



Planning, Heritage & Design Statement

The Coach House, Crookham, Cornhill on Tweed, Northumberland, TD12 4TD

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CONTENTS

1.	Introduction	Page 3
2.	Background & Context	Page 3
3.	Heritage Assets Significance & Setting	Page 6
4.	Proposed Works & Impact Assessment	Page 8
5.	Policy & Decision-Making	Page 13
6.	Conclusion	Page 13

1. INTRODUCTION

- 1.1 This Planning, Heritage & Design Statement has been prepared by CLB Heritage to accompany an application for Planning and Listed Building Consent for works of alteration and extension at The Coach House, Crookham. CLB Heritage have been commissioned by Darren Taylor to advise on the significance of the heritage asset and to advise on the potential effects from the resultant proposal alongside design and mitigation measures to minimise harm.
- 1.2 The objective of this statement is to demonstrate a thorough understanding of the heritage assets affected and to explain how the works have been designed to minimise impact upon their significance and setting as well as matters relating to amenity and landscape impact.
- 1.3 The aims of this assessment are:
- to identify the assets which could be affected by the proposed development;
 - to consider the significance and setting of the identified heritage assets;
 - to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
 - to assess the effects of the proposed development on the significance of the identified heritage assets; and
 - to consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.
- 1.4 The assessment identifies the heritage assets surrounding the application site, including Listed Buildings, Conservation Areas, non-designated heritage assets, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and special landscape areas. The zone of interest has been established based on information gained during the site visit and professional judgement.



Figure 1 Site location Plan

2. BACKGROUND & CONTEXT

- 2.1 The Coach House was historically known as Pallinsburn Cottage and forms part of the 18th century estate associated with Pallinsburn House. The historic Ordnance Survey plans refer to the Site as 'Pallinsburn Cottage' until 1924 when it becomes 'Pallinsburn Cottages'. Pallinsburn House is a mid-18th century country house, built for John Askew (High Sheriff of Northumberland in 1776). The Askew family occupied the house until it was sold in 1911 to Major Charles Mitchell, grandson of the wealthy Tyneside shipbuilder, Charles Mitchell. The original cottage subject of this application is earlier in date to the country house, thought to be 17th century in date with various later additions.
- 2.2 The Census records give a great insight into the evolution of the cottage and the way in which it was occupied. The 1841 Census records the following occupants of Pallinsburn Cottage (Coach House). It is clear that there were several cottages here as there are seven separate households recorded in

1841. These households included occupants employed by the Pallinsburn estate:

- Matthew Mason aged 40, Land Agent with his wife Sarah.
- Ann Mallar, aged 60 living by independent means with her son James who was a Hawker and daughter Alice.
- Jane Wough aged 60 living by independent means
- William Willson a shoe maker with his wife and daughter; and
- Thomas James Nesbit, aged 16, an apprentice shoe maker.
- Eleanor Cockburn, female servant.
- John Titton, male servant.

2.3 The 1848 Tithe map (**Figure 2**) and apportionment record Pallinsburn Cottage being in the ownership of Richard Craster Askew Esq who owned Pallinsburn House and all surrounding land. The village of Crookham was however owned by the Marquis of Waterford.



Figure 2 1848 Tithe map

2.4 The Tithe map (**Figure 2**) shows the layout of the site with the original L-shaped cottage to the centre with a later range attached to its west side. It also shows the detached brick outbuilding to the south-west and the detached elongated form of the range against the roadside. Interestingly, there is a clear gap shown between the cottage and roadside range which is not evident on Site. The property holding is bound on the south and west by the watercourse of the Pallin Burn.

2.5 By 1861 there are three households residing at Pallinsburn Cottage consisting of Thomas Mason (Land Agent), Henry Terry (Groom) and Ann I Ord. It is possible that Thomas Mason is a relation of the previous Land Agent Matthew Mason. Thomas lived with his wife, three daughters, two sons, a governess and three domestic servants, which is quite a substantial household. Ann Mallar identified in the 1841 Census is now Ann I Ord, living alone. The 1866 Ordnance Survey plan (**Figure 3**) shows domestic gardens laid out to the south, east and west, whilst an orchard is sited to the south, bound by the Burn.

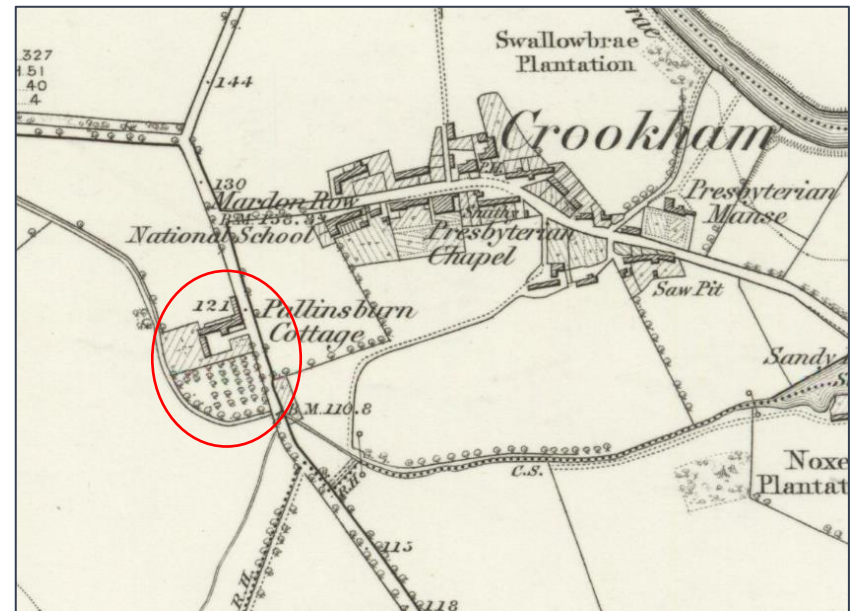


Figure 3 1866 Ordnance Survey plan

2.6 In 1881 the cottage is occupied by Joseph Thorns a grocer with his wife Martha. Also recorded is George Thorns, aged 80 residing with his wife and granddaughter. There are no further entries until 1911 which records Helen Mcleau (no occupation), aged 35 living with her six children. A further household is formed by Margaret Tait, aged 75 living by private means along with Sarah Stocker, a widower.

2.7 Between the 1897 and 1924 Ordnance Survey plans (Figures 4 and 5) we can see that alterations to the west and southern building ranges have taken place. Figure 6 presents a suggested phasing plan to demonstrate the evolution of Pallinsburn Cottage(s)

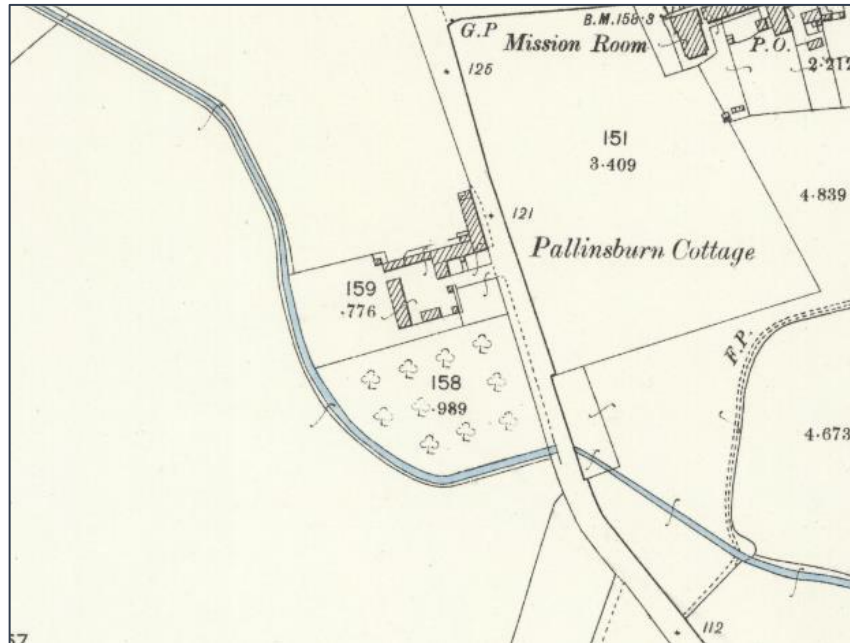


Figure 4 1897 Ordnance Survey plan



Figure 5 1924 Ordnance Survey plan

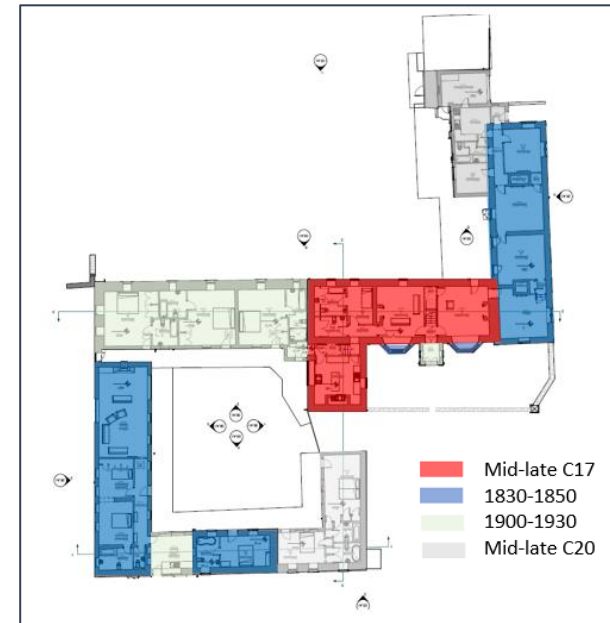


Figure 6 Phasing plan

3. HERITAGE ASSETS, SIGNIFICANCE & SETTING

3.1 The Site is located to the west of the village of Crookham and to the west side of the A697. There is very little sense of the Coach House being part of the adjacent settlement and is more of an isolated roadside location. There are two Listed Buildings/structures within the village, however these are unaffected by works at the Coach House. Further north is the Blue Bell former coaching inn which is listed grade II and a milepost outside the pub on the opposite side of the road. Neither of these two assets fall within the setting of the Coach House and are again unaffected by the proposals.

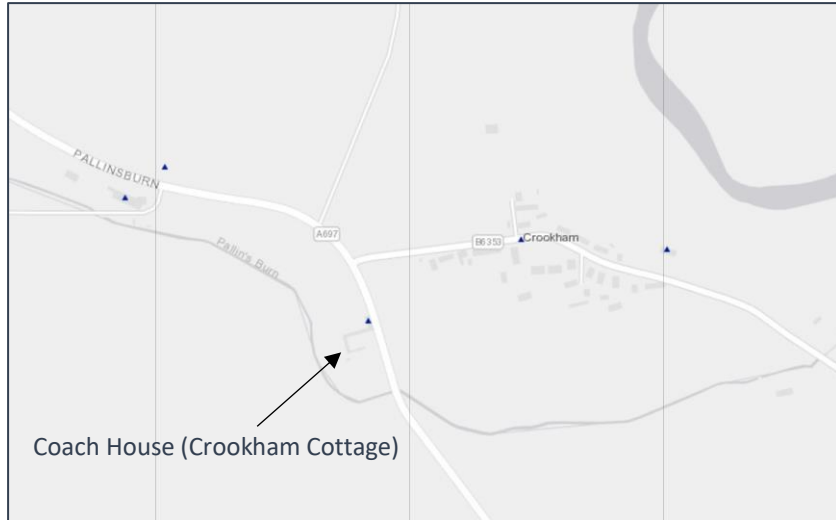


Figure 7 Heritage asset plan

Coach House (Crookham Cottage / Pallinsburn Cottage)

3.2 There is no historic precedent for the current name of the property, nor Crookham Cottage as referred to in the listing description. It was historically known as Pallinsburn Cottage as identified in the previous section.



Photo 1 Front south elevation of cottage

3.3 The original 17th/18th century cottage is L-shaped in plan (as shown in **Figure 6**) and constructed from random rubble with rough stone dressings. The front elevation faces south onto the driveway access off the main road. Part of the L-shape projects with a gable to the south which is in an advanced position to the main entrance which is set behind a lawned frontage. A 20th century porch provides the principal access into the building and arrives at the bottom of the staircase which is referred to in the listing description, having slender turned balusters.

3.4 The 1848 Tithe map (**Figure 2**) suggests that the range to the right side along the roadside was not historically attached to the L-shaped cottage, however this appears to have been the case as there is no evidence of a gap between the two. This range dates to the early 19th century and from Census records it clearly formed a number of cottages. There are two large chimney breasts

and two blocked external doorways on the east roadside elevation which suggest the building formed two separate units.

- 3.5 To the west side is a single storey range of random rubble construction to the north elevation and red brick to the south (**Photo 2**). It is likely that the north side is earlier in date with the rest of the building being replaced in the early 20th century.



Photo 2 Buildings to west of cottage

- 3.6 The outbuildings are then arranged around a squared courtyard with two earlier sections with later infills (**Figure 6**). The listing descriptions refers to the single storey buildings left of the original cottage as being of ‘no special interest’.

Designation description

- 3.7 *‘House. Formerly 3 cottages. Mid-late C17, and c.1830. Random rubble with dressings, Welsh slate and pantile roofs. In two sections. Older section to left L-plan. Single storey with attics, 4 bays. C20 gabled stone porch with re-used early C19 half-glazed door; flanked by mid-C19 canted bay windows. Projecting left bay has 2 pointed-arched windows with intersecting glazing bars on right return. Very steeply-pitched roof, formerly thatched, with reverse-stepped gables. C19 end and ridge stacks on older bases. Cross-gabled section to right c.1830. Single storey, one bay with narrow angle pilaster strips and pointed-arched window with intersecting glazing bars in chamfered surround. Interior of older section has 2- and 6-panel doors. Staircase of c.1810 with slender turned balusters. 8-bay upper-cruck roof with ridge piece and one level of purlins. Single-storey buildings attached to left not of special interest*

Significance and setting

- 3.8 Significance is the concept that underpins current conservation philosophy and the significance of heritage assets is defined in the National Planning Policy Framework (NPPF, 2021) as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.
- 3.9 Archaeological interest derives from the potential of a place to yield evidence about past human activity. The property retains archaeological interest in the survival of its 17th/18th century fabric, particularly its cruck frame and the potential for the site to reveal further evidential interest. However, given the light touch nature of the proposed works it is unlikely that any further evidential interest will be revealed.
- 3.10 Historic interest derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative. Pallinsburn Cottage formed part of the Pallinsburn House estate from the 18th century but it is likely that the cottage pre-dates construction of the house. As can be seen from the Census records, the

cottage and other cottages within the associated buildings created up to seven separate dwellings accommodating seven recorded households.

3.11 The Census records suggest that the occupations of the residents were largely associated with the functions of the Pallinsburn House estate with the principal cottage being occupied by the Land Agent for many years, the Land Agent being of some social status.

3.12 Architectural and artistic interest derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design. The 17th/18th century cottage is of architectural interest for its vernacular style, low height, use of local stone under a steeply pitched roof with pointed arched windows. The later range to the east adds to the vernacular interest and clearly demonstrates the evolution of the site, respecting the vernacular character of the principal cottage, using cut stone for window and door surrounds, and mirroring the arched window detail within its gable.

3.13 The property has aesthetic interest due to its position by the side of the main road and there are good views of both the front and rear elevations on approach from either side.

4. PROPOSED WORKS & IMPACT ASSESSMENT

4.1 This application seeks Planning and Listed Building Consent for works of minor alteration and extension to the existing property which is used as a dwelling by the applicants and as bed and breakfast accommodation. The works are designed to improve the accommodation offer, enhancing the visitor experience, bringing the interiors up to a good standard. A full schedule of works is included within the application on a room-by-room basis and annotated as such on the floor plans.

4.2 It is proposed to remove the 20th century extensions from the north-west side which currently have an adverse impact on the character of the Listed Building. The works include the replacement of these with a sympathetic

extension appropriately detailed with the use of rubble stone, slate and stone water tabling (Figure 8).

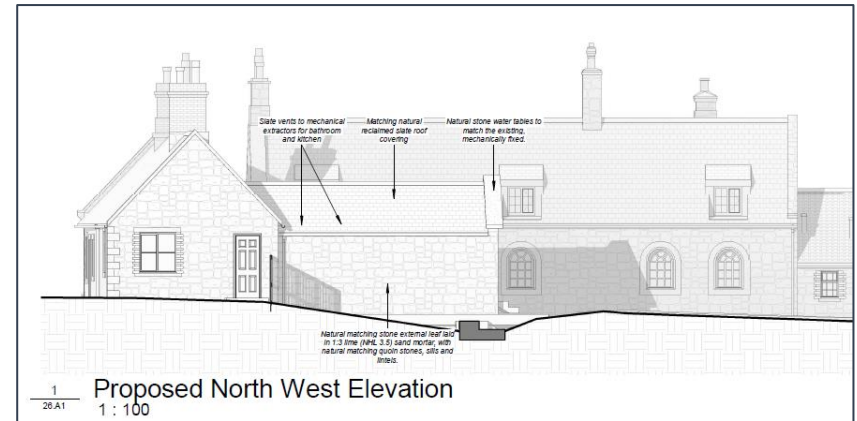


Figure 8 Proposed replacement extension

4.3 The Historic England Advice Note 12 ‘Statements of Heritage Significance’ (2019) recommends a staged approach to decision making which includes an assessment of impact on significance. The National Planning Policy Framework (NPPF) stresses that impacts on heritage assets should be avoided. Therefore, this assessment considers how adverse impacts have been avoided and / or minimised through their design and mitigation measures proposed where appropriate. The Conservation Principles Consultation Draft (2018) states that “as well as being potentially harmful, change can be neutral or beneficial in its effect on heritage assets; it is only harmful if (and to the extent that) the asset’s significance is reduced”.

4.4 It goes on to state that “if changes to an asset respect its significance, then in most cases they are likely to serve both the public interest of its conservation and the private interests of those who use it. Owners and managers of heritage assets ought not to be discouraged from adding further layers that are judged to be of a **quality** that could add future interest, provided that the current significance is not **materially** reduced in the process”. It is also the case that alterations to heritage assets can better reveal or enhance the

significance of heritage assets and these beneficial impacts will also be set out in this section.

4.5 Historic England define harm as “change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place” (Conservation Principles, p17). Development does not necessarily mean harm. As stated above, it is only development which reduces the significance (special interest / value) of the asset in a material way which is harmful. The scale of harm can be measured using the ‘Scale of Harm’ table (Table 2). Harm within the lower section; minor adverse; moderate adverse; or substantial adverse may require public benefit to outweigh that harm if it has not been balanced through beneficial effects. If harm is identified then this should be weighed against the benefits of the proposal.

4.6 Palmer v Herefordshire Council & Anor (Court of Appeal – Civil Division, November 04, 2016,[2016] EWCA Civ 1061 (Case No: C1/2015/3383) found ‘that where proposed development would affect a Listed Building or its settings in different ways some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the Listed Building or its setting’. The following methodology (Table 1) has been used as a guide to quantify the magnitude of impact, combined with professional assessment (Table 2).

Table 1 Factors in the Assessment of the Magnitude of Impact (Source: Design Manual for Roads and Bridges - Volume 11, Part 2 Cultural Heritage)

Level of Impact	Factors in the Assessment of the Magnitude of Impact
Substantial	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements / setting, such that the resource is significantly modified.

Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic buildings elements or setting that hardly affect it / not readily evident.
Neutral	No change to fabric or setting

4.7 The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ advises that:

- the significance of the asset is understood;
- the impact of development on significance is understood;
- ways to avoid, minimise and mitigate impact are explored;
- harmful impacts be justified through and balanced; and
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance

4.8 The Scale of Harm table (Table 2) provides an effective way of categorising the effects arising from the development. These effects need to be balanced in an overall calculation to consider the end result and whether or not they amount to ‘harm’ to the heritage asset. This table, along with the criteria from Table 1 will be used to demonstrate our working out within Table 3 ‘Assessment of harm’.

Scale of Harm
Substantial beneficial
Moderate beneficial
Minor beneficial
Negligible beneficial
Neutral
Negligible adverse
Minor adverse
Moderate adverse
Substantial adverse

Table 2 Scale of Harm

Table 3 Impact Assessment

Heritage assets	Impact of development	Design and mitigation	Beneficial, adverse or neutral effects
C17/18 th Cottage	Minor internal alterations to fittings and ensuite door arrangement on ground floor.	<ul style="list-style-type: none"> The original door to the ensuite of bedroom 8 is being retained but in a fixed position. This ensures retention of historic fabric and legibility of layout. 	Neutral
	Alterations to external doorway on north elevation of reception 2.	<ul style="list-style-type: none"> This is a narrow and later added doorway which crudely cuts through the stonework and retains a concrete lintel. The door is useful to be retained but is draughty. The works propose a new stone lintel and a secondary door which will be set back slightly within the reveal and will open outwards. Improvements to energy efficiency and improvements to visual of north elevation. 	Minor beneficial
C19th cottages to east/roadside	Internal replastering, replacement skirting boards, removal of stairs and door.	<ul style="list-style-type: none"> These rooms have previously been finished with modern gypsum plaster and boarded ceilings. There are no historic finishes. The stairs are a 20th century addition. 	Neutral
	Removal of C20th additions and replacement with new extension.	<ul style="list-style-type: none"> Use of rubble stonework with slate pitched roof and stone water tabling. Subservient in scale reflecting height of single storey western building. Fenestration to west gable only to retain simple design and maximise internal wall space. Whilst the new extension extends further to the west than the existing additions, the design is considerably more sensitive to the existing character resulting in enhancement. Ventilation via slate roof tiles to avoid clutter to elevations. 	Minor beneficial
Buildings to west of cottage, bedrooms 3, 4 and 5.	Internal alterations to remove cupboards, install kitchenettes and associated ventilation. Localised pointing and repairs externally.	<ul style="list-style-type: none"> The interiors are entirely modern and there are no works of alteration to historic fabric. Existing ventilation to be utilised as far as possible. Use of appropriate matching mortar (varies considerably throughout the building) 	Neutral

Remaining buildings around the courtyard	Internal alterations to en-suites and kitchens including creation of new door between living room and bedroom 7. Localised pointing and repairs externally.	<ul style="list-style-type: none"> • Interior finishes are modern and no works of alteration to historic fabric are proposed except for the new doorway into bedroom 7 which will result in the loss of some historic fabric to the original external wall of the early C19th gable. • Existing ventilation to be utilised as far as possible. • Use of appropriate matching mortar (varies considerably throughout the building) 	Negligible adverse
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Summary & Public Benefit

4.9 The proposal seeks to make minor alterations to internal layout and to extend the building on the north-west side, replacing an existing inappropriate extension.

4.10 The assessment of impact above has identified 3 neutral, 2 minor beneficial and 1 negligible adverse effect. The beneficial effects arise from the minor alterations to the doorway on the north elevation of Reception 2 and from the replacement of the poor-quality additions on the north-west side of the eastern building range with an appropriately detailed extension. The negligible effect arises from the creation of a new single doorway within one of the southern buildings resulting in loss of some fabric.

4.11 As established at paragraph 5.4 a balancing effect must be taken to weigh the beneficial against the adverse. On balance, this proposal does not result in harm to the setting or significance of the heritage assets. However, should the Council deem there to be some harm amounting to 'less than substantial' then there are several public benefits to this scheme which should be taking into consideration in the planning balance. The public benefits include, but are not limited to:

- Enhancement of the building complex in views from the north and from the main road.
- Upgrading of accommodation facilities to benefit the tourism offer locally.
- Continued investment in the maintenance and repair of the Listed Building.



Photo 3 Door to en-suite bedroom 8



Photo 4 Door and steps in office



Photo 5 C20th additions of no interest



Photo 6 Example interior of 3, 4 & 5



Photo 7 Doorway to north elevation of Reception 2

5. POLICY & DECISION MAKING

- 5.1 **The National Planning Policy Framework (2021)** requires that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* (para 194). This assessment aims to provide sufficient information for the significance of the heritage asset and the impact of development to be properly considered.
- 5.2 The NPPF states that *“when considering impact upon significance, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”* (para 199).
- 5.3 *“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”* (para 200). *“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”* (para 202). Neutral and minor beneficial effects have been identified as a result of these works which do not result in harm to significance.
- 5.4 **Historic England Conservation Principles draft (2017)** recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the archaeological, historical, architectural and aesthetic interests of the heritage assets affected by such a proposal. This assessment has

considered the significance of the heritage assets which lie primarily within their historical architectural and aesthetic interests.

- 5.5 **Northumberland Local Plan Policy ECN1 Planning strategy for the economy** supports development proposals which will support and promote tourism and the visitor economy. **Policy ECN15 Tourism and visitor development** relates to the provision of new tourism accommodation, however lends support for the reuse of existing buildings – whilst it does not apply to small scale alterations or extensions as such, the positive message from this policy supports the retention of tourism accommodation generally.
- 5.6 **Policy QOP1 Design principles** assess proposals against the design principals within the Northumberland Design Guide. Proposals will be supported where design makes a positive contribution to local character and distinctiveness and contributes to a positive relationship between built and natural features including landform and topography; it incorporates high quality aesthetics, materials and detailing; and respects and enhances the natural and built environment, including heritage and any significant views or landscape setting.
- 5.7 **Policy ENV1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)** requires the significance of the distinctive and valued natural, historic and building environments to be conserved protected and enhanced. **Policy ENV7 Historic environment and heritage assets** states that development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland’s heritage assets and their settings. Decisions will be based on a sound understanding of the significance of that asset and the impact of any proposal.

6. CONCLUSION

- 6.1 This Statement has identified the heritage assets which have the potential to be affected by the proposal and considered the impact of such on their

special interest. The historical development of the site has been explored and its character and appearance considered.

- 6.2 The heritage value of the site relates primarily to its historical and architectural interests as a vernacular group of cottages which are typical of such within the local landscape. This site has developed from a small cruck framed cottage to a group of small cottages providing accommodation to support the nearby Pallinsburn House estate. Considerable alterations have taken place over time to replace many of the outbuildings and extend them, but the overall character and appearance is one of a closely knit arrangement. The site lends itself well to tourism accommodation set around a small squared courtyard and its ongoing maintenance and improvement should be encouraged and supported.
- 6.1 A balanced approach to justification has been taken in line with the *Palmer v Herefordshire Council & Anor* case set out at paragraph 4.6 of this assessment, the beneficial clearly outweighing the negligible adverse arising from the creation of a new opening. Therefore, no harm has been identified to the significance or setting of the Listed Building. The works, on balance will both preserve and enhance the historic and architectural interests of the building group.
- 6.3 The design and mitigation measures outlined in this assessment have sought to limit the impact of works ensuring that the design quality addresses the heritage interests of the site and that adverse effects are minimised and enhancement maximised. Whilst no harm has been identified, there are several public benefits (set out in Section 5) to this proposal which should be considered in the planning balance.
- 6.4 It is considered that this proposal complies with both national and local policy on this basis.