction of detached double garage;

1.4.5 This would be located in an area of woodland to the west of the proposed live-work unit, and would be for use in conjunction with that unit. The ground would be lowered to accommodate the garage. It would measure 6.4m by 5.8m and have a pitched

roof. Materials would be stone and slate. A number of trees have recently been felled in this area. Two parking spaces in addition to the garage are proposed between the detached garage and live-work unit.

Conversion of agricultural building to bed and breakfast holiday accommodation;

- 1.4.6 This would involve the removal of the modern steel framed and concrete block farm shed which is attached to the rear of this building. The building to be converted is a former stables and storage area. There is a small kennels building attached to the front of the building overlapping the join between this and the adjacent pole barn. Parking would be provided to the rear on the footprint of the shed.
- 1.4.7 The accommodation would comprise private quarters, a lounge, dining area/kitchen, and WC/store on the ground floor, and four bedrooms with en suite bathrooms upstairs. The existing external staircase on the front elevation would be retained and enclosed with a glazed wall and slate roof, leading from a porch which is proposed in the middle of this elevation. Two new rooflights are proposed on the front and on the rear roof plane. The existing window and door openings would remain unchanged on the front elevation, however four new windows are proposed on the rear, together with three door-sized openings. The west gable would be unchanged.

Conversion and extension of agricultural building to provide café, art gallery and performance space with manager's flat over:

- 1.4.8 This is a pole barn which was added alongside the older stables building in 1874 – the date is inscribed on the gable. The proposed extension would extend forward of the front elevation as far as the existing kennels (3.7m) and extend along the length of the building. The extension would have a pitched roof 4.3m in height (just higher than the eaves of the pole barn) running parallel to that of the pole barn. Materials would be stone and slate with full height glazing in most of the front elevation. The building would be open to its full height in the area proposed as café, gallery and performance space. A manager's flat would be provided on the first floor above the area proposed for a servery and toilets. A void above the café and gallery would incorporate space for bats.
- 1.4.9 This building is in good condition structurally, though localised underpinning would be required to the kennels off shoot at the front, some masonry reinforcement would be required and loose stonework reinstated in the west gable.
- 1.4.10 Parking would be to the rear along with that for the B & B accommodation. Ten parking spaces would be provided for the B & B, café, gallery, performance space and artists studios to the rear of the building. Surface materials would be gravel on a hoggin base. An additional four spaces for disabled persons would be provided at the east end of the building.

Conversion of agricultural buildings to craft studios, farm shop and storage

- 1.4.11 The existing door and window openings would be unchanged. Nine conservation style rooflights are proposed on the north roof plane. The structural report states that localised underpinning would be required to the front elevation, masonry reinforcement with small steel bars would be required and replacement of the water goods. It is proposed that the farm shop would occupy two of the four spaces on a seasonal basis, and for the rest of the year these spaces would revert to use as



artists' studios. Parking for this element would be at the rear of the B & B, café and gallery.

Conversion of agricultural shed to provide bunk house accommodation, toilets, showers, drying room and mixed use space for campsite.

1.4.12 The existing shed would be re-roofed with plastic coated metal sheeting, and the existing Yorkshire boarding to the upper part of the walls would be replaced with softwood boards. The finish would be wood stain or natural wood if larch boards were used. The existing block work part of the walls would be rendered, and the east elevation, which is stone, would be unchanged. The bunk house would comprise a kitchen/lounge/dining area, and three bedrooms to accommodate a total of eight persons. This building would also contain male and female showers and toilets including facilities for the disabled, a kitchen/laundry for campers, a mixed use space, a drying room/bike store, and infrastructure such as a biomass boiler. A hopper 4m square and 2.4m in height would be added at the rear (north) of the building together with a connecting conveyor or pipe, and a free standing flue 6.4m in height.

1.4.13 Twelve parking spaces are proposed to the west of the shed, and these would extend beyond its northern elevation into the field beyond. The parking area would be surfaced with gravel on a hoggin base. The existing field wall would be re-aligned to the west to join up with the corner of the parking area. There is a redundant silage pit to the west of the shed adjacent to the concrete apron. The field slopes gently away immediately behind (to the north) of the shed. It is unclear whether this land would be made up or reduced in height to accommodate the proposed parking.

Change of use of land to campsite with up to 20 pitches

1.4.14 The area to the north of the shed is proposed for up to 20 pitches. No service infrastructure is proposed, and the existing ground levels would be unchanged. The existing field wall would be re-aligned to the west and would separate the camping area from the proposed wetland.

Access

1.4.15 The proposed new access to the west of Charlton would utilise an existing lay-by and field gateway to the west of the existing junction. Apart from the junction with the public road, the new access would be surfaced with gravel. The demolition of the tall black corrugated iron shed would allow a new access road between the proposed live-work unit and the large shed to the rear. This would involve a reduction in the ground level. The existing cobbled track would be incorporated into the garden of the proposed live-work unit. The surface materials at the entrances to the buildings would be suitable for disabled access, and consideration will be given to providing either ramped or level access into the buildings.

1.4.16 It is proposed that the developments would generate 4 full time and 4 part time jobs. Hours of operation for all of the commercial elements are proposed to be 7am to 11pm seven days a week. Landscape planting with native species is proposed to the west and north of the proposed parking area associated with the bunk house and campsite, and to the north of the parking proposed to the rear of the B & B and café, gallery and performance space.

2. Planning Policy

Relevant Policy	Complies	Does not Comply. Comments.
Joint Structure Plan		
L1	X	
HC6	X	
S14	X	
ED11	X	
R1	X	
NNPLP		
CD8	X	
CD10	X	
C26	X	
CD1	X	
CD2	✓	Subject to condition
CD12	X	
CD16	✓	
C1	X	
C10	X	
C18	✓	Subject to condition
C19	X	
TR3	X	
TR5	X	
TR6	X	

3. Planning History

3.1 No relevant planning history.

4. Consultations/Representations

Internal and Statutory Consultee Replies	Support	Objection	No Objection	Recommend Condition/ Other Comment	No Comment/ Out of Time	Recommendation in Accord with Reply
Bellingham Parish Council					✓	
Tynedale Council (Planning)					✓	
Tynedale Council (Building Control)			✓			



Internal and Statutory Consultee Replies	Support	Objection	No Objection	Recommend Condition/ Other Comment	No Comment/ Out of Time	Recommendation in Accord with Reply
Tynedale Council (Environmental Health)			✓	✓		
Historic Buildings Adviser				✓		
Highway Authority			✓	✓		
Natural England			✓	✓		
Environment Agency			✓			
NNPA Ecologist			✓	✓		
NNPA Archaeology			✓	✓		
NNPA Rights of Way					✓	
NNPA Farming and Rural Enterprise Support	✓			✓		
Neighbours/ Notices	2	19				

4.2 Important issues, **if any**, raised by consultees and/or raised in representations, of which the National Park Officer should be aware.

Historic Buildings Adviser:

The proposals affect a listed building and a number of curtilage listed buildings. Charlton is a hamlet of considerable architectural and historic interest based around Charlton Farm. Farmhouses, farm buildings and agricultural workers cottages from the 18th to the 20th century all contribute to its character which is good enough to justify conservation area status.

Many of the buildings are redundant and require new uses to justify their retention. I am concerned that some aspects of the proposals involve over development or inappropriate uses which would cause harm to their character and appearance. I have the following detailed observations;



1. Garden wall to Charlton Old Farmhouse with lean to farm buildings to the rear of it. (Range 3)

This building dates from the 18th century and is listed grade II. The proposals are generally sympathetic to its special interest but require the following amendments;

Delete the vertical glazing bar from the door in the hemel arch. The glazing within the hemel should be positioned at the rear of the opening.

Introduce a common door type to the other openings - I suggest fully glazed with two vertical glazing bars. Do not add to the existing number of rooflights and replace them with low profile conservation rooflights. The breather vents should be glazed at the rear of their openings. Details of internal doors are required. I suggest they are either simple boarded or fully glazed as circumstances dictate.

All external joinery to have a paint finish in a colour to be agreed with NNPA. Details of the treatment of internal walls are required. Re-pointing will only be necessary in respect of open joints or the replacement of hard cement mortar. Mortar mix to be no stronger than 1:2:9 cement, lime, sand. Sample to be prepared for approval.

2. Farm buildings to the north east of Charlton Old Farmhouse (Range 1)
This is an early 19th century building which was extended in 1874. It contains a stable, byre, granary and harness room with a gabled Dutch barn in the extension. There is a cast iron range within the fireplace on the first floor. An unusual gabled building containing kennels projects forward of the front building line. I consider this range to be of sufficient interest to justify grade II listed status.

Some aspects of the proposals will cause harm to the special interest of the building. Of particular concern are the incongruous enclosure of the external staircase and the south extension to the Dutch barn, neither of which would respect the character of the buildings. I suggest that they are deleted. Other changes should include;

Ground floor south elevation doors need a consistent style - I suggest two vertical glazing bars. On the first floor the two openings at the left hand side should not be enlarged or given a domestic character. I suggest that the left window is single pane top hung, the central window to be three top panes (hopper inwards) over a single fixed pane. The south side the Dutch barn could be completely glazed. This should be recessed and may be tinted in a recessive colour if required. This approach will maintain the essential simplicity of the building.

On the north elevation the door to the Dutch barn to have two vertical glazing bars. On the adjoining building too many new openings have been created. I suggest three windows at first floor, one window and two single doors on the ground floor.

The fire surround and range in area 10 should be retained and some of the traditional ground surface materials salvaged for reuse.

3. Hemels and adjoining buildings (Range 2)
The proposals are generally satisfactory though I suggest that the timber doors to the

east elevation are repaired or replaced and used as external shutters. The garage would be more in keeping if it were to have an oblong rather than square footprint.

4. Modern farm building (Range 4)

The size, massing, materials and elevational detail of this building are totally at odds with the character of the hamlet. It does not warrant retention and should be a priority for removal. Subject to planning policy there may be a case for some replacement building of a much smaller scale in traditional materials with some of the local distinctiveness of Charlton.

5. Access.

I am concerned at the proposed new access which would harm the setting of the hamlet.

Highways Authority: Eight planning conditions are recommended including a requirement that the easterly access shall be used for the purpose of entry only, and appropriate signs shall be provided within the site.

Tynedale Council Environmental Health: Raise issues relating to contaminated land, water supply, waste, extraction and ventilation and noise. These may be dealt with by planning conditions if permission were to be granted.

NNPA Archaeology: The farm buildings at Charlton are of at least local importance. The present buildings are close to the site of a pele tower attributed to the Charlton family. No trace of the tower survives above ground, though stones from the tower may have been used in the construction of the present farm building and associated range. A programme of historic building recording should be undertaken of such an important and regionally distinct farm steading. A "watching brief" condition is recommended.

Public Response: Two letters of support have been received from residents of Charlton, who state that the proposals have merit in seeking to sensitively restore vacant and near obsolete traditional farm buildings and in removing unsightly steel framed sheds. They state that the incorporation of a high level of sustainability is commendable. The proposed new uses, including residential, are imaginative and should generate employment to support the local tourist industry. The new access from the west will increase road safety. Consideration should be given to making the present access from the east "No entry" to improve safety.

A letter of objection signed by twelve residents of the village has been submitted. One of the signatories has subsequently written a letter of support. Individual letters of objection have been received from two residents, two persons who own property in Charlton but currently live elsewhere, and two persons who have family connections with Charlton – eighteen in total. In addition a planning consultant has written on behalf of one of the objectors, and the CPRE has written a letter raising concerns. Objections are:

- The scale of the developments would not be in keeping with the rural residential nature of Charlton

- The campsite would result in a three fold increase in residency of the village, with associated traffic increases
- The performance space could be used for inappropriate uses (relating to licensing)
- The residents would rather use the newly refurbished village hall at Lanehead for community events
- The proposals would remove resident access to the west and place more pressure on an already dangerous easterly corner
- The proposals would not stop visitors using the eastern access which would result in an increase in traffic along the road through the hamlet
- The proposed parking would dominate the western end of the village, and yet would be insufficient for the developments proposed, resulting in parking in the lane causing an obstruction to residents
- Increase in noise and disturbance
- Increase in light pollution
- Signage to the developments would put the village on the map, whereas residents enjoy their seclusion
- A reduction in security and privacy
- Loss of trees at the west end of the village as a result of the new access and garage
- The existing modern farm shed and proposed hopper and chimney to the north of the site would be very prominent, unattractive in appearance, and it would be difficult to screen owing to the elevated position and due to the need to avoid planting over the site of the sewage treatment plant and pipework.
- The proposal would not accord with Local Plan Policy CD1
- It is unlikely that residents of Charlton would be employed in the proposed developments, which means that employees would drive to the site, which is contrary to the principle of reducing the need to travel, and confirms that development of this scale should be associated with a larger settlement
- The café and farm shop would not be viable and there would be no requirement for these facilities for the major part of the year
- This would lead to a future application to increase the size of the campsite, introducing caravans, in order to make the commercial facilities more viable
- No access for service vehicles for the shop is shown
- A turning space for refuse and emergency vehicles serving the eastern end of the village should be provided if it would no longer be a through road

The letter signed by 12 residents also supports the following:

- Improved access to the west of Charlton
- Restoration of the farm buildings
- Small scale artists studios and workshop space
- The residents would support the conversion of the farm buildings for residential use

5. **Assessment**

5.1 The issues are:

Principle of development
Impact on the protected landscape of the National Park
Impact on residents' amenity

Design

Impact on Listed Buildings and the setting of Listed Buildings

Impact on trees

Access and Parking

Other (viability of shop, future expansion of campsite)

5.2 Principle of development

- 5.2.1 The “live” element of the proposed conversion to a live-work unit would provide a residential dwelling in the open countryside, in a settlement which is not identified for new housing development in Policies CD4 or CD5 of the Local Plan. Policy CD8 of the Local Plan states that other than in those settlements identified in Policies CD4 and CD5, proposals for the conversion of farm and other buildings to dwellings will only be permitted where it would not create isolated development far removed from basic services. The nearest basic services to Charlton are in Bellingham, approximately 4km away. This element of the proposal would therefore conflict with Local Plan Policy CD8.
- 5.2.2 National guidance in PPS7: Sustainable Development in Rural Areas 2004, para 17, is more positive towards live-work units, and states “Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building.” It goes on to state “*Planning Authorities should therefore set out in Local Development Documents their policy criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purpose, including mixed uses.*” The Core Strategy and Development Policies Preferred Options, and Land Allocations DPD Preferred Options (including draft settlement envelopes) LDF is currently out for public consultation, and this document does include a policy which would support live-work units in such circumstances. There is also a proposal to provide Charlton with a settlement envelope, which would suggest that the site would be acceptable for new housing in principle. *However, until the LDF has been subject to examination at Public Inquiry, policies contained therein do not have significant weight. This planning application must be assessed against the current adopted Development Plan and to pre-empt acceptance of a proposed policy in a DPD would be premature.*
- 5.2.3 In addition, the proposed employment uses are speculative. If these were not to materialise, or were to fail once the dwelling is established, dwelling houses would be created in a location contrary to current development plan policies. It would not be possible to provide a reasonable and enforceable planning condition to ensure that the “work” elements of the live-work units would be delivered and retained in conjunction with the dwelling elements.
- 5.2.4 The “work” element of the proposal would accord with Local Plan Policies CD10 and CD12, and Joint Structure Plan Policy ED11 which allows conversion to employment generating uses in principle in such situations, and supports such farm diversification schemes.
- 5.2.5 The extent of rebuilding and underpinning to the rear corner of the proposed unit and much of the gable, north and south elevations, as set out in the structural survey, would be considered acceptable. The impact of the proposed retaining wall to the rear, and external steps immediately adjacent to the gable is not taken account of in the structural report however. It has not therefore been satisfactorily demonstrated

that there would not be substantial rebuilding required to incorporate the retaining wall, and in this respect the proposal would fail to accord with Local Plan Policy C26 para (a).

- 5.2.6 The provision of a new detached garage associated with the proposed live-work unit would conflict with Local Plan Policy CD10, which states that the construction of new buildings in the open countryside will not be permitted other than for the expansion of existing businesses or for agricultural or forestry purposes. The building would not be needed for the expansion of an existing business use and as Charlton is not recognised as a settlement in the adopted Local Plan it must currently be regarded as open countryside for policy purposes.
- 5.2.7 The proposed conversion to a B & B would accord in principle with Local Plan Policies CD10, CD12 and TR3, and Joint Structure Plan Policy ED11. Local Plan Policy TR3 states that the Authority will permit proposals for the conversion of buildings to self catering or serviced accommodation in principle, subject to a condition to restrict occupation to holiday use only. However private quarters are shown included within the building suggesting this may also incorporate a live-in element, which would conflict with Local Plan Policy CD8, as for the live-work unit discussed above.
- 5.2.8 Conversion to a café, gallery and performance space would accord in principle with Local Plan Policies CD10 and CD12, and Joint Structure Plan Policies ED11 and R1. Joint Structure Plan Policy R1 is a criterion based policy which supports visitor facilities in principle. However, again, the incorporation of a manager's flat above would conflict with Local Plan Policy CD8 for the same reasons as for the "live" element of the live-work unit and live-in element of the proposed B & B.
- 5.2.9 Conversion to artists' studios and a seasonal farm shop would accord in principle with Local Plan Policies CD10 and CD12, and Joint Structure Plan Policies ED11 and R1.
- 5.2.10 The conversion of the steel framed shed to a bunk house, facilities for the proposed camp site and mixed use space must be assessed against Local Plan Policies CD10, TR5 and TR6. These policies state that such conversions to employment uses should be assessed against Local Plan Policies CD1, CD2 and C26. CD1 states that all development proposals will be required to be in sympathy with the character of the landscape, respect traditional local building styles and be in sympathy with existing buildings. Local Plan Policy C26 states that the building must be readily capable of conversion without substantial rebuilding, and the proposed conversion should be compatible with any existing and adjacent buildings. Unlike the buildings proposed for conversion to the B & B, café, gallery, performance space and studios, this building would require substantial rebuilding in that the upper parts of the walls are Yorkshire boarding which would require replacing with solid walls. In addition the retention of this building would not be in sympathy with the rest of the proposed scheme, and would not respect the character of the traditional farm buildings. The replacement of the upper parts of the walls and roof in timber and profiled metal sheeting, and the rendering of the concrete block walls would not satisfactorily improve the appearance of the shed, and this element of the scheme would therefore be considered to conflict with Local Plan Policies TR6, C26 and CD1.

- 5.2.11 The provision of a wood chip boiler, and the incorporation of sustainable surface water drainage features would be welcomed and would accord with Local Plan Policy CD16.
- 5.2.12 The change of use of land to the north of the site to a campsite with up to 20 pitches would accord in principle with Local Plan Policy TR5, which permits the development of small scale new sites for caravans and tents where they conform with Policies CD1 and CD2.
- 5.2.13 The proposed new access to the west of Charlton could be provided safely subject to planning conditions as recommended by the Highways Authority, in accordance with Local Plan Policy CD1 (para d).
- 5.3 Impact on the protected landscape of the National Park
- 5.3.1 The conversion of the existing traditional buildings including the removal of the modern sheds attached to these buildings, would enhance the quality of the landscape and would accord with Local Plan Policy C1 and Joint Structure Plan Policies L1, R1 and ED11.
- 5.3.2 The retention of the modern shed to the north of the hamlet as part of the development proposals and the siting of the proposed hopper and flue for the boiler would not however conserve or enhance the natural beauty of the National Park and would conflict with Local Plan Policy C1 and Joint Structure Plan Policies L1, R1 and ED11. The impact of the proposed detached garage is unclear because it is considered inevitable that trees would need to be felled to accommodate the proposed structure and for the ground works necessary to achieve the proposed levels for the garage and 3.6m high retaining wall. No tree survey has been submitted, and it has thus not been satisfactorily demonstrated that the provision of the garage and retaining wall would not have an adverse impact on the quality and character of the landscape, in particular on the view of Charlton from the public road to the west. These elements would thus conflict with Local Plan Policy C1 and Joint Structure Plan Policies L1, R1 and ED11.
- 5.3.3 The siting of the proposed car parking to the north west of the shed on the outer edges of the scheme would be highly conspicuous and would not conserve or enhance the natural beauty of the National Park and would conflict with Local Plan Policy C1 and Joint Structure Plan Policies L1, R1 and ED11. The proposed landscaping would take several years to become established and effective in screening the car park.
- 5.3.4 The proposed camping area would be visible from the public road to the north-west, though it would be further from public view than the parking area referred to above. The campsite would be contained by the re-alignment of the field wall, and its small scale and seasonal character would result in a relatively small adverse impact on the landscape. Landscape planting would further mitigate its visual impact in time. This element would be considered to have an acceptable visual impact on the landscape in this location, and would not conflict significantly with Local Plan Policy C1 and Joint Structure Plan Policies L1, R1 and ED11.
- 5.3.5 The visual appearance of the proposed new access would have a detrimental impact on the landscape in views of the village from the west. However the highway safety improvements would justify this intervention subject to appropriate conditions, if

permission were to be granted, including a condition to ensure that the wall bounding the southern edge of the existing track would be retained because it is an historic feature which contributes to the character of the place. Subject to appropriate conditions, this element would accord with Local Plan Policy CD1 and Joint Structure Plan Policies L1, R1 and ED11.

5.3.6 Landscape planting with native species is proposed to the north and west of the site. The details of this planting scheme could be addressed satisfactorily by condition, if permission were to be granted, in accordance with Local Plan Policy CD2.

5.4 Impact on Residents' Amenity

5.4.1 The proposed employment generating, tourist related and residential uses, and the proposed new access would overall have a significant impact on the existing residents of the village by virtue of its relative scale. Activity and disturbance related to the live-work unit and B & B accommodation would not have a significant detrimental effect on residents living conditions, including in particular the occupants of Charlton Old Farmhouse which would be immediately adjacent. The café, gallery, performance space and artists studios would have the potential to generate significant noise and disturbance depending upon the hours of opening, the nature of performances, and type of businesses operated from the studios. These would all be satisfactorily controlled by planning conditions dealing with opening days and times, hours of operation and deliveries, the control of external lighting, the provision of appropriate noise attenuation and other appropriate mitigation measures, including a restriction in the types of uses for the studios, if permission were to be granted. [The performance space and café, if alcohol were to be served, would also be subject to licenses from the District Council's Environmental Health departments.] Subject to appropriate conditions these elements would not significantly conflict with Local Plan Policy CD1 and Joint Structure Plan Policy R1 with respect to local residents' amenity.

5.4.2 The camping could be satisfactorily limited in scale by planning conditions relating to the number of pitches, to control any ancillary structures, and by limiting it to seasonal use. [The site would also be subject to separate control by the District Council's Environmental Health department through site licensing.] The size and siting of the proposed camp site would not be considered to have a significant detrimental impact on residents living conditions, and thus would not be considered to conflict significantly with Local Plan Policy CD1 and Joint Structure Plan Policy R1 in this respect.

5.4.3 The proposed bunk house, washing and kitchen facilities, and boiler would be a satisfactory distance from existing residents such that it would not be considered to have a significant detrimental impact on their amenity. In this respect this element would be considered to accord with Local Plan Policy CD1 and Joint Structure Plan Policy R1. The relatively small scale of the tourist related developments would be such that their impact on residents' privacy and security would be acceptable.

5.4.4 The use of appropriate signage from the main road would direct the majority of visitors to the new western access into the village, and thus avoid bringing significant additional traffic through the village past most existing residents' houses. The imposition of a condition stipulating entry only from the eastern access would necessitate existing residents driving west, past the proposed development, to exit the village via the new western access. This would introduce some inconvenience,

although there would also be highway safety improvements for existing residents in using the new access with the better sight lines. Subject to conditions dealing with signage, the new access would accord with Local Plan Policy CD1 with respect to local residents' amenity.

5.5 Design

5.5.1 The design of the proposed live-work unit, in narrowing the footprint and steepening the roof pitch of the element over the fold yard, would result in a form of building in keeping with the vernacular buildings on the site. The retention of the arches internally and walls enclosing the remainder of the fold yard are welcomed. The proposed glazed front elevation, recessed behind the fold yard walls, would be a contemporary treatment which would complement in design terms the traditional building. It is considered that the details of the fenestration would be improved by an increased vertical emphasis, breaking up the front elevation, and this could be controlled by planning condition, if permission were to be granted. The small increase in the roof height (by 550mm) of the element over the fold yard is considered to be justified on a quid pro quo basis because of the loss of floor space and because of the overall design improvements to the building. The small number and design of new openings in this building would be acceptable. The design of this building would be considered to be in accordance with design principles set out in the Buildings Design Guide, Local Plan Policies CD1 and C26, and Joint Structure Plan Policy S14.

5.5.2 The proposed porch and glazed treatment to enclose the external steps of the proposed B & B unit would however be an incongruous feature on the primary elevation of this building. The design would not be considered to be compatible architecturally or to be in sympathy with the existing building. In addition it is considered that too many new openings are proposed in the rear elevation and this would not be characteristic of these types of building in this area. The design treatment of this building would therefore conflict with principles in the Buildings Design Guide, and would be contrary to Local Plan Policies CD1 and C26, and Joint Structure Plan Policy S14.

5.5.3 The extension proposed to the front elevation of the building proposed for use as a café, gallery, performance space would similarly be an incongruous feature on the primary elevation of this building, by virtue of projecting forward of a strong building line and covering the characteristic open fronted principle elevation of this pole barn. The siting of this extension would not be considered to be compatible with, or to be in sympathy with the existing building, contrary to principles in the Buildings Design Guide, Local Plan Policies CD1 and C26, and Joint Structure Plan Policy S14. The extension would also represent a 49% increase in the footprint of the pole barn. This would be considered a "significant extension", which would also be contrary to Local Plan Policy C26, para (b), which requires building conversions to be large enough to accommodate the proposed use without the need for substantial extension.

5.5.4 There would be minimal intervention to the building proposed for use as studios. The provision of low profile conservation style rooflights, rather than conventional rooflights, could be secured by planning condition if permission were to be granted. Other details regarding glazing, joinery, paint colour and mortar could similarly be dealt with satisfactorily by condition, in accordance with Local Plan Policy CD1.

5.5.5 The proposed treatment of the existing shed would mitigate its present unsightly appearance to a small extent. However these small improvements would not justify this building's retention. It would not be in sympathy with the landscape or respect local building styles, and its retention as part of the proposed scheme would be contrary to Local Plan Policies CD1 and C26, and Joint Structure Plan Policy S14.

5.6 Impact on Listed Buildings and the setting of Listed Buildings

5.6.1 The treatment of the Listed Building itself, subject to securing an appropriate type of rooflight, would not adversely affect the character or historic significance of the building. The proposed new use would secure the future of the building and could be accommodated without significant harm, in accordance with PPG15: Planning and the Historic Environment, Local Plan Policy C18 and Joint Structure Plan Policy HC6.

5.6.2 The setting of the listed Old Farmhouse and the attached building proposed for use as studios would however be adversely affected by the incongruous extensions proposed to the front of the range of buildings opposite them. The porch, enclosed external stair, and extension for the café would not respect the setting of the listed buildings with which they are associated, contrary to Local Plan Policy C19 and Joint Structure Plan Policy HC6.

5.6.3 The treatment of the building proposed for use as a live-work unit would not be considered to have an adverse impact on the Old Farm house. The shed and campsite would not be considered to have a significant impact on the setting of the Listed Buildings.

5.7 Impact on trees

5.7.1 It has not been demonstrated that no trees would be lost as a result of the significant lowering of the ground level, construction of the garage and retaining wall associated with the live-work unit. Indeed the structural survey recommends that a tree survey be undertaken to inform the structural requirements for this building. The loss of a significant number of these trees would have a considerable adverse impact in views of Charlton from the west. The proposed scheme would therefore not accord with Local Plan Policies C10 and C1, and Joint Structure Plan Policy L1.

5.8 Access and Parking

5.8.1 Subject to conditions, as recommended by the Highways Authority, the new access would provide a safe access to the development and it would also improve highway safety for existing residents. The level of parking proposed for the developments is acceptable to the Highways Authority. The local road network would be capable of accommodating the additional traffic. The Highways Authority has not commented on the need for a turning space for service vehicles at the east end of the village, and this is not considered necessary because it is intended that the road is maintained as a through route. The development would accord with Local Plan Policy CD1 and Joint Structure Plan Policy R1 in this respect.

5.9 Other

5.9.1 If permission were to be granted, a planning condition would be appropriate to control the nature of products for sale in the farm shop, to ensure it would supply local produce in a sustainable way, and would not adversely affect existing shops in nearby settlements, in accordance with guidance in PPG6. The viability of the shop would be a matter for the applicant, and not a relevant consideration for the Local

Planning Authority, however the proposed low season use as artists studios would be an acceptable alternative use in accordance with policy, as set out above.

- 5.9.2 The potential expansion of the campsite in the future would be a matter for the Authority to consider as part of any future application. Potential future objections would not form a justifiable reason for refusal of the current proposals.

Recommendation

Refuse permission for the following reasons:

- 1. The “live” element of the live-work unit, the private quarters in the B & B accommodation, and the manager’s flat above the café, gallery and performance space would each be inappropriate development in the open countryside that would create development far removed from basic services, in a settlement which is not identified for new housing development in Policies CD4 or CD5 of Northumberland National Park Local Plan, contrary to Policy CD8 of Northumberland National Park Local Plan and national planning guidelines. It would not be possible to secure the provision and retention of the “work” elements by planning condition, and to allow permanent dwellings in this location in accordance with a proposed live-work policy in the Northumberland National Park Core Strategy and Development Policies Preferred Options and Land Allocations DPD Preferred Options would be premature.**
- 2. The steel framed shed would be substantially rebuilt to create the bunkhouse and campsite facility, and this would not constitute a conversion, contrary to Northumberland National Park Local Plan Policies C26 and CD10 and Joint Structure Plan Policy ED11. It has not been satisfactorily demonstrated that the live-work unit would not be substantially rebuilt given the proximity of a 3.6m high retaining wall and steps adjacent to the gable, contrary to Northumberland National Park Local Plan C26.**
- 3. The detached garage would be inappropriate development as a new building in the open countryside, and not within any existing residential curtilage, contrary to Northumberland National Park Local Plan Policy CD10.**
- 4. The retention of the steel framed shed and the siting of the proposed hopper and flue would not be in sympathy with the site, would not respect the character of the traditional farm buildings and would not conserve or enhance the natural beauty of the National Park, contrary to Northumberland National Park Local Plan Policy C1 and C26, and Joint Structure Plan Policies L1, S14, R1 and ED11.**
- 5. It has not been satisfactorily demonstrated that the detached garage and retaining wall would not be detrimental to the quality and character of the landscape, in particular on the view of Charlton from the public road to the west, by virtue of the loss of trees and lowering of the ground level, contrary to Northumberland National Park Local Plan Policies C1 and C10 and Joint Structure Plan Policies L1, R1 and ED11.**

6. The siting of the car parking to the north west of the shed would be highly conspicuous, by virtue of being on the outer edges of the scheme, it would not conserve or enhance the natural beauty of the National Park, and could not be adequately mitigated by landscape planting, contrary to Northumberland National Park Local Plan Policy C1 and Joint Structure Plan Policies L1, R1 and ED11.
7. The design treatment of the B & B would be contrary to Northumberland National Park Local Plan Policies CD1 and C26, and Joint Structure Plan Policies S14 and R1, in that the proposed porch and glazed treatment to enclose the external steps would be an incongruous feature, not compatible architecturally or in sympathy with the existing building, and an excessive number of new openings would be made in the rear elevation; the shape of the extension to the front elevation of the café, gallery and performance space would be incongruous, by virtue of projecting forward of a strong building line and covering the characteristic open fronted principle elevation of the pole barn. The extension would also be significant in size, contrary to Northumberland National Park Local Plan Policy C26.
8. The setting of a grade II listed Farmhouse and attached farm buildings would be harmed by incongruous extensions to the front of a former stables and pole barn opposite them, comprising a porch, enclosed external stair, and extension to accommodate a café. To grant permission would be contrary to the duty of care laid upon Northumberland National Park Authority to protect such buildings, contrary to National guidance in PPG15, Northumberland National Park Local Plan Policy C19 and Joint Structure Plan Policies HC6 and R1.

Contact Officer:

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Background Papers:

Planning Application File: 07NP0053

PPS7: Sustainable Development in Rural Areas 2004

PPG15: Planning and the Historic Environment 1994



Charlton Farm

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