



Northumberland County Council

County Hall, Morpeth, Northumberland, NE61 2EF

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

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Suffix

Property Name

THE SHAMBLES MARKET

Address Line 1

MARKET PLACE

Address Line 2

Address Line 3

Town/city

HEXHAM

Postcode

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

Easting (x)

393614

Northing (y)

564095

Description

The Shambles Market is the standing structure that shelters the market stalls in the centre of Hexham.

Applicant Details

Name/Company

Title

Ms

First name

Sara

Surname

Whitaker

Company Name

Northumberland County Council

Address

Address line 1

Regeneration, Commercial and Economy Directorate

Address line 2

Northumberland County Council

Address line 3

County Hall

Town/City

Morpeth

County

Northumberland

Country

Postcode

NE61 2EF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Wells

Company Name

Countryside Consultants

Address

Address line 1

COUNTRYSIDE CONSULTANTS

Address line 2

TOWNHEAD

Address line 3

Town/City

ALSTON

County

CUMBRIA

Country

United Kingdom

Postcode

CA9 3SL

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The market structure has existed since 1766. There is written evidence that it was re-slatted in 1911 and the ground surface of concrete was laid in the late 19th century. The last major refurbishment works were completed in the 1990s. In recent years the stone columns have regularly suffered impact damage from parking vehicles.

In this project the roof weatherings will be lifted, the timber boarding and structure below cleaned and patch repaired, prior to the existing slate and lead materials being re-laid, using new fixings throughout. The perimeter timber ring beam will be repaired and redecorated and all the cast iron rainwater goods will be replaced or overhauled as necessary.

The roof structure sits on a mixture of timber and stone columns. These will be carefully cleaned and any severely damaged stonework replaced. The bases of the timber columns currently sit in the wet, are decaying, and will be provided with new stone plinths. Better gullies and below ground surface water drainage will be provided. New lighting and small power equipment will fully replace the existing electrical installation. Black painted stainless steel mesh panels will be installed in the eaves to prevent the local pigeons roosting in the gaps between the rafters.

The 19th century concrete floor is settling and cracking. It will be replaced with either natural stone flags or matching aggregate concrete flags, depending on the overall project costs. To protect the columns from vehicle impact in the future, bollards will be installed, along the north and west elevations.

Has the development or 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

Demolition of Listed Building

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

- Yes
- No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
- No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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 refer to the attached document:
2317 A Schedule of Documents for the Listed Building Application

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:

Rainwater goods

Existing materials and finishes:

Ogee gutters and circular downpipes: cast iron painted black, some sections are heavily corroded and all poorly decorated, sealed.

Proposed materials and finishes:

Ogee gutters and circular downpipes: All are to be dismantled and carefully inspected. Broken and heavily corroded sections are to be replaced with new matching sections. All are to be redecorated with a paint system specifically designed for metalwork, reinstalled and then all the joints are to be resealed.

Type:

Roof covering

Existing materials and finishes:

Flat section: Lead sheet weathering with open rolls Pitched section: Green Westmorland slate, single nailed to sarking boards

Proposed materials and finishes:

Sarking boards: All roof weatherings are to be lifted so the sarking boards can be repaired as necessary. Flat section: Damaged sections are to be repaired or replaced with matching sections of leadwork of the same thickness. Pitched section: To be lifted and relaid using new copper nails, damaged slates are to be replaced with matching slate. Pitched section sarking: This will be modified to make it more weathertight, by introducing a sarking membrane. This will not be visible from above or below.

Type:

Other

Other (please specify):

Timber roof structure

Existing materials and finishes:

Purlins, trusses: All the components are made of good quality redwood, appear to have been left undecorated and have weathered to a dark brown patina. Perimeter beams and cover boards: All the components are made of good quality redwood and have been decorated with oil-based paint in the past. The paint is now heavily weathered. Cleaning: All timber will be carefully cleaned with steam using a DOFF machine. Preservative treatment to trusses, purlins and sarking boards: One coat of permethrin-based preservative will be applied. Colour Clear. Decoration to perimeter beams only: To be carried out in a breathable water-based, high-build, pigmented stain. Colour: to be agreed.

Proposed materials and finishes:

Purlins and trusses: Once access is available, they will be inspected by the structural engineer and they will be repaired as described in the structural report. Where new timber is necessary, best-selected redwood will be used. Perimeter beams and cover boards: The structural engineer reports no issues with these. They will be inspected again with the help of the contractor. Any structural repairs will match existing in all respects any fixings used will be stainless steel.

Type:

Other

Other (please specify):

Columns

Existing materials and finishes:

Timber columns: Rectangular sections of a dense softwood, possibly pitch pine or similar, untreated. Stone columns: Local dressed and carved sandstone, in a Doric style.

Proposed materials and finishes:

Timber Columns: The bases are rotting where they contact the ground. The structural engineer proposes that stone plinths need to be added to keep the timber out of the wet. Please see the detailed drawings of this. Stone columns: Please see the detailed drawing which schedules the repairs required. A matching buff nonlaminar (freestone) sandstone will be selected from an available bed in a local quarry.

Type:

Other

Other (please specify):

Kerbs and Steps

Existing materials and finishes:

Local igneous stone possibly Whin Sill, a dolerite or basalt-like, bedded on mortar.

Proposed materials and finishes:

Reuse existing. Re-bed to a better line and level using a 1:1:6 (lime: cement: sharp sand) mortar.

Type:

Other

Other (please specify):

Hard standing

Existing materials and finishes:

Concrete that was laid in the late 19th century without movement joints. Hence it is badly cracked.

Proposed materials and finishes:

Option 1 (preferred): York-type stone flags, freshly quarried and sawn. As recently laid in other areas of the town. On a 75mm full mortar bed.

Option 2 (lower cost): Aggregate faced concrete flags with a finish selected to echo the existing 19th century concrete finish.

Type:

Other

Other (please specify):

Surface water drainage

Existing materials and finishes:

None

Proposed materials and finishes:

Four rainwater gullies are to be added below the existing rainwater downpipes. these will be traditional salt-glazed clay with cast iron gullies. At the west elevation, a flush drainage channel with a heel-proof cast iron cover will be installed in the existing paving.

Type:

Other

Other (please specify):

Lighting and small power

Existing materials and finishes:

The existing is very basic and beyond its useful life.

Proposed materials and finishes:

Please see the building services engineer's drawings, specification notes, and data sheets.

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 refer to the attached document:

2317 A Schedule of Documents for the Listed Building Application

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

Site Visit

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Various project meetings

Date (must be pre-application submission)

01/08/2023

Details of the pre-application advice received

Discussion of all aspects of the project.

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates

Certificates under 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

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Ian

Surname

Wells

Declaration Date

31/08/2023

Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Peter Kempsey

Date

17/10/2023