

**Application No:** 07NP0054LBC  
**Application for Listed Building Consent**

**Proposed Development:** Conversion of agricultural buildings to craft studios, farm shop and storage at Charlton Farm, Charlton, Bellingham

**Applicant Name:** Mr and Mrs J Morrison-Bell

**Agent Name:** Butler Haig

## **1. Proposal and Site**

- 1.1 This report is unchanged from that presented to the Development Control Committee in December 2007. This application is for one of the buildings that is included in a parallel application for planning permission for Charlton, reference 07NP0053.
- 1.2 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. A garden wall adjoining the east side of the Old Farmhouse, with a single storey lean-to range of farm buildings is the subject of this application. The byres face north towards a larger two storey range of buildings across a lane, and these together formed the range that was historically associated with Charlton Old Farm house. The garden wall faces south forming the northern boundary of the garden of the Old Farmhouse, and is not visible from the farmyard. The byres and wall are a Grade II listed building, dating from the 18<sup>th</sup> century, of random rubble with Welsh slate roofs. The wall is c.120 feet long (36.5m) and 12 feet high (3.65m). There are four byres with a cart shed at each end, the left cart shed having an arched opening and the right one a double entry with square stone piers. The building is not currently used.
- 1.3 The application is accompanied by a Design and Access Statement, a Structural Report and a Bat and Barn Owl Report.
- 1.4 The application is for the conversion of this agricultural building to provide craft studios, a farm shop and storage. 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 would be at the rear of the larger farm buildings opposite, which is proposed for conversion to a B & B, café, gallery and performance space.
- 1.5 The existing door and window openings, which are primarily in the north elevation, would be unchanged. There is a single door in the south elevation into the garden of the Old Farmhouse, which would remain. There are eleven glass slates in the roof, which are a simple form of rooflight. Nine conservation style rooflights are proposed, three of which would be in the same position as existing glass slates. Four of the existing glass slates would remain. 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.
- 1.6 A new vehicular access is proposed to the west of Charlton. Apart from the junction with the public road, the new access would be surfaced with gravel. 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.

**2. Planning Policy**

<b>Relevant Policy</b>	<b>Complies</b>	<b>Does not Comply. Comments.</b>
Joint Structure Plan		
L1	✓	
HC6	✓	Subject to conditions
S14	✓	
ED11	✓	
R1	✓	
NNPLP		
C26	✓	
CD1	✓	
C18	✓	Subject to conditions

**3. Planning History**

3.1 No relevant planning history.

**4. Consultations/Representations**

<b>Internal and Statutory Consultee Replies</b>	<b>Support</b>	<b>Objection</b>	<b>No Objection</b>	<b>Recommend Condition/ Other Comment</b>	<b>No Comment/ Out of Time</b>	<b>Recommendation in Accord with Reply</b>
Bellingham Parish Council					✓	
Tynedale Council (Planning)					✓	
Tynedale Council (Building Control)			✓			
Historic Buildings Adviser				✓		
Victorian Society					✓	
Georgian Society					✓	

Internal and Statutory Consultee Replies	Support	Objection	No Objection	Recommend Condition/ Other Comment	No Comment/ Out of Time	Recommendation in Accord with Reply
Society for the Protection of Ancient Buildings					✓	
Council for British Archaeology					✓	
Ancient Monuments Society			✓			
Natural England			✓	✓		
NNPA Ecologist			✓	✓		
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:

4.2.1 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 have the following detailed observations [relating to the] garden wall to Charlton Old Farmhouse with lean to farm buildings to the rear of it (Range 3):

4.2.2 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 hemmel arch. The glazing within the hemmel 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.

**Public Response (comments relevant to Listed Building application only):**

4.2.3 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. They state that the incorporation of a high level of sustainability is commendable. The proposed new uses are imaginative and should generate employment to support the local tourist industry.

4.2.4 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 (Council for the Protection of Rural England) has written a letter raising concerns. The objections mainly relate to the other elements of the proposal which are included in a parallel planning application, and not this application for Listed Building Consent. The more general concerns are included here for completeness:

- The scale of the developments would not be in keeping with the rural residential nature of Charlton
- Increase in light pollution
- The proposals would not accord with Local Plan Policy CD1

The letter signed by 12 residents also supports the following:

- Restoration of the farm buildings
- Small scale artists studios and workshop space

**5. Assessment**

5.1 The only issue relevant to this application is the impact of the proposals on the garden wall and single storey range of byres, which are Listed Grade II.

5.2 Further details and additional information are required to deal with joinery, glazing, doors, mortar and pointing, rooflights and paint finishes. These may be addressed by conditions, as set out in the recommendation. The provision of external lighting may also be controlled by condition. Subject to securing appropriate treatments to the fabric of the building, both internally and externally, the proposed development would not adversely affect the character or historic significance of the building. The proposed new use would secure the future of the building and would be accommodated without significant harm, in accordance with guidance in PPG15: Planning and the Historic Environment, Local Plan Policy C18 and Joint Structure Plan Policy HC6.

5.3 The proposed works to this building would not have a detrimental effect on heritage interests and would therefore also accord with Northumberland National Park Local Plan Policies C26 and CD1, and Joint Structure Plan Policies L1, S14, ED11 and R1.

**Recommendation**

**Grant conditional Listed Building Consent:**

1. The development and works hereby permitted shall be begun not later than 3 years from the date of this consent.  
Reason: To ensure the work is carried out within a reasonable time.
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. The extent of rebuilding works shall not exceed those set out in the Structural Report by Crawford Higgins Associates 2007 unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To ensure the development does not involve substantial rebuilding and is carried out in accordance with Policies C26 and C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.
4. Materials used in any areas of rebuilding, as set out in condition 3 above, shall re-use the existing materials as far as possible with any new materials to match the existing as closely as possible, and any rebuilt areas of stonework 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: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.
5. Notwithstanding the submitted drawings, details of the joinery and glazing patterns for the doors and door shaped windows shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.  
Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.
6. The door and window frames shall be recessed to the rear of the reveal and from the external face of the wall in which they are set.  
Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.
7. Notwithstanding the submitted drawings, the total number, siting and type of rooflights shall be submitted to and approved in writing by 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 Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.
8. The breather vents shall be retained and glazed at the rear of the reveal.

**Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.**

9. **Details of the internal doors shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.**

**Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.**

10. **Details of the treatment of the interior walls shall be submitted to and approved in writing by the Local Planning Authority prior to its undertaking.**

**Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.**

11. **The external joinery shall be painted in a colour to be submitted to and agreed in writing by the Local Planning Authority before its undertaking.**

**Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.**

12. **Re-pointing shall be undertaken with mortar mixed to the proportions 1:2:9 cement, lime, sand.**

**Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.**

13. **Notwithstanding the structural survey, replacement rainwater goods shall match the existing in terms of material (cast iron, not UPVC), profile and method of fixing.**

**Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.**

14. **Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to being affixed to the building.**

**Reason: To ensure works are carried out in a manner consistent with the character of the listed building in accordance with Policy C18 of Northumberland National Park Local Plan and Joint Structure Plan Policy HC6.**

**Contact Officer:**

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

**Background Papers:**

Application File: 07NP0054LBC  
PPG15: Planning and the Historic Environment 1994