



**Maria Ferguson**

PLANNING CONSULTANCY

Proposed outbuilding, removal of retaining wall and grade slope – s73 amendment to  
omit doors to outbuilding

Greys Lodge, Lartington

Mr & Mrs T Metcalf

## **HERITAGE AND DESIGN AND ACCESS STATEMENT**

August 2023

Reference: MF/21/018

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## **CONTENTS**

- 1.0 INTRODUCTION AND BACKGROUND
- 2.0 SITE DESCRIPTION AND APPLICATION PROPOSAL
- 3.0 PLANNING POLICY
- 4.0 HERITAGE ASSESSMENT

## **1.0 INTRODUCTION AND BACKGROUND**

- 1.1 This statement has been prepared on the instructions of Mr and Mrs Metcalf to accompany and provide additional information in relation to an application under s73 of the Town and Country Planning Act 1990 to vary planning permission reference DM/21/01719/FPA for the erection of a detached outbuilding, removal of existing boundary wall and minor regrading of garden at Greys Lodge, Lartington. The application proposed the omission of barn doors to two of the windows to the proposed outbuilding.
- 1.2 The statement is intended to provide background information to the application, and address the various heritage matters arising in accordance with chapter 16 of the National Planning Policy Framework (2021) (NPPF).

## **2.0 SITE DESCRIPTION AND APPLICATION PROPOSAL**

- 2.1 The application site is a two-storey stone dwelling located to the north of Lartington Hall within its associated historic park and garden, and within the Lartington Conservation Area. The site also lies within the Area of High Landscape Value as identified in the County Durham Plan (CDP).
- 2.2 The property adjoins a walled garden associated with Lartington Hall, and the proposed works are in close proximity to this structure.
- 2.3 The proposals involved the construction of a stone built outbuilding to contain a gym and stores, ancillary to the existing dwelling. The application also included proposals affecting the curtilage of the dwelling. The works are nearing completion, and the only remaining works are to install the doors to which this application relates. It is proposed to omit the doors which were to be affixed over two of the large window/door openings to the building.

## **3.0 PLANNING POLICY**

- 3.1 National planning guidance is contained within the National Planning Policy Framework (NPPF) (2021). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions.
- 3.2 At the heart of NPPF is the presumption in favour of sustainable development, which means approving development which is in accordance with an up to date development plan without delay. Where the development plan is silent or out of date, this means granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 3.3 Chapter 16 of NPPF deals with heritage matters and paragraph 194 states that in determining applications affecting heritage assets local planning authorities should require an applicant to describe the significance of any assets affected, including any contribution made by their setting. 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 protection.

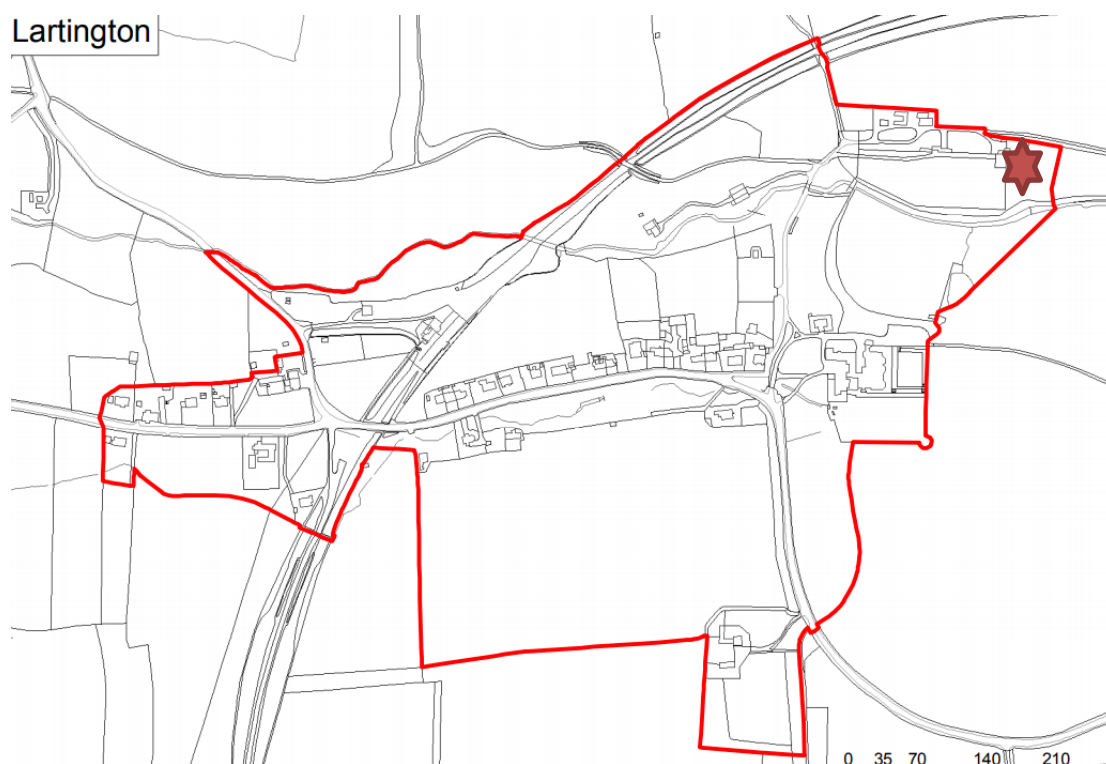
- 3.4 Paragraph 202 states that where a proposal will lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits, including, where appropriate, securing its optimum viable use.
- 3.5 NPPF does not change the statutory position of the development plan as the starting point for decision making. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.6 The Development Plan for the application site is the County Durham Plan (2020) (CDP)
- 3.7** Policy 44 of the CDP relates to the historic environment. This policy states that development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate.
- 3.8** The policy goes on to state that great weight will be given to the conservation of all designated assets and their settings. In relation to listed buildings, regard will be had to a development's respect for the historic form, setting, fabric, materials, detailing, and, any other aspects including curtilage, which contribute to the significance of the building or structure. Insofar as it relates to conservation areas, of relevance will be demonstrating an understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset. The planning authority will take into consideration the manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals.

#### **4.0 HERITAGE STATEMENT**

- 4.1 The requirements in relation to heritage assets and their preservation during development are set out within section 16 of NPPF.
- 4.2 Paragraph 194 of NPPF states that in determining planning 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. As a minimum the relevant Historic Environment Record should have been consulted and the assets assessed using appropriate expertise.
- 4.3 'Significance' can be defined as being 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 an assets' physical presence, but also from its setting. The setting of a heritage asset is defined as being the surroundings from which it is enjoyed. This may be influenced by the relationship between buildings and assets, as well as the use to which they and their surroundings are put.

### Description of heritage assets and their significance

- 4.4 The heritage assets which will be potentially affected by the proposed development are:
- Lartington Conservation Area
  - Historic Parkland – Lartington Hall
  - Listed buildings – Lartington Hall and associated buildings and structures
- 4.5 The setting of the application site is highly sensitive, in particular the open countryside to its south which is the historic parkland to Lartington Hall, the adjoining walled garden, and the conservation area.
- 4.6 The Lartington Conservation Area was designated in 1985 and the application site lies at the north east of it. The conservation area encompasses much of the registered parkland, and the village and its setting. Its boundaries are shown on the map below with the application site shown for context:



- 4.7 A conservation area character appraisal for Lartington was adopted in December 2012. Within this document, Lartington is divided into three character areas, which include the village green and Lartington Hall. The application site lies within the Lartington Hall character area reflecting its relationship to it, and the walled garden.
- 4.8 The Lartington Hall Grade II listed Park and Garden lies to the east of the application site. The Hall's original 42ha site is on rolling land which falls slightly to the north and east, and rises to the south before falling steeply to the valley of the Ray Gill. The setting is rural and agricultural. The

northern boundary is formed by a fence dividing the outer precincts of the kitchen garden from fields, and by a stone wall which runs along the north edge of Grotto Wood. The eastern boundary is walled, and the southern boundary along Lartington Lane (the B6277) has a wall surmounted by cast-iron railings which are probably those commissioned from Walker & Emley of Newcastle in 1870. A narrow stretch of parkland south of the road is fenced. A disused railway cutting and fencing forms the north-western boundary.

#### Impact of the development on the significance of heritage assets

- 4.9 Due to the small scale and position of the proposals, they are unlikely to have any impact on the setting of Lartington Hall or its associated listed buildings.
- 4.10 Planning permission was originally given as part of the earlier approval for a proposed outbuilding, and this is nearing completion.
- 4.11 The outbuilding to which this application relates is very much as an acceptable and typical domestic outbuilding. The intention was to install barn doors over all of the openings, which are otherwise glazed. This was to retain an agricultural and simple appearance to the building and so that the openings appeared as dark recessive spaces.
- 4.12 It has become apparent however, that since the glazing has been installed in a dark grey / black colour, when viewed within the site and from the footpath further afield, the openings, even with the glazing, now appear as dark recessive spaces. It is considered that the doors will do nothing to add to this appearance, and in fact when open, would complicate the front elevation of the building. It is acknowledged that when the building is lit, this appearance would change, but that would be when the building is occupied and as such the doors would be open anyway. The LPA would have no control over this.
- 4.13 The conservation area character appraisal sets out certain objectives, or management priorities for Lartington. Insofar as they are relevant to the application proposals, they aim to:
- Protect the open nature and appearance of the identified open spaces within the village.
  - Protect views out of, into and across the conservation area.
  - Protect traditional boundary treatments throughout the conservation area and encourage the future containment and definition of space through the use of estate fencing and stone walls rather than alternative materials.

The proposed amendments do not compromise these aims.

- 4.14 It is considered that the proposed amendments will improve the appearance of the proposed development, and will have a beneficial impact on the various heritage assets affected by the proposals and as such they are in compliance with policy 44 of the CDP and the NPPF in relation to heritage matters.