

**Application No:** 18/01227/LBC Author: Rebecca Andison  
Date valid: 2 October 2018 ☎: 0191 643 6321  
Target decision date: 27 November 2018 Ward: Collingwood

Application type: listed building consent

**Location: Land At Murton House Farm, Rake Lane, North Shields, Tyne And Wear**

**Proposal: Demolition of the disused and redundant buildings.**

Applicant: Murton Farm Steading Ltd, C/O George F White LLP

Agent: George F. White, Miss Laura Dixon Arch 2 Westgate Road Newcastle Upon Tyne NE1 1SA

**RECOMMENDATION:** Application Permitted

## **INFORMATION**

### **1.0 Summary Of Key Issues & Conclusions**

#### 1.0 Main Issues

1.1 The main issue for Members to consider is whether the impact on the architectural and historic interest of the listed building is acceptable.

1.2 Planning law requires that application for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Members need to consider whether this application accords with the development plan and also take into account any other materials considerations in reaching their decision.

#### 2.0 Description of the Site

2.1 The application relates to Murton House Farm, which is located on the north side of the A191, at the junction with Billy Mill Lane.

2.2 The main farmhouse and the gate piers to the driveway are Grade II Listed. The farmhouse has recently been refurbished and divided into two residential dwellings. This application relates to the land to the east of the farmhouse which contains numerous derelict farm buildings. These buildings include the remains of two terraced dwellings, located immediately to the east of the farmhouse, stables and barns.

#### 3.0 Listing Description

Date listed: 19.02.1986

Farmhouse; mid C18 with later additions. Coursed squared sandstone; pantiled roof with flat stone gable coping on curved kneelers; brick chimneys. Double span. 2 storeys, 5 windows. Central half-glazed door in late C19 porch; flat stone lintels to wood cross windows with early C20 glazing. Ground floor left return has round-headed window in stone surround with impost blocks. Steeply-pitched roof with swept eaves and end chimneys, the left rear one on ashlar base.

#### 4.0 Description of the Proposal

4.1 Listed building consent is sought for the demolition of the disused and redundant buildings.

#### 5.0 Relevant Site History

18/01226/FUL - Demolition of the disused and redundant buildings and replacement with 10no residential dwellings including access, amenity space and parking - Pending consideration

#### 6.0 Government Policy

6.1 National Planning Policy Framework (February 2019)

6.2 Planning Practice Guidance (As amended)

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

#### 7.0 Development Plan

7.1 North Tyneside Local Plan 2017

## **PLANNING OFFICERS REPORT**

#### 8.0 Main Issues

8.1 The main issue for Members to consider is whether the impact on the architectural and historic interest of the listed building is acceptable.

#### 9.0 Impact on the Listed Building

9.1 The National Planning Policy Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It states that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting; and establish or maintain a strong sense of place.

9.2 In respect of designated heritage assets the NPPF 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

9.3 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

9.4 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

9.5 Where a development proposal will 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 securing its optimum viable use.

9.6 At paragraph 200 of the NPPF it states:

"Local planning authorities should look for opportunities for new development within conservation area....and within the setting of heritage assets to enhance or better reveal their significance."

9.7 Policy S6.5 states that the Council aims to pro-actively preserve, promote and enhance its heritage assets.

9.8 Policy DM6.6 states that proposals that affect heritage assets or their settings, will be permitted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of heritage assets in an appropriate manner. As appropriate, development will:

- a. Conserve built fabric and architectural detailing that contributes to the heritage asset's significance and character;
- b. Repair damaged features or reinstate missing features and architectural detailing that contribute to the heritage asset's significance;
- c. Conserve and enhance the spaces between and around buildings including gardens, boundaries, driveways and footpaths;
- d. Remove additions or modifications that are considered harmful to the significance of the heritage asset;
- e. Ensure that additions to heritage assets and within its setting do not harm the significance of the heritage asset;

- f. Demonstrate how heritage assets at risk (national or local) will be brought into repair and, where vacant, re-use, and include phasing information to ensure that works are commenced in a timely manner to ensure there is a halt to the decline;
- g. Be prepared in line with the information set out in the relevant piece(s) of evidence and guidance prepared by North Tyneside Council;
- h. Be accompanied by a heritage statement that informs proposals through understanding the asset, fully assessing the proposed affects of the development and influencing proposals accordingly.

Any development proposal that would detrimentally impact upon a heritage asset will be refused permission, unless it is necessary for it to achieve wider public benefits that outweigh the harm or loss to the historic environment, and cannot be met in any other way.

9.9 Buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building should be treated as part of the listed building. The site currently contains numerous derelict farm buildings, most of which date from before 1948. They are located within the boundary wall which encompasses the listed farmhouse and gate posts, and relate closely to the farmhouse in terms of their function and materials. The buildings are therefore to be treated as part of the listed building.

9.10 A structural survey has been carried out and submitted as part of the application. This shows that many of the buildings are in a very poor condition. Some of them could be saved but this would not be economically feasible. A Viability Assessment has also been submitted to consider the cost implications of retaining and converting some of the existing buildings. The assessment shows that the only viable development option is complete demolition and rebuild. The assessment has been externally audited to ensure it is robust. Capita's viability report agrees that the retention and conversion of the existing buildings is unlikely to be a viable option.

9.11 Given that the buildings are in a deteriorating condition and retention is not a viable option, it is officer opinion that the principle of demolishing the buildings is acceptable.

9.12 A separate planning application has been submitted for the construction of 10no dwellings. The merits of the proposed residential development will be assessed under this application. The listed building application is only to determine whether demolition of the buildings is acceptable.

9.13 The Tyne and Wear Archaeology Officer has commented. She states that a permanent archive of the farmstead is required to build on the information already submitted. This can be secured by a condition.

9.14 Members need to determine whether the proposed development would be acceptable in terms of its impact on the significance of the listed building. It is officer advice that the impact is acceptable. The application is therefore recommended for approval.

**RECOMMENDATION:     Application Permitted**

## Conditions/Reasons

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.
  - Application form
  - Site location planReason: To ensure that the development as carried out does not vary from the approved plans.
  
2. Standard Time Limit 3 yr LBldg Consent      MAN07      \*
  
3. No demolition or development shall take place until a second phase of archaeological building recording has been completed, in accordance with a specification provided by the Local Planning Authority. The recording must begin before any work commences on site. Further recording will be required once the buildings have been made safe to access. The appointed archaeologist or heritage professional must advise the planning authority when the on-site work has been completed.  
Reason: To provide an archive record of the historic buildings and to accord with paragraph 199 of the revised NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.
  
4. The buildings shall not be occupied/brought into use until the report of the results of the second phase of building recording pursuant to condition 3 has been submitted to and approved in writing by the Local Planning Authority.  
Reason: To provide an archive record of the historic buildings and to accord with paragraph 199 of the revised NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.



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Not to scale  
 Date: 25.07.2019

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**Appendix 1 – 18/01227/LBC  
Item 3**

**Consultations/representations**

1.0 Representations

1.1 None received.

2.0 External Consultees

2.1 Historic England

2.2 No requirement to consult.

2.3 Tyne and Wear County Archaeologist

2.4 It is a pity that the farm buildings are proposed for demolition, and none are proposed for conversion to houses. However I acknowledge the explanation in Spence & Dower's Heritage, Design and Access Statement, that the buildings are not in a condition to be used and are unsafe. They would need to be completely rebuilt.

2.5 However, some of the curtilage walling is in reasonable condition. It can be repaired and used as an integral part of the new development. This should be done.

2.6 The buildings comprise:

Stable 1 – little significance. 1788-1865.

Stable 2 – some local significance. 1865-1894.

Building 1 - some local significance. 1788-1865.

Barn 1 – a series of joined buildings. The north building has the most significance as this preserves evidence of stable fittings. Pre 1788 and 1788-1865.

Barn 3 - some local significance. 1865-1894.

Barn 4 - some local significance. 1865-1894.

Barn 5 - some local significance. 1865-1894.

2.7 The Heritage, Design and Access Statement is thorough and has been written by a Conservation Architect. It provides sufficient information to broadly date the farm buildings and assess their significance.

2.8 However, due to the poor state of the buildings, a full record of them has not been possible, so further work is needed. The farm buildings, are to be lost and so a permanent archive of the farmstead is required, which will build on the work already carried out. The work can be conditioned.

2.9 Archaeological work required:

Further recording of the buildings as they are made safe.

2.10 The main part of building 1 is as old as much of the farmhouse (pre 1788). It may have been a farmhand's cottage, or perhaps two. It has not been possible to thoroughly inspect this building, but more evidence may become available when it is made safe.

2.11 Barn 1 - some areas have not been safe to thoroughly inspect and more evidence may become available as the building is made safe. Further recording of the roof trusses is required when safe to access.

1. Outline elevation drawings (not stone-by-stone, but showing doors and windows etc) and a floor plan are required of the buildings, as best as is possible given safety issues.

2. Print and index the photographs included in the Heritage, Design and Access Statement. If Spence and Dower are appointed to complete the recording, then their photographs in the Heritage, Design and Access Statement should be professionally printed at 6" x 4", given an index number, and the location from which they were taken shown on a site location plan. The photographs will be presented in Conservation grade plastic wallets (you can buy A4 wallets that will each hold eight 6"x4" photographs) in an A4 ringbinder along with the photo index, a photo location plan and elevation drawings and floor plans of each building. I will require two indexed copies of the photographic prints. One for the Historic Environment Record and one for Tyne and Wear Archives. If an archaeologist is appointed to do the recording, then it will probably be quicker if they just took their own photographs before work starts on site, rather than trying to index someone else's photographs.

3. Further inspection of the buildings, particularly building 1 and barn 1, when safe access is made possible and further photographs to be taken and printed and indexed as detailed above.

4. A short report will be produced to confirm the findings of the additional recording.

5. The digital images will be saved as jpegs or tiffs on CD for inclusion in the Historic Environment Record.

#### *2.12 Archaeological Building Recording Condition*

No demolition or development shall take place until a second phase of archaeological building recording has been completed, in accordance with a specification provided by the Local Planning Authority. The recording will begin before any work commences on site. Further recording will be required once the buildings have been made safe to access. The appointed archaeologist or heritage professional will advise the planning authority when the on-site work has been completed.

Reason: To provide an archive record of the historic buildings and to accord with paragraph 199 of the revised NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.

#### *2.13 Archaeological Building Recording Report Condition*

The buildings shall not be occupied/brought into use until the report of the results of the second phase of building recording pursuant to condition ( ) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide an archive record of the historic buildings and to accord with paragraph 199 of the revised NPPF, Local Plan S6.5 and policies DM6.6 and DM6.7.