

# GEORGE F. WHITE



## PLANNING STATEMENT

Whitewalls, Mohope, Hexham, NE47 8DQ

Mr and Mrs Fidler

June 2021

**CLIENT: Mr B Fidler and Mrs F Fidler**

**REF: ALN512084**

**PREPARED BY:**

**Stephanie Linnell**, Partner (Planning, Architecture and Development)

George F. White  
4-6 Market Street, Alnwick  
Northumberland NE66 1TL

m 07702 201401

t 01665 511990

e [StephanieLinnell@georgefwhite.co.uk](mailto:StephanieLinnell@georgefwhite.co.uk)

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## INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Mr and Mrs Fidler (the 'Applicant') to submit a Planning and Listed Building Application for development at the property Whitewalls, Mohope, Hexham, Northumberland (National Grid reference NY 77921 52484).
- 1.2 Whitewalls is a Grade II Listed Building, the detailed listing is reproduced in Appendix A.
- 1.3 Having regard to section 38 (6) of the Planning and Compulsory Purchase Act 2004, this planning statement considers the application's conformity with the Development Plan, relevant national planning policy and other material considerations.
- 1.4 In addition to this statement, the application should be read in conjunction with the supporting Design and Access Statement including Heritage Statement by Elliot Architects and the following plans and information.
  - Location Plan
  - Existing Site Plan
  - Proposed Site Plan
  - Existing and proposed roof plan
  - Proposed Floor plan (workshop)
  - Proposed Elevations (North and East) and (South and West) (workshop)
  - Proposed Greenhouse
  - Proposed Shed
  - Landscaping plan
  - Planning Statement (this Statement)
  - Design and Access including Heritage Statement:

## SITE AND SURROUNDINGS

- 2.1 Whitewalls is a detached 2 storey Grade II Listed Building (see Appendix A for Listing) in residential (C3) use, located approximately 4 miles southwest of Allendale Town. It is accessed from the U8038 road (which connects Ninebanks located to the northeast with the A686 to the northwest) via a private drive over a small bridge on the Whitewalls Burn. The building sits in substantial planted and managed, landscaped grounds.
- 2.2 The dwelling was formed through the conversion of two cottages under planning consent T/77/E/716 in 1978. This consent included the formation of a new access, bridge and driveway.
- 2.3 The site is located within the North Pennines Area of Outstanding Natural Beauty.
- 2.4 The building is a Grade II Listed Building described as:
- House, early C18 probably incorporating earlier fabric. Rubble with cut dressings, slate roof. 2 storeys, 5 bays, slightly irregular. Renewed door slightly left of centre, window immediately to right set in blocking of former door; other windows have all been of 2 lights with deeply chamfered jambs, the mullions since removed; all now C20 small-paned casements. Left return shows small blocked attic lights and irregularities suggesting the incorporation of older masonry; right return shows one blocked attic light in stone surround. Outshot to rear probably contemporary, openings mostly altered.
- 2.5 There are no public rights of way across or adjoining the site.
- 2.6 The land and buildings subject of this pre-application are not subject to any environmental designation/s as currently identified on <http://magic.defra.gov.uk/>.

## PLANNING BACKGROUND

- 3.1 The Council's planning portal indicates the following applications have been made/decided on the application site:

**Listed Building Consent: Replacement of windows.**

Whitewalls Whitfield Hexham Northumberland NE47 8DQ  
 Ref. No: 19/04008/LBC | Received: Fri 27 Sep 2019 | Validated: Thu 31 Oct 2019 | Status: Permitted

**Installation of L.P.G. storage tank at**

Whitewalls Ninebanks Hexham Northumberland NE47 8DB  
 Ref. No: T/20010050 | Received: Fri 19 Jan 2001 | Validated: Thu 25 Jan 2001 | Status: Permitted

**Construction of extension to dwelling (revised plans).**

Whitewalls Ninebanks  
 Ref. No: T/90/E/132 | Received: Thu 22 Mar 1990 | Validated: Thu 22 Mar 1990 | Status: Permitted

**Alterations to listed building in connection with extension to dwelling.**

Whitewalls Ninebanks  
 Ref. No: T/90/E/LB133 | Received: Thu 22 Mar 1990 | Validated: Thu 22 Mar 1990 | Status: Permitted

**Construction of extension to dwelling.**

Whitewalls Whitfield Hexham Northumberland NE47 8DQ  
 Ref. No: T/89/E/659 | Received: Mon 25 Sep 1989 | Validated: Mon 25 Sep 1989 | Status: Refused

**Change of use and conversion of two cottages into one dwelling and construction of vehicular access, (as amended by letter dated 11th April, 1978 and attached plans).**

Whitewalls, Ninebanks Near Whitfield  
 Ref. No: T/77/E/716 | Received: Wed 10 May 1978 | Validated: Wed 10 May 1978 | Status: Permitted

## PRE-APPLICATION

- 4.1 Pre-application planning advice was sought from the Council by way of pre-application 20/00994/PREAPP, a response was received in January 2021 and further discussions and clarification was sought by way of letter. Further advice was issued by the Council in February 2021. This advice has informed the refinement and preparation of this Planning and Listed Building application which has responded, where practical to do so, to the advice provided.
- 4.2 The application largely remains as submitted through the pre-application process with additional details on design and materials provided. However, in response to the pre-application advice, this application:
- Omits the previously proposed tractor shed; and
  - Retains the general alignment of the private drive only amending this to sweep around the proposed workshop.

## PROPOSED DEVELOPMENT

- 5.1 The proposed development subject of this application comprises the following:

### Amendments to the access from the public highway U8038

- 5.2 Whitewalls is accessed off the U8038 through a narrow gateway. It is proposed to widen the gateway, improve the visibility splays and re-surfacing the access. The proposal remains as per the pre-application. The existing driveway is shown in figures 1-3.
- 5.3 It is proposed to demolish a small section of the stone boundary wall, either side of the existing access. The wall will then be realigned and rebuilt to the same height, reusing the materials. This will facilitate a wider, safer vehicular gateway with improved visibility to the adopted highway.
- 5.4 The existing access is a Type 7 access implemented in 1978 under planning consent ref: T/77/E/716. It is proposed to widen this from 3.4 metres to 6.4 metres. The existing trees will be protected throughout and there will be no impact on these as the rebuilding of the wall will utilise traditional skills and techniques including foundation stones. The access will meet the NCC Type B specification and be resurfaced south of the burn in tarmac.

### Amendments to the alignment of the existing private drive

- 5.5 From the access off the U8036 the private drive leads to a bridge over the burn; there is also a pedestrian footbridge to the south of this. To the north of the bridge the private drive has a tight left

turn, it then follows the northern boundary of the burn before turning northeast along the field boundary to the house. The existing private drive is topped in tarmac.

- 5.6 It is proposed to widen the private drive on the southern side of the bridge to tie in with the proposed access gateway. The existing tarmac will be replaced in this section.
- 5.7 The current driveway was constructed in the 1970's when vehicles were typically smaller. Large vehicles now find it difficult to manoeuvre once across the bridge due to the tight radius of the bend at this point and the width of the driveway. It is proposed to amend the bend and width of the driveway to enable large vehicles and specifically emergency vehicles to access the house; this is of particular concern to the applicants. The proposed amendments to the north side of the burn will widen the driveway to 3.6 metres along its length and increase the radius on the tight bend on the north bank of the burn after the bridge. This bend will also be softened which will improve accessibility for larger vehicles specifically emergency vehicles. The driveway over the bridge and through the bend will be surfaced in tarmac for approximately 10m north of the bridge to help mitigate potential erosion.
- 5.8 The pre-application proposal sought to realign the private drive north of the burn approximately 10m east of its current location, at a similar ground level and following a more historic route to the house. However, concerns were raised by the planning officer on the potential impact of this on the Listed Building, although the Conservation officer raised no concerns. However, the applicants have considered this and in response this application retains the existing route of the private drive along the northside of the burn and along the field boundary on the approach to the house, before softly curving around the proposed workshop to join the existing gravel area in front of the house. Details of how this will potentially impact on the landscape and setting of the house are set out in the Design and Access Statement.
- 5.9 It is proposed to remove the existing tarmac surface on the driveway on the northside of the burn after the bend, along the driveway leading to the house and resurface in gravel. The tarmac will be reused on site as a subbase for the proposed widening of the driveway. The proposed gravel surface is considered to be more in keeping and sympathetic to the rural location and setting of the Listed Building and as such this is overall considered to be a beneficial enhancement.

### The removal of curtilage structures and construction of timber garden shed.

- 5.10 To the west of the house and garage several garden sheds and structures are proposed to be removed along with a small structure to the front of the house. The structures are not fixed to the ground and are mainly of timber construction which have fallen into disrepair (Figure 4).
- 5.11 It is proposed to replace some of the lost capacity of these structures with a single timber garden shed adjacent to the western boundary fence in the rear garden. The location of this shed has been carefully considered working with the site constraints and seeking to minimise impact on the house, overall offering the opportunity for a less cluttered setting.



5.12 The Timber shed specification is:

- 2.8m width x 6.0m length, to a height of 2.8m
- Materials: elevations uncoloured softwood timber (larch), roof- box profile sheeting in anthracite grey. Timber doors and window.

### Incidental outbuilding (workshop with solar panels)

5.13 A new hobby workshop is proposed to the southwest of the main house for private domestic use. The location and orientation of the proposed building, as well as its design and materials, has been given careful consideration to work with the site topography, the landscape, and minimise the visual impact on the views of the house when approached along the driveway.

5.14 Further to the pre-application advice alternative locations within the site were considered for the workshop specifically to the rear and side of the house. However, the potential impact of these on the Listed Building and mature trees, the changes in ground level (some parts of the site are 1-1.25m above ground level and made up of hard rock), and the corresponding need to create additional driveways to access the workshop, these alternatives were considered to be less suitable. Full details are set out in the Design and Access Statement which explains the rationale for the location of the building and demonstrates potential visibility and how it sits in the landscape replicating in form and scale a traditional rural building.

5.15 The proposed building is single storey and modest in scale. The dimensions of the proposed workshop are: 5.1m in width x 11.1m in length and a height of 4.85m to the apex of the ridge, ensuring it is subsidiary to the main House. This is set off approximately 1m from the field boundary for maintenance purposes.

5.16 The elevations will be clad in timber which will soften and grey over time and the proposed planting will assist in integrating the building into the landscape. The roof is corrugated metal in dark grey with aluminium rainwater goods. The proposed building is representative of a traditional rural building in scale, form and materials, having had regard to the setting of the Listed Building and the design guide for the Area of Outstanding Natural Beauty. The building construction embodies many sustainability principles in its choice of materials, being highly insulated and incorporating small scale PV panels on the southwest roof pitch to provide electricity.

### Incidental building – Greenhouse

5.17 It is proposed to construct a new greenhouse to the northeast of the house in the rear garden, the location is neither conspicuous or obtrusive to the public or nearby neighbours and provides optimum solar gain. The proposed dimensions are 6.97 metres by 3.21 metres in addition there is a small porch on the front elevation. The greenhouse will be set on a traditional stone wall approximately 680mm high with unpainted timber windows above. Full details are set out on the submitted plans.

### Dry stone wall

- 5.18 To the south of the house, it is proposed to realign the existing dry-stone wall by realigning it 5.5 metres to the southeast. This will reuse the existing wall stone and foundation stones and will be undertaken using traditional walling techniques local to the area. This will allow the area to the front of the house to better accommodate parked vehicles providing sufficient separation distance for turning, and thus reducing the visual impact of parked vehicles on the setting of the front elevation. Detailed justification for this is set out in the submitted design and access statement which demonstrates that the proposed development will not result in harm to, or loss of, the significance of heritage asset.

### 2no. Rooflights in existing rear kitchen extension

- 5.19 The proposed development seeks consent to insert 2no. conservation style flush fitting rooflights into the existing kitchen extension to the rear of the house. This development was not considered in the previously pre-application discussions.
- 5.20 The proposed development seeks to introduce more natural light into the north facing rear kitchen area which has as relatively poor solar aspect. The new openings will be placed in the lower pitch of the rear slate roof and will be of a conservation style, flush fitting to minimise impact on the roof profile. The size and location of the rooflights has had regard to the overall proportions of the building and are considered to be sensitively located and sympathetic to the building they are 900mm x 1200mm. The rooflights will only be visible from the rear of the property and will not have a significant impact on the character and appearance of the Listed Building. It is considered that this minor evolution of the building to allow it better to serve current residential standards will not result in a significant or harmful impact and as such is in accordance with national and local planning policies in this respect.
- 5.21 The proposed development subject of this application reflects the development proposals considered under the pre-application except for:
- the alignment of the private drive which has been amended having regard to observations from the planning officer, and
  - the introduction of the 2no. conservation rooflights which did not form part of the pre-application.

As such it is anticipated that responses from Conservation, Highways and Ecology officers will remain supportive of the proposals.

## PLANNING POLICY

- 6.1 The Development Plan for the area comprises the Tynedale LDF Core Strategy (2007) and the saved policies of the Tynedale District Local Plan (2000).
- 6.2 It is anticipated that the following policies are relevant to the consideration of the development proposals
- Policy BE1 Principles for the Built Environment (CS)
  - Policy BE21 Alterations and Extensions to Listed Buildings (LP) and
  - Policy NE15 Development in the North Pennines Area of Outstanding Natural Beauty
- 6.3 The Northumberland Local Plan Regulation 19 is at Examination, consultation on the main modifications commence in June 2021. It is understood that the Local plan is expected to be adopted by the end of 2021. Whilst in accordance with paragraph 48 of the NPPF limited weight can be attributed to the policies until the Inspectors Final Report is issued. The following may be considered relevant to the consideration of this application:
- Policy ENV7 Historic environment and heritage assets; and
  - QOP 1 Design Principles.
- 6.4 Specific regard has been had to the guidance contained within the:
- North Pennines Area of Outstanding Natural Beauty Planning Guidelines; and
  - North Pennines Area of Outstanding Natural Beauty Building Design Guide.
- 6.5 Regard has been had to Section 16(2) and Section 66(1) of the Listed Buildings and Conservation Areas Act (1990) which advises that in considering whether to grant planning permission for development which affects a Listed Building of its setting, the local planning authority shall have specific regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.6 In addition the National Planning Policy Framework (NPPF) (2019) is a material consideration in the assessment of development proposals. Section 12 Achieving Well-Designed Places and Section 16 Conserving and enhancing the historic environment are specifically relevant.

- 6.7 Paragraph 124 of section 12 advises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 of section 12 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 6.8 Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 6.9 Paragraph 194 advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 6.10 Paragraph 195 advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 6.11 Paragraph 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.12 It is important to assess the development proposals against the degree of harm to the designated assets as set out by the NPPF. The degree of harm is defined as '*total loss, substantial harm or less than substantial harm*'. The NPPF advises LPAs to balance the level of harm against the benefits of the development proposed. It is considered that the development proposals both individually and cumulatively would give rise to 'less than substantial harm' to the heritage assets and its setting.

## SUMMARY

- 7.1 The development proposals set out above and detailed on the submitted plans are considered to be in keeping with the use of the Listed Building and of a scale and design appropriate to its location and setting.
- 7.2 It is considered that the development proposals would not result in harm to, or loss of, the significance of the heritage asset (Grade II). The development proposals will utilise traditional materials and appropriate building methods which are sympathetic to the building and its setting and will retain the character of the building and its special features. Overall, the proposed development would not result in harm to or loss of the significance of heritage assets and are in general accord with the criteria of Policy BE1 and BE21 of the Tynedale District Local Plan and the policies of the National Planning Policy Framework, specifically Section 16.
- 7.3 The proposals are sensitive in scale and appropriate to the character of the AONB respecting the building forms and patterns and using local materials and design detailing and are in general accord with Policy NE15 of the Tynedale Local Plan.

## FIGURES:

Figure 1 – Existing Access (view to southwest)



Figure 2 – Existing Access (view to northeast)



Figure 3 – Existing Access (view to north)



Figure 4 – Structures to be removed (rear garden)



## APPENDIX A

### HISTORIC ENGLAND LISTING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1045428

Date first listed: 23-Aug-1985

Statutory Address: WHITEWALLS

Parish: Plenmeller with Whitfield

National Grid Reference: NY 77921 52484

#### Details:

NY 75 SE PLENMELLER WITH WHITFIELD OUSTON

14/184 Whitewalls

II

House, early C18 probably incorporating earlier fabric. Rubble with cut dressings, slate roof. 2 storeys, 5 bays, slightly irregular. Renewed door slightly left of centre, window immediately to right set in blocking of former door; other windows have all been of 2 lights with deeply-chamfered jambs, the mullions since removed; all now C20 small-paned casements. Left return shows small blocked attic lights and irregularities suggesting the incorporation of older masonry; right return shows one blocked attic light in stone surround. Outshut to rear probably contemporary, openings mostly altered.

Listing NGR: NY7792152484





## GEORGE F. WHITE

01665 603231 ▪ Northumberland, Cumbria & Borders  
0191 6053480 ▪ Tyne & Wear  
01833 690390 ▪ County Durham  
01677 425301 ▪ Yorkshire

[www.georgefwhite.co.uk](http://www.georgefwhite.co.uk)