

Bradley Hall

# Heritage Statement

Hallgarth Manor, High Pittington,  
Durham DH6 1AB

November 2023




**RTPI**

Chartered Town Planners

## Confirmation of Instruction

<b>Client</b>	GWA Architects
<b>Site</b>	Hallgarth Manor, High Pittington, Durham. DH6 1AB
<b>Prepared By</b>	Fraser Tinsley MA (Hons) MBA, MRTPI, Principal Planner
<b>Our Ref</b>	BHPD00391
<b>Confirmation and Standards</b>	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

<b>Prepared By:</b>	Fraser Tinsley MA (Hons) MBA MRTPI Principal Planner	
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## 1. Introduction

- 1.1 This Heritage Statement has been prepared in support of a planning application by Minorities D Ltd (“the Applicant”) seeking planning permission from Durham County Council (“the Council”) in its role as the Local Planning Authority for the following proposed development at Hallgarth Manor, Pittington, Durham, DH6 1AB.

‘Siting of 6no. Glamping pods to enable the restoration of the hotel including the conversion of existing function suite to bedrooms and the outbuilding to 2 guest bedrooms, creation of new site access and installation of new boundary treatment’

- 1.2 This document explains the context of the development proposal whilst presenting an appropriately detailed assessment of the scheme in the context of all relevant national and local heritage policy and guidance. It covers aspects relating to planning and includes an assessment of the development’s impacts on the Pittington Hallgarth Conservation Area (CA). It has been prepared on behalf of our client who are project architects.

- 1.3 This assessment follows Historic England’s Conservation Principles guidance; Historic Environment Good Practice Advice: 2 Managing Significance in Decision Taking in the Historic Environment; and The Setting of Heritage Assets; and Historic England Advice Note 12: Statements of Heritage Significance.

- 1.4 The aims of this assessment are:

To identify the assets which could be affected by the proposed development.

To consider the significance and setting of the identified heritage assets

To demonstrate how the proposal has explored ways to maximize enhancement and minimise harm;

To assess the effects of the proposed development on the significance of the identified heritage assets; and

To consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.

- 1.5 The assessment identifies the heritage assets surrounding the application site, including Listed Buildings, Conservation Areas, non-designated heritage assets, Scheduled Monuments, Registered Parks and Gardens, and special landscape areas.

## 2. Site Description & Development Context

- 2.1 The application site is the Hallgarth Manor including attendant grounds. The site is located approximately 3.5 miles northeast of Durham City.



FIGURE 2.1: HALLGARTH MANOR AND IMMEDIATE SURROUNDING AREA.

- 2.2 Hallgarth Manor is an 18th century grade II listed building with extensive alterations from the nineteenth and twentieth century. It is in turn located within the Hallgarth Conservation Area which was designated in 1981. This is a small conservation area focused on two main buildings: the Church of St Laurence and Hallgarth Manor House. The Conservation Area boundary is detailed on Figure 2.2.
- 2.3 The application relates to three key elements of the property which is currently in use as a hotel. These are the function suite which is one of the later additions to the building and lacks quality and detailing when compared to other elements. The second element is the area to the front of the main house which is an open area including trees of varying age and quality. The final element is an outbuilding located in the rear garden of the main hotel building. The site layout is much altered but historic development and layout especially landscaping is well documented in historic mapping. Figure 2.3 shows the site layout in 1940.



FIGURE 2.2: EXTRACT FROM PITTINGTON HALLGARTH CONSERVATION AREA APPRAISAL



FIGURE 2.3: AERIAL PHOTOGRAPH 1940

### 3. Description of Proposed Development

- 3.1 The proposed development incorporates three key components. These are:

#### Repurposing of the Function Rooms

- 3.2 To the west and connected to the main original main house building, function rooms were added to the building in the mid-20<sup>th</sup> century. These facilitated the use of the premises as a wedding venue and for other events. This addition lacks quality and detailing when compared to other elements of the original house and is of no architectural or historical merit.

- 3.3 It is proposed to repurpose this function room area to provide 9 no additional guest bedrooms and alterations to the kitchen area.

#### Installation of 6no. Accommodation Pods

- 3.4 To the front of the main hotel building is a large triangular shaped area which extends to approximately 0.9ha. This area accommodates informal grass and trees of varying maturity and quality. This area does have value in providing a setting to the main hotel building. It is currently essentially unused and is receiving minimal management. The tree lines along the perimeter of this area are significant features contributing to a sense of enclosure of the overall site and contribute to the setting of the main hotel building. They also screen the hotel from the surrounding road network. There is evidence of this area accommodating a driveway to the main Manor House in the 19<sup>th</sup> century.

- 3.5 It is proposed to install 6no semi sub-terranean accommodation pods in this area. These will be positioned perpendicular to the main hotel building on the eastern side of a new proposed access driveway running from the front of the hotel building to the northern most point of the site where a new access will be provided onto Hallgarth Lane. This will provide the new main vehicular entrance to the site from Hallgarth Lane. The new driveway will provide the access to the hotel building from the north. Egress from the site will be via the existing access (located to the west of the hotel building adjacent to the function rooms). The indicative site layout is provided below in Figure 3.1.

- 3.6 The proposed accommodation pods will employ a barrel shaped single span roofs incorporating neutral coloured roofing material. These will be incorporated within a comprehensively landscaped area intended to maximise openness, with the area to the west of the new driveway undeveloped to retain key views to the main house from the road.

- 3.7 The new driveway will provide a linear approach to the front of the main hotel building. It will have a dual purpose for vehicular access to the site and provide access to the individual pods. Appropriate low level character lighting will be provided along the route of the driveway to provide illumination.

- 3.8 The retention of mature trees on the site will be maximized. The proposed accommodation pods and drive have been located to retain the perimeter line of trees which are a key feature of the site.

#### Conversion of Outbuildings

- 3.8 It is proposed to convert 'lean-to' outbuilding located to the immediate east of the rear garden of the hotel to visitor accommodation. The existing vernacular stone structure will be retained to a significant extent and a replacement slate roof matching the existing hotel roof provided. All usable stone will be retained along with the existing pattern of window and door openings. Replacement double glazed



timber windows and doors will be installed. This element of the proposed development will provide 2no visitor accommodation units.



Proposed Site Layout - (1:1250)

FIGURE 3.1: INDICATIVE SITE LAYOUT



FIGURE 3.2: IMAGE OF PROPOSED LODGES



## 4. Heritage Assessment

- 4.1 The proposed development impacts several designated heritage assets. These are the Hallgarth Conservation Area and the Hallgarth Manor House. Direct works are proposed to the main hotel building. There are several other Listed Buildings and Scheduled Ancient Monuments in the vicinity of the site with potential for impact.
- 4.2 Below we provide the overview of the heritage significance and provide the heritage impact assessment. Paragraph 194 of the NPPF (2023) states that in determining 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.

### Designated Heritage Assets

- 4.3 The NPPF identifies 'designated heritage assets' and 'non-designated heritage assets'. The 'designated heritage assets' relevant to this application are:

Hallgarth Conservation Area  
 Hallgarth Manor - Grade 2 (LEN 1120732)  
 Church St Lawrence – Grade 1 (LEN 1310892) There are several associated listed structures.  
 Priory Hall, Hallgarth. Scheduled Listed Monument (LEN 1002323)

### Significance of the Heritage Assets

- 4.4 To assess the significance of the heritage assets, regard has been paid to advice within the NPPF and Historic England's document 'Conservation Principles, Policies and Guidance' (2008).
- 4.5 The Historic England Advice Note 12 'Statements of Heritage Significance' (2019) recommends a staged approach to decision making relating to assets of historic value which includes an assessment of impact on significance. The stages are:
1. Understand the form, material and history of the heritage asset;
  2. Understand the significance;
  3. Understand the impact on that significance;
  4. Avoid, minimise and mitigate negative impact;
  5. Look for opportunities to better reveal or enhance significance.
- 4.6 Understand the interest or value of a place or building and why it is of interest is achieved by using a methodology through which to explore and understand significance. The significance of a heritage asset is equal to the sum of its special interest. The values and interest are aligned with the Planning (Listed Buildings and Conservation Areas) Act 1990 and are considered to be:

Historic Interest - is measured by the historical people or events associated to a building.

Architectural or Artistic Interest - is measured by the general character, appearance and aesthetics of the buildings as well as the spaces between.

Evidential or Archaeological Interest - is measured by the evidence yielded from the fabric of the structure or evidence of human influence on change to the environment.

A value of high, medium or low is attributed in the conclusion of significance assessment based on the research and evidence.

- 4.7 Harm is defined by Historic England as ‘change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place’ (Conservation Principles, p71).
- 4.8 Development does not necessarily mean harm. As stated above, it is only development which reduces the significance (special interest / value) of the asset in a material way which is harmful. The scale of harm can be measured using the ‘Scale of Harm’ table. Harm defined as; minor adverse; moderate adverse; or substantial adverse may require public benefit to outweigh that harm if it has not been balanced through beneficial effects. If harm is identified then this should be weighed against the benefits of the proposal, including securing its optimum viable use.

Substantial Beneficial
Moderate Beneficial
Minor Beneficial
Negligible Beneficial
Neutral
Negligible Adverse
Minor Adverse
Moderate Adverse
Substantial Adverse

- 4.9 Palmer v Herefordshire Council & Anor (Court of Appeal – Civil Division, November 04, 2016, [2016] EWCA Civ 1061 (Case No: C1/2015/338 3) found ‘that where proposed development would affect a Listed Building or its settings in different ways some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the Listed Building or its setting.’
- 4.10 The following methodology has been used as a guide to quantify the magnitude of impact, combined with professional assessment.

Level of Impact	Factors in the Assessment of the Magnitude of Impact
Substantial	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements / setting, such that the resource is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic buildings elements or setting that hardly affect it / not readily evident.
Neutral	No change to fabric or setting

- 4.11 The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ advises that:

the significance of the asset is understood;  
the impact of development on significance is understood;  
ways to avoid, minimise and mitigate impact are explored;

harmful impacts be justified through and balanced; and that negative impacts on aspects of significance are offset by enhancing other aspects of significance.

### Hallgarth Conservation Area

4.12 The Hallgarth Conservation Area was first designated in 1981 and focusses on two main buildings: the Church of St Laurence and Hallgarth Manor Hotel. There are fifteen main buildings and a number of detached structures within the Conservation Area. The majority of the buildings are located to the south of the hotel. The Conservation Area is characterised by large plots accommodating predominately residential buildings. Hallgarth Manor is a key feature of the Conservation Area dating from mid 18th century and is the main focal point of the northern part of the Conservation Area. It is described within the Conservation Area Appraisal as follows;

‘Although much altered this former hall still retains much of its traditional character and poses a number of historical questions significant to the area, such as its age and development. Along with the Church it defines everything around it and so is central to the character of this conservation area.’

To the south the Church of St. Laurence within its large church yard is a Grade I listed stone church consisting of tower, nave with south and north aisles and a chancel with north and south aisles. The Church of St Laurence is the most significant building in the Conservation Area.

### Listed Buildings

4.13 All listed other buildings are Grade II listed and contribute to the character and appearance of the Conservation Area. These are detailed below:

Hallgarth Manor Hotel (Grade II - 1120732);  
Gate Piers and Gates at Entrance of Churchyard of St. Laurence (Grade II - 1120733);  
Fenwick Tomb Circa 18 Metres West Of Church Of St Laurence (Grade II - 1159747);  
Scorer Tomb Circa 22 Metres South West Of Church Of St Laurence (Grade II -1120734);  
Hallgarth War Memorial (Grade II -1437868); and  
Church Of St Laurence (Grade I - 1310892).

There is also a Scheduled Monument - Priors Hall, Hallgarth located approximately 50 metres south of the site (Entry Number: 1002323)



FIGURE 4.1: LISTED BUILDINGS / SCHEDULED MONUMENTS

- 4.14 The Listed Buildings potentially impacted by the proposed development are detailed below. Details of the Listed Buildings located in proximity to the Church of St Laurence are grouped together with the Church as a similar level of impact could be anticipated:

1. HALLGARTH MANOR HOTEL, PITTINGTON LANE (Grade II Listed)

Listed: 10-May-1967

PITTINGTON LANE NZ 34 SW (East side, off) 7/34 Hallgarth Manor 10/5/67 Hotel. (Formerly listed as Hallgarth Farmhouse) GV II

House, now hotel. Mid C18, extensively altered C19 and C20. Painted render with painted ashlar dressings and plinth; Welsh slate roof with roll-moulded ridge tiles and painted stone gable copings. Irregular plan. North elevation to drive 2 storeys, 6 bays, the sixth wider, with 2 storey, one-bay, and one-storey, 4-bay right extensions. Renewed 8-panel door and overlight in doorcase of plain pilasters and scroll-bracketed pediment in third bay. Principal entrance now through C19 stone-mullioned canted bay window in third and fourth bays. Slightly-projecting stone sills to renewed 15-pane sashes in 3 left bays, and to 2 with 12 panes over bay window. Venetian stair window in sixth bay has radial glazing bars. Extensions have renewed doors and windows with glazing bars. Roof has raised end gables and dividing walls. The copings ending in short horizontal sections. 6 gabled dormers have sashes with renewed glazing bars; similar dormer in 2-storey extension. Rendered chimney on each gable of main roof; tall ridge chimney on one-storey extension.

Garden elevation has 5-bay main block, and set-back 2-bay extension at right. Central 6-panel door in doorcase of plain pilasters and scroll-bracketed pediment; sashes with glazing bars. 5 gabled roof dormers; C20 pent conservatory in front of extension.

Interior shows large hall at garden side, panelled above prominent dado rail; C18 chimney piece (with pulvinated frieze, and lugged panelled overmantel with Greek fret and acanthus decoration) resited from first-floor room; dentilled stucco ceiling cornice. Wide open-well stair with grip handrail on column-on-vase balusters, and wreath and curtail. Handrail ramped at top of each flight, and curved from landing to second flight; mitred section on first-floor gallery to accommodate change in floor level. Panelled dado to stair well.

## 2. CHURCH OF ST LAURENCE, PITTINGTON LANE (Grade II listed)

Listed: 10-May-1967

PITTINGTON LANE NZ 34 SW (East side, off) 7/35 (inset) Church of 10/5/67 St. Laurence GV I

Parish church. C11 or early C12; circa 1180-1195 addition of north aisle and chancel; late C12/early C13 tower; c.1225-1250 south aisle added and nave extended eastwards by one bay; C14 porch; C15 belfry stage of tower; aisles rebuilt and nave extended eastwards, chancel and porch rebuilt 1846-7 by I. Bonomi with J.A. Cory; 1897-9 chancel aisles added by W.S. Hicks; 1905 chancel lengthened and raised. Coursed squared sandstone with plinth and ashlar dressings; Welsh slate roof with stone gable copings. Aisled 6-bay nave with west tower and south porch; 3-bay chancel with 2-bay north aisle vestry, and one-bay south aisle. Gabled porch has old boarded double doors with wrought iron hinges in moulded 2-centred-arched surround under dripmould. Sundial in gable peak; diagonal buttresses. South aisle has sill string to 2-centred-arched windows, with varied tracery, under dripmoulds. North aisle has one similar window at east and 4 other round-headed windows in roll-moulded surrounds under dripstring. Similar round-headed window to chancel south aisle. Set-back chancel has lancets, paired on south and stepped group of 3 on east; 2 on north, which has also 2 ogee-headed lights in small square windows flanking vestry door.

Tower has long west lancet under dripmould; small lancet in set-back second stage; clock above; paired cusped lights in set-back belfry are deeply recessed in round-headed openings, under embattled parapet with corner pinnacles. Canted north stair turret has 3 rectangular lights. Massive irregular clasping buttresses, one said to be C17; changes in south elevation suggest earlier tower of different proportions. Offset buttresses at ends of aisles and marking extent of older parts (one on south at east of third bay with semicircular sundial above said to be from the earlier church). Clasping buttresses to chancel.

Interior: nave plaster, with some wall paintings; aisles and chancel rubble; ashlar dressings and arcades; nave roof C19 stone-corbelled arch-braced tie beams; chancel roof panelled; tower has massive first floor beams. Early 4-bay nave has north arcade of zig-zag-moulded segmental arches, with plain square inner arches, on octagonal central pier and responds, and round intermediate piers. Octagonal piers and responds have deeply-cut corner roll moulding; round piers have high relief roll-moulded spiral decoration, reminiscent of the incised decoration in Durham Cathedral; scallop and water-leaf capitals, the central also with beaded decoration. East respond in fourth bay has small cusped niche at top of south-west face. 2 east arches of 1846 in similar style. South arcade has chamfered 2-centred arches, on round piers with moulded capitals and bases, under head-stopped dripstring. Sixth arch from west is resited from fifth bay of north arcade. Blocked early door in west wall at high level on north side. Above north arcade are 2 small, deeply-splayed, round-headed windows, the west with C12 paintings in splay showing consecration of St. Cuthbert by Archbishop Theodore, and his vision at the table of Abbess Aelflede; 2 similar windows in south wall; all

intersected by and unrelated to arcades; external faces, now within aisles, show slight chamfers, monolith heads, and irregular-block jambs.

Irregular elliptical tower arch on keeled responds. Transverse arch at east end of north aisle rests on crocket capitals transferred in 1846 from north chancel chapel, now demolished. High 2-centred chancel arch rebuilt 1846. Arcaded east windows have ringed shafts. Trefoil-headed C13 piscina.

Monuments include 3 fine-grained dark grey stones in chancel floor: the northern large, with carved coat of arms and well-cut Latin inscription, to Sir Thomas Hall of Elemore Hall, died 1680, his wife and daughter; plainer central slab, to George Baker of Elemore Hall, died 1774; to south a high-quality carved coat of arms and Latin inscription to Sir Ralph Shipperdson, died 1719. Other C19 memorials in east end of chancel to members of Pemberton, Shipperdson and Baker families. In north aisle, c.1280 effigy of knight; in south aisle, a Frosterly 'marble' tapered block with re-cut inscription in Latin, to one named Christ. At west end of north aisle several medieval grave covers and carved fragments. In tower, plain bowl font, on restored pedestal, said to have been sold early C19 and recovered from Broomside farm in 1885. C17 font cover in 'Cosin' style. 1893 chancel screen by W.S. Hicks.

- 4.15 An assessment of the impact of the proposed development is provided below.

#### Heritage Impact Assessment

- 4.16 The impact on the significance of the heritage assets is assessed in accordance with the requirements of Paragraph 189 of the NPPF. Regard is had advice within the Historic England publications: 'Good Practice Advice Note 2 – Managing Significance in Decision Taking in the Historic Environment' and 'Conservation Principles, Policies and Guidance'. Proposals for conversions of existing buildings are considered separately to the proposed new accommodation pods.

#### Building Conversion

- 4.17 The development has been described above and is detailed on the scheme drawings and documentation.

#### Proposed Development Use

- 4.18 The proposed conversion of the existing function rooms and outbuildings to visitor accommodation bedrooms is consistent with the existing predominate use of the premises as a hotel which has been in existence for many years. The proposed use is more in accordance with the residential character of the Conservation Area and will remove the existing 'function' use which could be deemed to be less compliant. The existing function rooms are a 20<sup>th</sup> century addition to the original hotel building. The proposed conversion of outbuildings to visitor accommodation will secure the future use of these buildings. The proposed use has a negligible beneficial impact on the setting of the Conservation area and fabric of the listed building that is Hallgarth Manor hotel. There is neutral impact on adjacent Listed Buildings.

#### Design of the Proposed Development

- 4.19 The conversion of the 'lean-to' outbuilding to the immediate east of the rear garden area to visitor accommodation will result in a change to the appearance of these currently dilapidated buildings. The existing vernacular stone structure will be retained to a significant extent and a replacement slate roof, matching the existing main building, and replacing the asbestos roof, will be provided. All usable stone



will be retained along with the existing pattern of window and door openings. Replacement double glazed timber windows and doors will be installed. This will have a moderate beneficial impact on the character and appearance of the building.

#### Conclusions

- 4.20 Overall the impact of the building conversion element of the proposed development on the designated heritage assets is deemed to be negligible beneficial. There is therefore no harm to the heritage assets that are the Conservation Area and Listed Buildings.

#### Installation of 6no. Accommodation Pods

- 4.21 The most substantial element of the proposed development is the installation of 6no accommodation pods incorporating a new access drive and landscaping to the front of the main hotel building. This has been described above and is detailed on the scheme drawings and documentation.

#### Proposed Development Use

- 4.22 The proposed utilisation of this area to provide the described use does represent a significant change to the current openness of the land, however it is consistent with the hotel use of the Manor House. The impact of the proposed pods is minimised through the design approach and landscaping which minimises visual impact and retaining the open landscaped area to the west of the new access driveway to secure views to the Manor House from the road. There will be a reduction in the open character of this area to the front of the main hotel which represent a change to the current situation. The openness of this area does contribute towards the setting of the heritage that is the Hallgarth Manor and the character and setting of the Conservation Area but this impact is minimised and should be balanced against the benefits of scheme in terms of helping to reserve the heritage asset that is the listed building. There is no impact on the Church of St Laurence. The existing boundary treatment of this space is retained, and the landscaping proposals seeks to retain the simple rural green spaces and simple enclosures which have characterised this part of the Conservation Area.
- 4.23 The use of this area to provide an access drive is also a departure from the current situation. However, it is evident from mapping from 1860, shown at Figure 4.1, that at this time, there was an avenue of trees providing access to the front of the main Manor House. The mapping shows mature trees that were notable to the cartographer at that time. This suggests that the trees were at that time well established and mature meaning they may have formed part of the original access to the Manor House dating back to the mid-18<sup>th</sup> century.
- 4.24 The aerial photograph of the site dating from 1940 and provided at Figure 2.3 shows this area to the front of the Manor House to be heavily forested. This would suggest that the area has under significant change over time and the current situation does not represent a static scenario and relationship to the main Manor House which has existed as an original feature of the setting of the Manor House. This reduces the historical value of the existing scenario which does not have an established historical context. The overall impact is deemed to be minor adverse.



FIGURE 4.1: MAPPING FROM 1860

### Design of the Proposed Development

- 4.25 The design of the proposed accommodation pods has been conceived to minimise visual prominence and maintain the Manor House as the dominant structure in the landscape setting and by extension this part of the Conservation Area. The semi-subterranean positioning of the pods and use of Sagan grass and timber cladding assists in integrating the pods within the landscape. The proposed driveway will essentially reinstate what was likely the original access arrangement for the Manor House. While there will be heritage impact on the setting of the Manor House when viewed from Hallgarth Lane, this is minimised and characterised as to be minor adverse.

### Setting

- 4.26 In terms of setting, there will be impact on the setting of the Manor House when viewed from Hallgarth Lane. Some limited screening of the Manor House when viewed from Hallgarth Lane will occur as a result of the pods. While the proposed driveway will essentially reinstate what was likely the original access arrangement for the Manor House. While there will be heritage impact on the setting of the Manor House when viewed from Hallgarth Lane and therefore the heritage assets that are the House and Conservation Area, these are minimised and characterised as to be minor adverse.

### Conclusion

- 4.27 Overall the impact of the accommodation pods and access road element of the proposed development on the designated heritage assets is deemed to be minor adverse. This translates as being in the upper area of the less than substantial harm category to the heritage assets that are the Conservation Area and Listed Buildings.

## 5. Summary & Conclusions

- 5.1 This Heritage Statement has been prepared in support of a planning application by Minorities D Ltd (“the Applicant”) seeking planning permission from Durham County Council (“the Council”) in its role as the Local Planning Authority for the following proposed development at Hallgarth Manor, Pittington, Durham. DH6 1AB.

‘Siting of 6no. Glamping pods to enable the restoration of the hotel including the conversion of existing function suite to bedrooms and the outbuilding to 2 guest bedrooms, creation of new site access and installation of new boundary treatment’

- 5.2 The application site is located within the Hallgarth Conservation Area and relates to several listed buildings including the Grade II listed Hallgarth Manor.
- 5.3 The proposals have been assessed in proportion to the assets importance and no more than is sufficient to understand the potential impact of the proposals in accordance with the NPPF and using the guidance of the English Heritage Good Practice Advice.
- 5.4 In heritage terms the proposal is a carefully considered development, incorporating the use of more traditional materials including stone, timber and slate. It would result in less than substantial harm to the heritage assets that are the Conservation Area and Listed Buildings.
- 5.5 In accordance with paragraph 202 of the NPPF this means that the proposals should be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use of the Hallgarth Manor.
- 5.6 Sustainable development can be achieved in social, economic and environmental terms in this case and the proposal is compliant with national and local planning policy. It is in accordance with paragraph 11 of the NPPF and will provide a development acceptable in conservation and heritage terms.