

Planning Department
Northumberland County Council
County Hall
Morpeth
NE61

Date: 14 September 2021
Our ref: 22620/60/JW/ADa/20122025v1
Your ref:

Dear Sir / Madam

Submission of an Application for Listed Building Consent: Togston House, Togston

On behalf of our client, Northumbrian Water Limited, we are pleased to submit an application seeking Listed Building Consent for alterations to the elevation of Togston House, Togston, NE65 0HR. The property is Grade-II listed.

The Application Proposals

The proposed works will affect the south elevation of the single-storey east wing of Togston House that sits between the two-storey part of the house and Togston Cottages. These works will involve the installation of a new cast-iron downpipe. The existing cast iron rainwater guttering on the building will be retained. The existing running outlet will be removed but the cast iron pipework beneath the hopper will be retained for foul water only. The hopper replacement guttering will be cast iron socketed guttering with a diameter that matches the existing guttering.

Cast iron guttering brackets will be installed to support the new running outlet. A cast iron downpipe will be installed which will be approximately 2 metres long. This will be fixed to the wall. A gully is proposed at the bottom of the downpipe to provide a connection to the surface water drainage.

The proposed alterations are minor and the materials that are proposed are in keeping with the listed building and the existing cast-iron guttering and downpipe that are features of the southern elevation.

We therefore seek listed building consent for the following:

“Installation of new cast-iron downpipe”

Through a pre-application enquiry previously submitted to Northumberland County Council, it was confirmed that a planning application was not required.

Heritage Considerations

The proposed downpipe would have no effect on the historic or architectural significance of Togston House

The design of the downpipe and the use of cast-iron has been informed by, and relates positively to, the existing character and appearance of Togston Hall. The design reflects the sensitive approach that has been taken to the proposed works.

The new downpipe is a suitable addition that responds positively to the existing features of the building elevations of Togston House. The proposed change will be a sensitive addition that will complement the existing building and respect its character without affecting its heritage value. Further details are discussed within the accompanying Heritage Impact Assessment.

Application Submission

The following documents have been submitted with the application via the Planning Portal, under reference PP-10183941:

- Covering Letter (this letter)
- Application drawings prepared by Mott Macdonald:
 - a Site Location Plan (dwg. no. 12232-000-DWG-PIP-Y01-001 P01.1)
 - b Existing Site Plan (dwg. no. 12232-000-DWG-PIP-Y01-002 P01.1)
 - c Existing Elevations (dwg. no. 12232-000-DWG-PIP-Y01-004 P01.1.)
 - d New Elevations (dwg. no. 12232-000-DWG-PIP-Y01-005 P01.1)
 - e New Site Plan (Surface Water Sewer Diversions) (dwg. no. 12232-000-DWG-PIP-Y01-003 P01.1)
- Heritage Impact and Design and Access Statement prepared by Lichfields

Given that the application is for listed building consent only, no application fee is required to be paid.

We trust that we have provided all the necessary information and that the application can be validated and advanced to determination as soon as possible. Should you require any additional information, please do not hesitate to contact me.

Yours faithfully

Andrew Darby
Planner