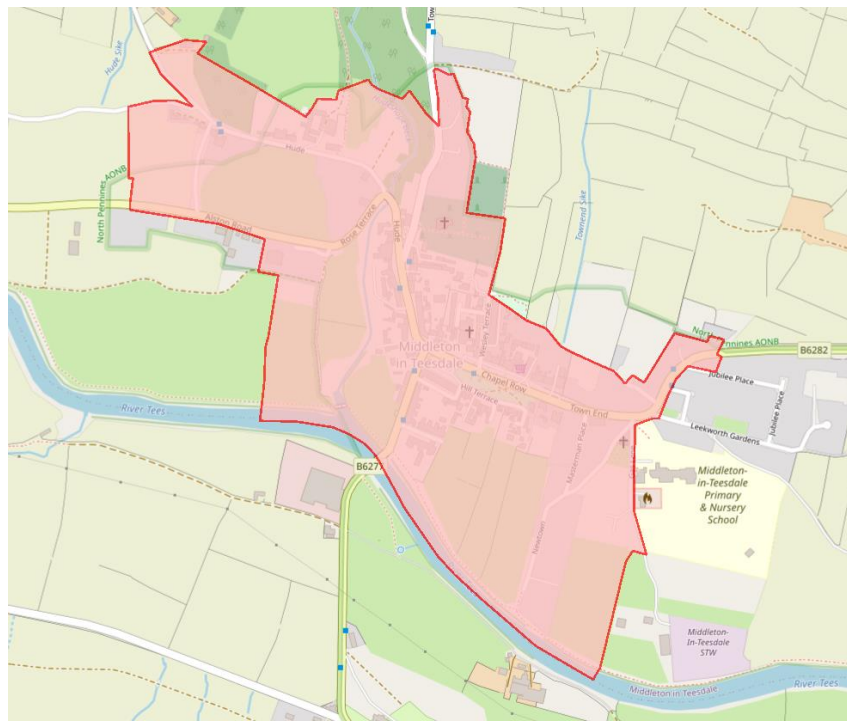


Introduction

This statement has been prepared by JohnsonClark on behalf of Victoria Finn to accompany a planning application for the installation of a flue to 59 Market Place, Middleton In Teesdale, DL12 0QH

Site

The application site is location in Middleton in Teesdale and sits within the boundaries of the Middleton in Teesdale Conservation Area.





Middleton-in-Teesdale is a small market town in County Durham, in England. It is situated on the north side of Teesdale between Eggleston and Newbiggin, a few miles to the north-west of Barnard Castle. The small market town in Upper Teesdale expanded in the early 19th century when the London Lead Company moved its northern headquarters there from Blanchland in Northumberland.

Middleton in Teesdale lies on the north bank of the river Tees, partly within the North Pennines Area of Outstanding Natural Beauty. Its location is a classic choice for prehistoric and early medieval farmsteads in upland areas, being located above the main river (Tees), adjacent to a tributary (Hudeshope Beck), but above the immediate floodplain, close to a crossing point on the Tees and on south facing slopes. Based on this topography and the surviving building stock, the origins of Middleton appear to be in the area of the Market Place and church, although nothing is known of its transition between early farmstead and later village.

The Middleton in Teesdale Conservation Area was designated by Durham County Council in February 1972. The conservation area was appraised by Teesdale District Council in May 2008. The Appraisal contains lists of locally important building and listed buildings.

59 Market Place is not listed. There are some listed buildings near to the property, Mill House, The Mill is to the south west is grade II listed, and Hude Bridge is to the North west and is also grade II Listed.

Property History and Description

59 Market Place is a 2nd floor apartment, with the ownership of the stairwell to the ground floor, with access to the property on the south and east elevations.

The building itself is a detached 2 storey building which has been subdivided into apartments. The stone building has a small garden area and access round both sides and to the rear, the South and east elevation has doors to access no. 59

Planning Policy/Legislation

National Government policy in relation to planning is contained within the National Planning Policy Framework (NPPF) (2018) which is a material planning consideration. NPPF puts the presumption in favour of sustainable development at the heart of planning policy and the planning system (paragraph 11). This means for decision taking, approving planning permission which accords with an up to date development plan without delay. Where development plan is silent or the most important policies for determining an application are out of date, this means approving proposals unless the adverse impacts of doing so would significantly or demonstrably outweigh the benefits, or policies to protect specific assets in the plan provide clear reasons for refusing planning permission.

Part 16 of NPPF deals with heritage assets. Paragraphs 189-202 set out the procedure for considering proposals affecting heritage assets. Paragraph 189 states that in determining applications, planning authorities should require an applicant to describe the significance of any assets affected (proportionate to the assets' importance and no more than required to understand the impact of proposals on their significance).

Proposed Works

Works proposed as part of this submission are shown on drawings PR01 and include:

1. A New Flue to be installed on the north Gable wall, from the 2nd floor to the roof.

Design Considerations and Impact on Conservation Area

The existing chimney is not able to be used for the flue for a new stove. We are proposing to install a new flue on the north elevation for the new stove.

All works to be carried out to this property are to be done so with utmost care and attention. The materials specified are of high quality. We therefore respectfully ask that the scheme is supported by the Local Authority.