



Northumberland County Council

County Hall, Morpeth, Northumberland, NE61 2EF

For official use only	
Application No:	
Received Date:	
Fee Amount:	
Paid by/method:	
Receipt Number:	

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="4"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Wynding House"/>
Address Line 1	<input type="text" value="The Wynding"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Northumberland"/>
Town/city	<input type="text" value="Bamburgh"/>
Postcode	<input type="text" value="NE69 7DB"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="418044"/>	<input type="text" value="635059"/>

Description

Wynding House

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Thompson

Company Name

Address

Address line 1

98 Elmfield Road

Address line 2

Gosforth

Address line 3

Town/City

Newcastle

Country

United Kingdom

Postcode

NE3 4BD

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Repairs, restorations, and internal and external alterations to the Wynding House, including repairs to the stonework and slate, replacement of inappropriate uPVC windows and rainwater goods, internal alterations, second-floor extension, and front garden restoration and relocation of the main access gate.

Has the work already been started without consent?

Yes

No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know

Grade I

Grade II*

Grade II

Is it an ecclesiastical building?

Don't know

Yes

No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please find the relevant details of the proposal included on the following drawings and documents:

21100-HL-00-XX-DR-A-1000-S4-P03 (Site Location Plan); 21100-HL-00-XX-DR-A-1001-S4-P04 (Existing Site Plan); 21100-HL-00-00-DR-A-1100-S4-P04 (Existing Ground Floor Plan); 21100-HL-00-01-DR-A-1101-S4-P04 (Existing First Floor Plan); 21100-HL-00-02-DR-A-1102-S4-P04 (Existing Second Floor Plan); 21100-HL-00-03-DR-A-1103-S4-P02 (Existing Roof Plan); 21100-HL-00-XX-DR-A-1200-S4-P03 (Existing Elevations); 21100-HL-00-XX-DR-A-1300-S4-P01 (Existing Sections); 21100-HL-00-XX-DR-A-1600-S4-P03 (Proposed Site Plan); 21100-HL-00-00-DR-A-2000-S4-P03 (Proposed Ground Floor Plan); 21100-HL-00-01-DR-A-2001-S4-P03 (Proposed First Floor Plan); 21100-HL-00-02-DR-A-2002-S4-P03 (Proposed Second Floor Plan); 21100-HL-00-03-DR-A-2003-S4-P02 (Proposed Roof Plan); 21100-HL-00-XX-DR-A-2100-S4-P03 (Proposed Elevations); 21100-HL-00-XX-DR-A-2200-S4-P01 (Proposed Sections); 21100-HL-00-XX-RP-A-0003-S4-P02 (Design and Access Statement); 21100-HL-00-XX-RP-A-0004-S4-P02 (Heritage Statement); and 21100-HL-00-XX-RP-A-0005-S4-P02 (Setting Assessment).

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
Stonework

Proposed materials and finishes:
Where existing, repairs and making good to the existing masonry including lime mortar repairs and removal of any cement mortar, subject to specialist survey. Where new, stonework to match.

Type:
Roof covering

Existing materials and finishes:
Welsh slate roof

Proposed materials and finishes:
Where existing, removal and replacement of the existing slate roof with the aim to re-use 50% of the original slate and the remainder being replaced with second-hand slate to match existing, subject to specialist survey. Where new, new welsh slate roof to match existing.

Type:
Chimney

Existing materials and finishes:
Dressed coursed stone. Clay chimney pots.

Proposed materials and finishes:
Where existing, chimney stonework and chimney pots are to be repaired, subject to specialist survey. Where new, chimney stonework and chimney pots are to match existing.

Type:
Windows

Existing materials and finishes:
Front (south) elevation - 7 Victorian 6 over 6 panes sash timber windows. North elevation - 2 uPVC windows. East elevation - 2 uPVC windows. West elevation - 5 uPVC windows. Roof - 6 uPVC roof windows.

Proposed materials and finishes:
Where existing, existing 7 timber windows are to be repaired or replaced with operational timber sash windows with double glazed conservation type units, subject to specialist survey. Where existing, existing 9 uPVC windows are to be replaced with operational timber sash windows with double glazed conservation type units, subject to specialist survey. 3 uPVC roof windows to the front (south) elevation to be replaced with conservation roof lights. 2 new conservation roof lights to be added to the garage to allow for daylight to the proposed kitchen. 3 new contemporary roof lights to the raised stairwell. 2 existing uPVC roof lights to be removed to allow for the construction of the new second-floor extension and raised stairwell. Blocked up 2 arrow slit windows to the garage gable end to be reinstated with new timber windows set back with internal shutters. Exact window position to match infilled openings, subject to site survey. A new sash timber dormer window to provide light, views and height to the proposed extension. Dressed stone with lead cheek walls. 2 new arrow slit timber windows to the gable end of the second-floor extension to provide light to the proposed extension.

Type:
External doors

Existing materials and finishes:
Front (south) elevation - 2 panel 12 panes glazed timber door and uPVC garage door. Rear (north elevation) - 2 panel glazed arched uPVC door.

Proposed materials and finishes:
Front (south) elevation - New traditional door in place of the existing front door. New traditional double door to match the proposed front door in place of the existing garage door. Rear (north) elevation - New traditional door in place of the existing uPVC rear door.

Type:

Rainwater goods

Existing materials and finishes:

Black uPVC rainwater goods

Proposed materials and finishes:

uPVC rainwater goods to be replaced with black painted cast iron goods.

Type:

Other

Other (please specify):

Water tables and kneelers

Existing materials and finishes:

Stone water tables and kneelers

Proposed materials and finishes:

Where existing, stone water tables and kneelers to be repaired where required, subject to specialist survey. Where new, stone water tables and kneelers to match existing.

Type:

Other

Other (please specify):

Portico

Existing materials and finishes:

Front (south) elevation - Stone portico to the front door.

Proposed materials and finishes:

Front (south) elevation - Stone portico to be repaired subject to specialist survey.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Rough stone boundary wall.

Proposed materials and finishes:

It is proposed to move the existing vehicle access to the southern end of the garden to restore the original formal approach to the House. The current access point is proposed to be restored as a stone wall by reusing the stones from demolition to match existing.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please find the relevant details of the proposal included on the following drawings and documents:

21100-HL-00-XX-DR-A-1000-S4-P03 (Site Location Plan); 21100-HL-00-XX-DR-A-1001-S4-P04 (Existing Site Plan); 21100-HL-00-00-DR-A-1100-S4-P04 (Existing Ground Floor Plan); 21100-HL-00-01-DR-A-1101-S4-P04 (Existing First Floor Plan); 21100-HL-00-02-DR-A-1102-S4-P04 (Existing Second Floor Plan); 21100-HL-00-03-DR-A-1103-S4-P02 (Existing Roof Plan); 21100-HL-00-XX-DR-A-1200-S4-P03 (Existing Elevations); 21100-HL-00-XX-DR-A-1300-S4-P01 (Existing Sections); 21100-HL-00-XX-DR-A-1600-S4-P03 (Proposed Site Plan); 21100-HL-00-00-DR-A-2000-S4-P03 (Proposed Ground Floor Plan); 21100-HL-00-01-DR-A-2001-S4-P03 (Proposed First Floor Plan); 21100-HL-00-02-DR-A-2002-S4-P03 (Proposed Second Floor Plan); 21100-HL-00-03-DR-A-2003-S4-P02 (Proposed Roof Plan); 21100-HL-00-XX-DR-A-2100-S4-P03 (Proposed Elevations); 21100-HL-00-XX-DR-A-2200-S4-P01 (Proposed Sections); 21100-HL-00-XX-RP-A-0003-S4-P02 (Design and Access Statement); 21100-HL-00-XX-RP-A-0004-S4-P02 (Heritage Statement); and 21100-HL-00-XX-RP-A-0005-S4-P02 (Setting Assessment).

Pedestrian and Vehicle Access. Roads and Riights of Wav

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Please find the relevant details of the proposal included on the following drawings and documents:

21100-HL-00-XX-DR-A-1001-S4-P04 (Existing Site Plan); 21100-HL-00-XX-DR-A-1600-S4-P03 (Proposed Site Plan); 21100-HL-00-XX-RP-A-0003-S4-P02 (Design and Access Statement); 21100-HL-00-XX-RP-A-0004-S4-P02 (Heritage Statement); and 21100-HL-00-XX-RP-A-0005-S4-P02 (Setting Assessment).

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The proposal was submitted for the pre-application planning advice enquiry to the Northumberland County Council.

In the written response to the pre-application advice enquiry, the principle of development was considered to be acceptable with the planning approval relying largely on the detail of the final design and the provision of clear justification which is outlined in the Design and Access Statement and associated documents.

The sensitive stone and roof repairs where necessary were supported and uPVC window and rainwater goods replacement was encouraged. The comments were also provided on the put-forward extension options. The scale of Options A and B was considered to have potentially a less than substantial harm to the aesthetic value of the listed building and its setting. While Options C and D were considered to be harmful to have substantial harm to the significance of the building and its setting. It was also noted that the Arts & Crafts dormer would not be in keeping with the aesthetic value of the listed building as it would introduce a contrasting feature onto the building devoid of any dormers.

The response included the recommendation for a meeting with a case officer and conservation officer to discuss in detail the proposal.

During the pre-application advice enquiry following consultants were approached:

- Building Conservation Officer - was supportive of sensitive stone and roof repairs and replacement of uPVC windows and rainwater goods. While the Officer noted that the second-floor level extension would result in harm if Option A was considered the harm would have been less than substantial.
- AONB Partnership - was supportive of the scheme to repair and enhance the Wynding House and restore the garden setting of the house. The partnership's preference was for extension Option A.
- County Archaeologist - Provided no substantial groundworks were proposed, the consultant did not recommend any archaeological work as part of the development proposal.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

08/08/2022

Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Agnes Wir-Konas

Date

08/08/2022