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Planning & Design

Planning & Heritage Statement

The Northumberland Arms, The Peth, West Thirston

February 2022



RTPI

Chartered Town Planners

Confirmation of Instruction

Client	The Northumberland Pub Company Ltd
Site	Northumberland Arms, The Peth, West Thirston, Northumberland
Prepared By	Joanne Wood BA(Hons), DipTP, Senior Planner
Our Ref	BHPD00366
Confirmation and Standards	We confirm the document has been undertaken in accordance with the RTPI's requirement for planning professionals to meet and maintain high standards of competence as set out in its Ethics and Professional Standards practice advice, updated in 2017.

Report Signatories

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1. Introduction

- 1.1 This Planning & Heritage Statement has been prepared in support of applications for planning permission and listed building consent from The Northumberland Pub Company Ltd relating to the proposed construction of a small extension at the rear of The Northumberland Arms public house at West Thirston which is a Grade II listed building situated within the Conservation Area.
- 1.2 This document explains the context of the development proposal whilst also presenting an overarching justification for the scheme in the context of all relevant national and local planning policy and guidance. It considers the significance of the listed building and assesses the impacts of the proposals upon it as well as potential impacts on the character, appearance and setting of the Conservation Area. It should be read in conjunction with the Design and Access statement that accompanies the applications which provides additional insight into the history of the building, including changes made to it over time.
- 1.3 To assist Northumberland County Council in its consideration of the applications for planning permission and listed building consent, this Statement accompanies the submission of a full suite of existing and proposed plans prepared by Dunwoodie Architects comprising:
 - Site Location Plan
 - Existing Site Plan
 - Proposed Site Plan
 - Existing Floor Plans
 - Proposed Floor Plans
 - Existing Elevation Plans
 - Proposed Elevation Plans
 - Existing Roof Plans
 - Proposed Roof Plans
 - Proposed Sections
 - Design and Access Statement

2. Site Description & Statement of Significance

- 2.1 The Northumberland Arms is a Grade II listed former coaching inn situated on the southern side of the River Coquet in West Thirston. The two storey building comprises of a three-bay inn set over two floors with adjoining former stables that have now been converted. The double fronted and whitewashed coaching inn sees a central stepped entrance doorway, with lantern light above, framed by imposing bow windows rising across the ground and first floors. Set under a pitched roof, the inn now features a timber-framed extension to the west elevation which replaced an earlier white conservatory. Windows are constructed of timber in a tri-partite sash style and painted white whilst the timber door and lower stone courses are painted black. The timber to the adjoining extension is treated with a natural stain with extensive floor to ceiling glazing extending above eaves level and into the roof structure where it meets a slated upper portion.
- 2.2 The adjoining former stables are constructed of stone and feature segmental-headed arches to the left flank in which fixed timber windows with vertical emphasis have been inserted. Remaining openings on the front elevation are finished with six-over-six timber sash windows set in stone lintels and sills, all of which are set under the slated pitched roof. With previous uses as a garage and shop, the building has since been incorporated with the inn providing additional dining space and bedrooms at first floor level.
- 2.3 The rear features a variety of “add-ons”, alterations and outbuildings, many of which have been constructed over time to suit different uses accommodated in the former stables building whilst others have catered for the demands of the coaching inn. Gabled rear returns are constructed in stone and slate and sit below the ridge of the roof of the main coaching inn and stables, whilst stores and bothys cut into the bank at the rear of the site are largely obscured by the building and its extensions.
- 2.4 Externally, a small landscaped area complements the contemporary timber extension to the west whilst car parking is available on the northern side of the highway overlooking the river banks. Silver signage adorns the converted stables whilst a freestanding sign and further A-boards are located in the car park.
- 2.5 The significance of the building is derived from its aesthetic and evidential value as a good example of a 19th Century coaching inn. The rarity of the building is increased through the bow windows, the use of which is rare across the County for buildings of this nature. Features of interest such as, for example, etchings to windows and early partitions are surviving examples of the original architecture of the building which add to the character and significance of the inn.
- 2.6 The wider context enhances the appreciation of the building with the roadside frontage allowing the full extent of its principal elevation to be viewed. Originally built by Hugh Percy, 3rd Duke of Northumberland, in the 1820’s the riverside setting of the building has remained largely unchanged by development with views from the bridge and opposing side of the river taking the pub in against its woodland backdrop. More recently, the building has been lovingly restored to offer all modern luxuries while still maintaining all of the character and charm of its past. A popular destination and renowned for its high quality food and drink offering, the building is enjoyed by visitors and locals in their droves.

3. Planning History

3.1 The following provides a summary of the more recent planning history for the site:

Reference Number: 21/01894/FELTPO

Description: Tree preservation order: Fell two wild cherry trees (T1 and T2) and two Sycamore trees (T3 and T4) to ground level

Status: Permitted

Reference Number: 15/03615/FELTPO

Description: Fell 3no. Sycamores & remedial works to 3no. Sycamores

Status: Permitted

Reference Number: 14/01749/DISCON

Description: Discharge of Condition 4 of application 14/00877/VARYCO

Status: Permitted

Reference Number: 14/00877/VARYCO

Description: Variation of Conditions 2 of 13/02795/FUL (Demolish non-original UPVC conservatory and associated concrete hard landscaping and replace with new porch, WC & family room extension with terrace and access ramp and steps. Make good original building where conservatory removed)

Status: Permitted

Reference Number: 14/00878/LBC

Description: Proposed new porch, WC and family room extension with terrace and access ramp and steps. Make good original building where pre-existing conservatory removed.

Status: Permitted

Reference Number: 14/00765/DISCON

Description: Discharge of Conditions 3, 4 and 5 from planning approval 13/02795/FUL

Status: Permitted

Reference Number: 13/02796/LBC

Description: Listed building consent: Demolish non-original uPVC conservatory and associated concrete hard landscaping. Replace with new porch, WC and family room extension with terrace and access ramp and steps. Make good original building where conservatory removed.

Status: Permitted

Reference Number: 13/02795/FUL

Description: Demolish non-original uPVC conservatory and associated concrete hard landscaping. Replace with new porch, WC and family room extension with terrace and access ramp and steps. Make good original building where conservatory removed.

Status: Permitted

Reference Number: 13/02587/LBC

Description: Listed building consent for a storage/preparation room ancillary to the kitchen of the public house and restaurant; and alterations to the signage on the front elevation.

Status: Permitted

Reference Number: 13/02586/FUL

Description: Proposal is for a storage/preparation room ancillary to the kitchen of the public house and restaurant; and alterations to the signage on the front elevation.

Status: Permitted

Reference Number: 13/02492/DISCON

Description: Discharge of Condition 5 of approved planning application 13/01948/LBC.

Status: Permitted

Reference Number: 13/01948/LBC

Description: Listed building consent for refurbishment and alteration to public house, kitchens and guest accommodation

Status: Permitted

Reference Number: 12/00968/DISCON

Description: Discharge of Conditions 5 and 6 of 11/01205/FUL

Status: Permitted

Reference Number: 11/01404/FUL

Description: Construction of 3no. holiday tree lodges for tourist visitor accommodation with associated parking for 7no. vehicles and landscaping

Status: Refused

Reference Number: 11/00236/LBC

Description: Retrospective application for provision of kitchen extraction and revised ductwork

Status: Permitted

Reference Number: 11/001205/FUL

Description: Retrospective application for provision of kitchen extraction and revised ductwork

Status: Permitted

4. Description of the Proposals

- 4.1 Full planning permission and listed building consent are being sought in this case for the construction of extensions to the rear of the building. Single storey extensions are proposed at ground floor level to form a covered goods reception area that would replace an existing timber structure. This would provide a much needed area for incoming food and drink supplies whilst also providing additional storage space which is at present in short supply at the premises.
- 4.2 Above this it is proposed to construct a first floor extension to create an additional en-suite bedroom and store room. This would occupy a space currently serving as an outdoor terrace with the decked area to be removed making way for an additional bedroom with a new roof deck and balustrading.
- 4.3 The intention is for the new extension to be hidden from public vantage points, discreetly located between existing extensions and enclosed on three sides by the fabric of the building. As part of this two existing openings would be blocked up with the extension to have a flat roof reflective of the existing extension which sits between the two off-shoots of the building. External materials would comprise of “through colour” render to match that used on the existing function room extension with timber double glazed sliding sash windows and doors set in stone sills and lintels. Balustrades would be painted black to match existing ironmongery with steel staircase to match.
- 4.4 For a full understanding of the development proposal, a full suite of existing and proposed plans have been prepared by Dunwoodie Architects as well as a Design & Access Statement alongside which this Planning & Heritage Statement should be read.

5. Legislative & Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the “development plan” unless material considerations indicate otherwise. Such material considerations can include Government policy statements, including the National Planning Policy Framework (NPPF) of which a revised version was published by the Government in July 2021.
- 5.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) impose a statutory duty on Local Authorities to have special regard to the desirability of preserving a listed building, its setting and any features of special architectural or historic interest which it possesses. Section 72 of the Act also requires Local Authorities to have regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area when exercising its planning functions.

Local Planning Policy

- 5.3 The application site lies within the administrative boundary of Northumberland County Council whose development plan currently comprises of the Northumberland Local Plan.
- 5.4 Policy QOP1 sets out that great weight will be given to proposals which demonstrate outstanding or innovative design whilst Policy QOP2 provides for more general design criteria with which new development will be expected to conform. Throughout relevant policies, the Local Plan refers to a requirement for development to accord with the design expectations of the Northumberland Design Guide, however at this stage no such document has been finalised and as such policies which refer to it and rely upon its application should be afforded very limited weight. The direction of travel though is for good design to be a key component of development proposals with clear support expressed within the Plan for proposals that would demonstrate high standards of architecture.
- 5.5 Policy ENV7 relates specifically to heritage assets, and notes that decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance. It seeks to preserve and enhance the significance of listed buildings and ensure that the character of Conservation Areas are maintained. In doing so, the policy also seeks to ensure that decisions affecting historic places and sites should take account of the individual and cumulative effect on the visitor economy, the vitality of the area and quality of place.

National Planning Policy

- 5.6 At a national level, the National Planning Policy Framework (NPPF) attaches significant weight to the need to support existing businesses with paragraph 81 making clear that planning decisions should help to create the conditions in which businesses can invest, expand and adapt. It goes on to state that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development
- 5.7 In specific relation to rural areas paragraph 84 of the Framework indicates that planning decisions should also support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new ones. Part (d) of this paragraph states that decisions support the retention and development of accessible local services and community facilities including public houses.

- 5.8 Paragraph 194 of the NPPF sets out that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets that would be affected by a development proposal including any contribution made by their setting. It indicates that the level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 5.9 A heritage asset is defined in the NPPF as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The NPPF defines significance for heritage policy as *“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each sites Statement of Outstanding Universal Value forms part of its significance”*.
- 5.10 Historic England indicates by reference to the former English Heritage document *Conservation Principles* (2008) that significance is the sum of the cultural and natural heritage values of a place, often set out in a statement of significance.
- 5.11 The NPPF states that a description of the significance of each asset potentially affected by a proposed development should be provided in order to satisfy the requirements of the Framework. It also requires that consideration be given to the impact on the setting of a heritage asset which is often defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral.
- 5.12 Paragraph 197 indicates that Local Planning Authorities 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, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.13 Paragraph 199 states 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. This is irrespective of whether any potential harm would amount to substantial harm, total loss or less than substantial harm to its significance.
- 5.14 Paragraph 200 indicates that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification, with paragraph 202 making clear that where development would 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.
- 5.15 Paragraph 203 sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, the Framework states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.16 Paragraph 206 indicates that Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. It goes on to state that proposals which preserve

those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

6. Assessment

Principle of the Development

- 6.1 The applications propose the extension of an existing building within a settlement identified within the development plan as a location that is suitable for small scale development proposals such as this. The site is located within the defined settlement boundary of West Thirston and, as such, the proposals align with the development plan aims of focusing growth within areas that are sustainable.
- 6.2 In the absence of any development plan policies that relate specifically to the proposal at hand i.e. the extension of an existing public house, regard is to be had to the approach set out at a national level which generally seeks to support the growth and expansion of existing businesses. In rural areas, the NPPF indicates that planning decisions should support the retention and development of accessible local services. It also makes clear that “*significant weight*” should be placed on the need to support economic growth in order to create the conditions in which businesses can invest, expand and adapt.
- 6.3 The applications seek improvements to an established and reputable business which is highly popular with local residents and tourists alike. The provision of additional accommodation would help the business to expand and absorb some of the demand currently facing the inn as a result of the surge in the popularity of “staycations” following the covid-19 pandemic. Whilst strong support is offered by both national and local planning policy for such expansion, it would also align with and support the corporate priorities of the Council. Indeed, a Northumberland County Council Cabinet paper which was approved by Cabinet on 23rd June 2020 set out a plan to help the Northumberland economy bounce back from the recent and ongoing Covid-19 pandemic based around the County’s tourism sector. The Cabinet report identified that tourism in Northumberland has seen significant growth in recent years but that small businesses at the heart of Northumberland’s visitor economy have been the most affected by the pandemic. Therefore, the Cabinet report went on to outline measures to boost the sector once people could start visiting the County again which is clearly now the case. The proposed development would provide additional high quality tourism accommodation to help support the County’s recovery from the pandemic and encourage more people to visit the area.
- 6.4 In addition, the application seeks to significantly improve the back-of-house function of the inn by providing a purpose-built covered storage area capable of accommodating a wider range of stock and produce from deliveries that would not be open to the elements. Its construction would address current shortcomings in the availability of storage at the site without impacting upon the customer experience and enjoyment of a fine former coaching inn. Similarly, it would relieve pressure on the use of other areas of the building such as existing letting rooms. These options have been explored, however the loss of letting accommodation would be of detriment to the business and would likely result in pressure for additional development in the very near future.
- 6.5 Extensive assessment of the current function, layout and use of the premises has been made by the applicant and their appointed Architect. In this instance, the proposal is considered to be appropriate and as a matter of principle and it would enable the business to adapt to current demand and changes in economic activity as well as enabling it to grow in a sensitive and controlled fashion.
- 6.6 In planning terms, the principle of the development is considered to be acceptable. The proposals would align with the objectives of Policy STP1 of the Local Plan and would be consistent with the aspirations of the NPPF. Moreover, the investment in the property would secure its longer term occupation, cement employment opportunities at the inn and bring short term economic

benefits in terms of construction and longer term income from additional tourism accommodation in the village, all of which add weight to the overall planning balance and especially so in the context of the Council's strategic and corporate objectives relating to the tourism industry in Northumberland.

- 6.7 Linked with this, it is notable that the pub is currently the only traditional inn within Felton and West Thirston which, as a village, has very limited options in terms of tourism accommodation. The Running Fox, riverside walks and sprawling countryside around the settlement are all factors which make Felton a popular destination for tourists and local residents alike. The lack of accommodation and proposed investment in the building is a positive factor which would be of benefit not only to the premises seeking permission but also those nearby. Small scale inward investment in the village in the way proposed is positive and would enable more people to stay and enjoy the village and its facilities.

Design & Heritage Impact

- 6.8 The Northumberland Arms is an imposing and important building that is reflective of traditional 19th Century coaching inns. As identified earlier in this statement, much of the significance of the building is considered to derive from its evidential and aesthetic value as an inn which has evolved and adapted over time to suit changing wants and needs of clientele and business owners.
- 6.9 The original stables building associated with the inn would have likely provided accommodation for coaches and horses which, over time, became surplus to requirements and were subsequently adapted and altered to meet the needs of those within and visiting the settlement. Similarly, the inn has been altered and extended to expand to meet the demands of increasing number of visitors and customers with large extensions introduced to the rear of the building and internal alterations being undertaken to adapt to changing circumstances over time.
- 6.10 The setting of the listed building is key to its significance. It occupies a prominent riverside location with roadside frontage set against a steep backdrop of woodland embankment which provides leafy enclosure to the site. A sense of spaciousness and rurality is gained from this with the river providing separation from development on the northern side within Felton and allowing views back to the building and its neighbouring land uses which are now primarily residential in their nature.
- 6.11 It is these views which enable full appreciation of the significance of the asset with the buildings themselves obscuring the "back of house" additions which are of significantly lesser architectural and historic interest. That said, the rear of the building does contain some historic fabric although much of this has been altered and changed to adapt to changes in requirements and technology.
- 6.12 The extensions proposed to the building would result in an existing flat roofed extension at ground floor level, which infills the original courtyard of the inn, seeing further development above. The extension would provide additional accommodation and would infill an area which currently provides outdoor storage and seating for guests and staff. In doing so, it would impact upon some historic fabric and would bring change to the layout and nature of this part of the listed building.
- 6.13 The return to the rear of the stables features modern top-opening windows, one of which would be removed and the opening blocked to form a solid wall. The loss of historic fabric would be minimal however, whilst the impact on this element would be limited given the treatment of the opening. Similarly the existing doorway which provides access from the former stables would see the replacement of a contemporary door with the opening to be retained and made good. One timber sliding sash window would be removed from the rear of the inn, which is of greater significance, with the opening to be blocked up. There are no openings on the rear return of the inn that would be affected

by the proposal, which has been altered and extended previously such that it now projects far below eaves level and intersects the affected window within the rear elevation of the inn. This element contains noticeably different stonework with much of the addition rendered using pebble dash. This element in itself is considered to be of little architectural and historic interest but nonetheless demonstrates the changes to the building that have taken place over time.

- 6.14 New openings are proposed to be of a similar design and style to those existing in the building. The external treatment of the extension providing additional accommodation would be intentionally contrasting to distinguish it as a modern intervention into the building. It would be finished in a manner similar to other recent additions allowing for old and new to be easily discernible. The flat roofed design would also reflect the “back of house” feel currently in situ and would ensure that the elements which contribute positively to the significance of the building (the pitched roofs of the main buildings and their rear returns) continue to obscure the back of house elements which perhaps contribute less towards the overall special architectural interest of the pub.
- 6.15 Turning to the ground floor element it is acknowledged that concerns have previously been raised in respect of the potential loss or infilling of the rear yard and potential impacts on historic fabric and features. However, it is evident that the area proposed to be infilled has been subjected to more recent change. Substantial infilling has already occurred with much of the former yard now utilised as kitchen space for the inn. The remaining yard retains its back of house feel and is now cluttered with exposed blockwork, staircase, refrigeration units and piping/ducting presenting a commercial appearance which is not necessarily synonymous with the building’s past.
- 6.16 Infilling of the remaining area of courtyard would see the remaining space enclosed, however it is considered that there would be significant benefits in visual terms to doing this given the current appearance of this space. Bearing in mind that much of the original courtyard associated with the building has now been lost, the infilling of a small portion of the remaining yard would not be unduly harmful to the overall significance of the listed building bearing in mind that much of this is considered to be derived from the riverside frontage and aesthetic value derived from this.
- 6.17 In considering the overall impact of the development on the listed building it is acknowledged that there would be an impact upon historic fabric. In addition, there would be an impact as a result of the infilling of part of the remaining courtyard. However, it is not considered that this would result in the overall significance of the listed building being diminished. Indeed, the proposal would continue to preserve those elements which contribute most towards the significance of the site with the appreciation of the building as a former coaching inn with various back of house additions being very much unaffected. Whilst there are further changes proposed to the listed building, when considered cumulatively and assessed against the degree of change which the buildings have already successfully absorbed, it is not considered that the proposals would be any more harmful to the significance of the designated asset.
- 6.18 For these reasons the proposed development is considered to be acceptable. The significance of the listed building would be preserved and the impact upon historic fabric would be limited. It is considered that the development would be acceptable in accordance with the aims of the NPPF insofar as it would preserve the listed building, its setting and features of architectural and historic interest which contribute most towards its significance. In doing so it would preserve the overall character and appearance of the wider West Thirston Conservation Area. The proposals are therefore considered to be wholly consistent with the requirements of the NPPF, and Policy ENV7 of the Northumberland Local Plan in these respects.

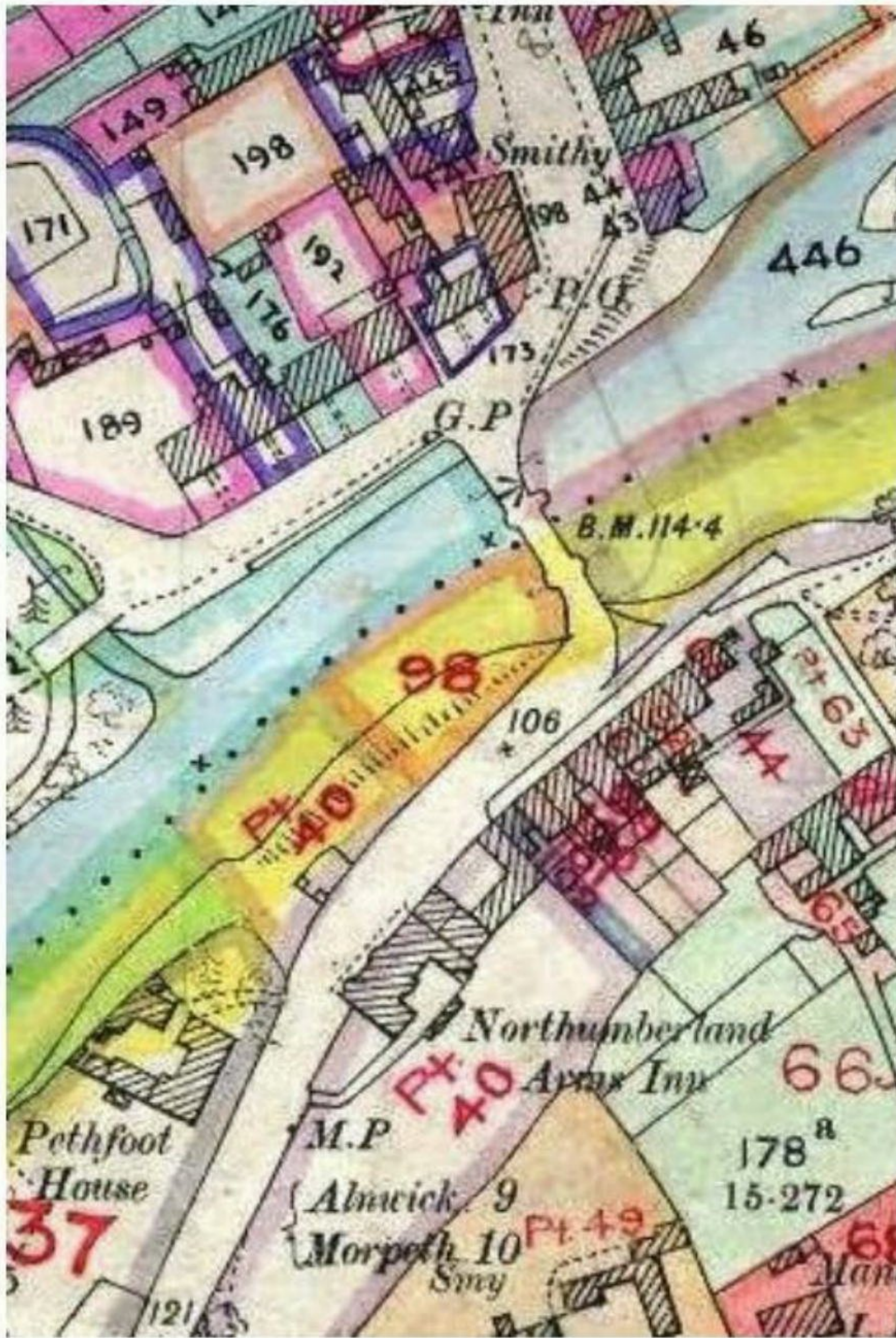
Other Considerations

- 6.19 The addition of one additional bedroom would, in the context of the overall size of the building, have a negligible impact upon parking requirements and highway safety. Whilst additional parking spaces may be required under existing planning policies it is considered that ample parking is available within the area associated with the inn. Indeed, further public car parking is available on-street within the vicinity of the site such that there is unlikely to be any noticeable impact as a result of the proposed increase in the number of bedrooms at the premises. The proposal is therefore considered to be acceptable in respect of highway impacts and would not give rise to any safety issues on the local road network.
- 6.20 The proposed extension would infill an area currently utilised for storage and outdoor seating for guests and staff. The existing space would be reduced in size and its purpose would be different to the current use of the space above the courtyard infill. The proposal incorporates an additional bedroom which is proposed to have doors opening out onto the courtyard area with this space being enclosed on either side by the existing rear returns. This area would offer a small outdoor area for guests in the proposed new bedroom, however it is of note that this immediately adjoins an existing bedroom which has outlook over the outdoor space. The additional bedroom is not considered to be something that would give rise to any significant adverse impact on the amenity of neighbouring residential properties over and above any impact which is currently caused by the pub operations. Whilst there is an opportunity for outdoor seating associated with the new bedroom, the primary purpose of this space would be to provide a means of fire escape from upper floor bedrooms as it currently does with existing ancillary storage and use somewhat reduced by the proposal. Noise issues are unlikely to be significant given the proximity of nearby bedrooms, however in any event ongoing management of these issues would ensure that no noise disturbance for local residents would arise from the development.
- 6.21 The enclosure of the remaining part of the yard would arguably see existing noise generating activities associated with the pub, such as the intaking of deliveries and the hum of refrigeration units, enclosed within a sound-proofed extension. Noise and odours arising from the kitchen area would be moved further from existing properties with the enclosed space acting as an acoustic and odour buffer. Whilst noise and odour issues are not understood to be of concern for adjacent residents, any impacts currently experienced (even if tolerable) would likely be reduced as a consequence of the development.
- 6.22 Having regard to these points it is considered that the proposed development would be acceptable in respect of potential impacts on neighbouring residential amenity and would be consistent with the aims and objectives of the NPPF and emerging Local Plan policies in these respects.

7. Conclusions & Summary

- 7.1 The application proposes the extension of an existing business to meet current increases in demand for holiday accommodation. In doing so, it also takes the opportunity to address existing shortcomings in storage space and goods reception areas at the “back of house” part of the pub.
- 7.2 The principle of the development being proposed in this case is wholly acceptable and in accordance with established national and local planning policy. It would enable an existing business within an existing settlement to expand in a controlled and sensitive way whilst also aligning with the Council’s strategic and corporate objectives in relation to the importance of tourism in rural Northumberland.
- 7.3 The development would impact to some degree upon the historic fabric of the building which is Grade II listed. However, these impacts would be minimal and restricted to an area that has undergone significant change in the past. Cumulatively, these changes would continue to preserve the elements of the building which contribute most towards its significance whilst also maintaining the overall character, appearance and setting of the West Thirston and Felton Conservation Areas.
- 7.4 Overall the proposals are considered to present a policy compliant scheme which would bring benefits to this important local business. In turn, the provision of additional tourism accommodation would have positive impacts upon the business and other businesses within the settlement and it would contribute towards meeting the Council’s wider goals of cementing Northumberland as a destination for visitors. The proposals are very modest in their scale but are essential for the continued viability of the establishment, particularly in addressing existing issues with storage and guest accommodation.
- 7.5 The Council are invited to support the applications and recognise the wider benefits that the development would deliver by granting planning permission and listed building consent for the proposed works without delay in line with paragraph 11(c) of the NPPF.

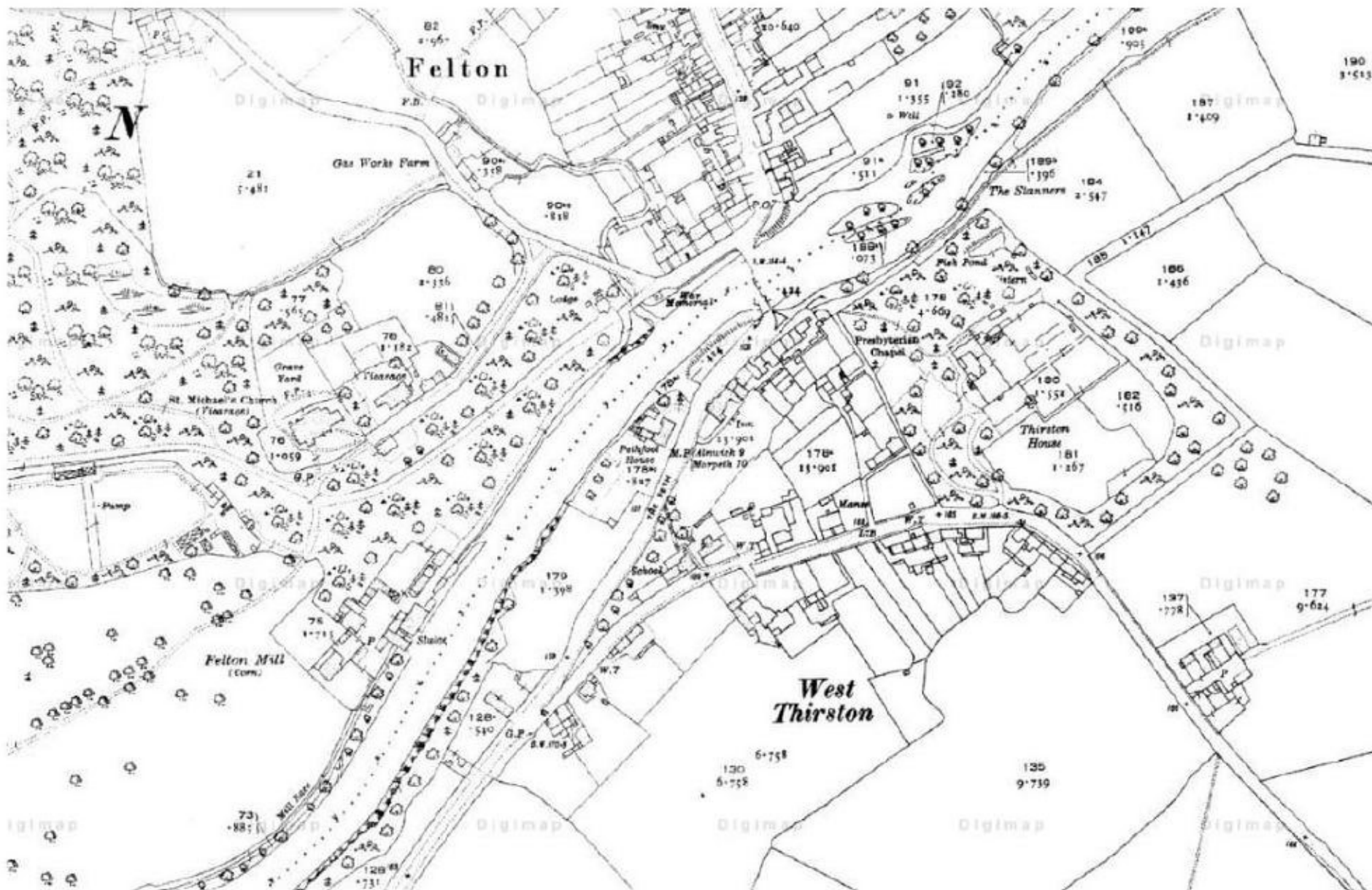
Appendix A: Cartographic Evidence



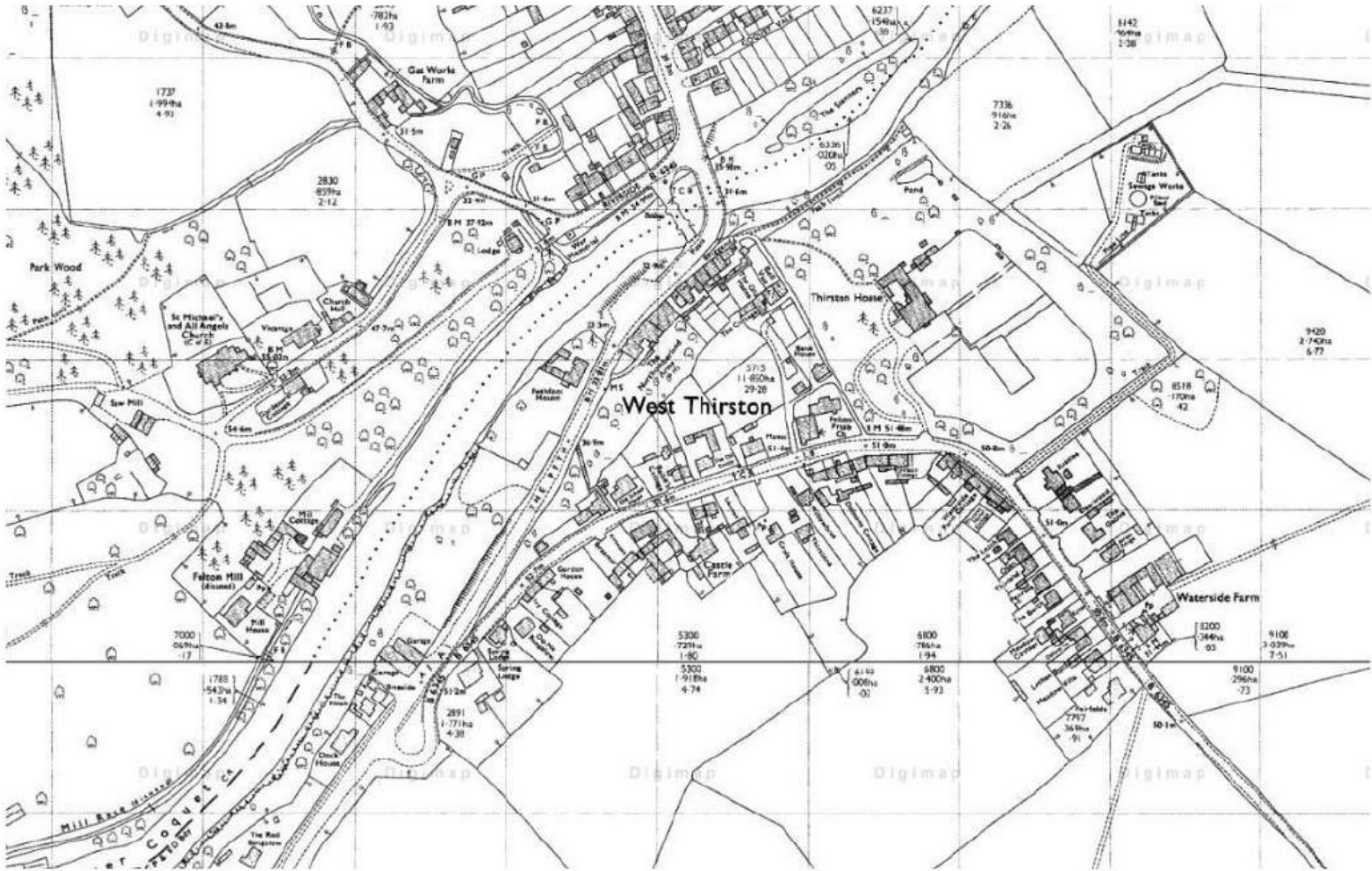
1847



1890s



1920s



1970s

Appendix B: Photographic Evidence

































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