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Listed building consent for various works including changes to internal layout, replace windows with single glazed timber units and installation of air source heat pump at:

West House  
Seahouses  
Northumberland  
NE68 7SX

## **HERITAGE STATEMENT**

September 2022

## **INTRODUCTION**

1. The Applicant purchased West House, Seahouses, a semi-detached residential dwelling (C3 use) that is Grade II listed in October 2020. The Applicant is keen to undertake various internal and external works to improve the building.
2. After various failed attempts to agree a number of alterations with the local planning authority (LPA), the Applicant has conceded and the basis of this submission falls in line with the advice provided by the Conservation Officer at a recent site meeting.

## **PLANNING POLICY**

3. Section 38(6) of the *Planning and Compulsory Purchase Act 2004*, states that planning applications should be assessed in accordance with the development plan unless material considerations indicate otherwise.
4. The *Northumberland Local Plan (NLP)* was adopted in 2022. Other relevant documents include *The National Planning Policy Framework (NPPF) 2012 (amended 2021)* the *North Northumberland Coast Neighbourhood Plan (NNCNP) 2017 – 2032* and *Planning Practice Guidance (PPG), 2014*.
5. The main issues in determining any planning application are considered to be the general principle of development and heritage impacts.

## **PRINCIPLE OF DEVELOPMENT & SUSTAINABILITY**

6. The Written Ministerial Statement from the Rt Hon Greg Clark MP dated the 23<sup>rd</sup> March 2011 states that The Chancellor of the Exchequer has issued a call to for action on growth, publishing an ambitious set of

proposals to help rebuild Britain's economy. The Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

7. The NPPF at paragraphs 8 and 11 sets out a '*presumption in favour of sustainable development*'. It states that there are three dimensions to sustainable development: economic, social and environmental. The economic role should contribute to building a strong, responsive and competitive economy, while the social role supports strong, vibrant and healthy communities. The environmental role should contribute to protecting and enhancing our natural, built and historic environment and includes the prudent use of natural resources; minimising waste and pollution; and mitigating and adapting to climate change including moving to a low carbon economy.
8. The NPPF requires LPA's to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national policy; and wherever possible to approve applications where plans are absent, out-of-date, silent or indeterminate.
9. Paragraph 11 of the NPPF states that proposals that accord with the development plan should be approved without delay.

#### *Analysis*

10. The LP identifies the site as being within the *Northumberland Coast Area of Outstanding Natural Beauty (AONB)* and the *Coastal Zone*. The dwelling is Grade II listed building but does not lie within a Conservation Area.

11. Policy 2 of the NLP states that development proposals within or affecting landscape character areas must demonstrate how they respect the particular features of the landscapes identified in the *Northumberland Landscape Character Assessment* (2010) and National Character Areas and the Historic Landscape Characterisation.
12. As the proposals are for alterations to an existing dwelling and no extensions are proposed, it is considered that the proposals would not have a negative impact upon the AONB and Coastal Zone. In fact, the improvements to all elevations of the existing building would result in improvements to the character of the wider area.

## **HERITAGE**

13. Section 71 of the *Planning (Listed Buildings and Conservation Areas) Act* 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
14. The NPPF, at section 16, states that local planning authorities (LPA's) should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.
15. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.
16. The NPPF states that LPA's should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of details

should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

17. Paragraph 190 of the NPPF states that in determining planning applications, LPA's should take account of:

*'the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

*the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*the desirability of new development making a positive contribution to local character and distinctiveness.'*

18. The host property is Grade II listed, along with the adjoining semi-detached cottage 'East House'. The properties were constructed in 1913 by Robert Mauchlen for Sir Stephen Runciman and were given their listed status in August 1987. The listing scheduled is appended at Appendix 1 and notes:

*'Random rubble with finely dressed front face; centre bays pebble dashed on 1st floor; pantiled roof. Arts and Crafts style'*

19. Various photographs are also appended at Appendix 2. Each of the alterations proposed are commented upon below. This follows a meeting on site with the Planning Officer and Conservation Officer (CA). All details are included on the submitted architectural drawings along with annotations to explain details.

*Replacement windows*

20. Most of the original windows have been removed and disposed of because they were rotten. The Applicant is keen to retain the double-glazed replacements as they generally match in style and appearance the originals. The CA disagrees therefore the current windows would be replaced with single-glazed units to match those that are original on East House. There are some exceptions to this as the CA has agreed that the two existing windows that are not original can be replaced with double-glazed units in a style that reflects the original as this would result in windows that better reflect the originals.
21. The cill level of the rear kitchen window would also be reinstated to its original level to reflect the original style of this window.

*Air Source Heat Pump (ASHP)*

22. The ASHP has been positioned in a manner to minimise its physical impact on the building and its setting. Three positions have been considered. The first is on the rear elevation underneath the side conservatory. The CA has objected to this position. The second site was adjoining the north-west boundary behind the garage. This position has been discounted on the basis that it is too far from the dwelling and would therefore be inefficient. The third location results in the replacement of the existing oil tank near the rear elevation of the building. There is an additional benefit in that the large, unsightly, oil tank is removed from the site. The ASHP would be smaller than the existing oil tank and would be surrounded by a close-boarded timber fence (stone colour) to mask its appearance. Overall, this is the most appropriate location in balancing the impact on the building and the

efficiency of the ASHP.

#### *Rear Steps*

23. The rear steps and cast-iron guard rail would be repaired where possible. It was clear from the site visit that small elements are completely rotten and will need replacing. New elements will be in cast iron and reflect the design and colouring (black) of the original.

#### *Kitchen/Dining Areas*

24. A new stone wall will be erected between the kitchen and dining area to better reflect the original form. The chimney breast would be rebuilt in the kitchen area as this was an original feature. The two unauthorised openings that have been created in the kitchen area (rear elevation) would be removed and the render made good to match the existing.

#### *Internal Doors*

25. The original doors will be reinstated where possible. Any new doors will reflect the style, design and materials of the original.

#### *Staircase*

26. Most of the existing staircase is not original other than newel posts. The existing newel posts will be retained but the remainder will be replaced with a new timber staircase to match the design of the original.

#### *Skirting boards*

27. All new skirting boards will look to closely match the originals, though none remain.

**CONCLUSION**

28. Overall, it is considered that the proposals put forward are sustainable and the alterations do not have a detrimental impact on the original character of this Grade II listed asset. In fact, some of the works would actually improve the building, by removing unsightly, unauthorised changes that have been implemented by previous owners. Overall, all works proposed have been agreed with the LPA's CA and would improve the character of the existing building so that it better reflects its original form. No harm would result. The proposal takes full account of local planning policies and Central Government planning guidance.



## APPENDICES

Appendix 1                      Listing description

Appendix 2                      Photographs

# EAST HOUSE WEST HOUSE

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## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1234466

Date first listed:

26-Aug-1987

Statutory Address:

EAST HOUSE

Statutory Address:

WEST HOUSE

## Map

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The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF -

[1234466.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 24-Nov-2021 at 10:37:46.

## Location

Statutory Address:

EAST HOUSE

Statutory Address:

WEST HOUSE

The building or site itself may lie within the boundary of more than one authority.

District:

Northumberland (Unitary Authority)

Parish:

North Sunderland

National Grid Reference:

NU 20342 32527

## Details

NORTH SUNDERLAND SHORESTON NU 23 SW 9/188 East House and West House GV II Pair of semi-detached houses. 1913 by Robert Mauchlen for Sir Stephen Runciman Bt. Random rubble with finely-dressed front face; centre bays pebbledashed on 1st floor; pantiled roof. Arts and Crafts style. 2 storeys, 6 bays. Each house has central 2-storey porch with round-headed, vertical-panelled door pierced by two small 4-pane windows; above, a 16-pane casement and hipped roof with projecting eaves. Outer bays single storey with long small-pane casements under catslide roofs. Inner bays have 12-pane casements on each floor. Gabled roof with corniced ridge and end stacks.

Forms part of picturesque group with neighbouring houses. Gabled roof with corniced ridge and end stacks. Before the mast and after: Sir Stephen Runciman Bt. Newcastle: 1924.

Listing NGR: NU2034232527

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

410385

Legacy System:

LBS

## Sources

### **Books and journals**

Runciman, S, Before the Mast and After, (1924)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 15 Aug 2003

Reference: IOE01/09959/18

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Appendix 2

Photographs



























































