

DOVE COTTAGE, THE GATEHOUSE LODGE, PRESS CASTLE, COLDINGHAM
22/01125/FUL AND 22/00046/RREF

**RESPONSE TO LOCAL REVIEW BODY REQUEST FOR FURTHER INFORMATION –
 COMMENTS ON THE IMPACT OF NATIONAL PLANNING FRAMEWORK 4 ON THE
 PLANNING APPLICATION AND SUBSEQUENT REVIEW**

The relevant policies from NPF4 are noted below, with officer commentary on their relevance, and a conclusion below.

Relevant NPF policy	Commentary
Policy 1: Tackling the climate and nature crises	<p>This policy requires significant weight to be given to the global climate and nature crises when considering all development proposals.</p> <p>Whilst relevant, the effect of the policy is considered to be neutral in this instance.</p>
Policy 7: Historic assets and places	<p>Part c) is a key consideration in this appeal. It states that proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. The policy wording is similar to Local Development Plan 2016 policy EP7 (Listed Buildings) against which the application was originally assessed and refused.</p> <p>The Council's Heritage and Design Officer has provided comments on the effect of Policy 7 upon their earlier assessment. The Officer notes that their previous conclusion that the proposal fails to preserve or enhance its special architectural and historic interest is unaffected by the adoption of NPF4. The Case Officer agrees with this. The proposal would not respect the original structure due to its excessive scale and poorly related design. The proposed development would not maintain the special architectural or historic interest of the building and would have a significant adverse impact on its character. It is therefore contrary to NPF4 Policy 7.</p>
Policy 14: Design, quality and place	<p>Parts a), b) and c) are all relevant. They require developments to be designed to improve the quality of an area and be consistent with the six qualities of successful places. Annex D provides a list of detailed considerations relevant to each of the six qualities. These include scale, massing, legibility and detailing.</p> <p>The development proposal is not supported by this policy due to the excessive scale and the poorly related design of the proposed extension.</p>
Policy 16: Quality Homes	<p>Parts g) and h) relate to householder development proposals and are therefore relevant. Part g) i. is significant to this</p>

	<p>appeal. It states that householder developments will be supported where they do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials.</p> <p>The development proposal is not supported by this policy due to the excessive scale and the poorly related design of the extension.</p>
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Conclusion

The proposed development is contrary to key NPF4 policy 7 (Historic assets and places) and is not supported by other relevant policies. NPF4 reinforces the reason for refusal set out in the original decision notice and report of handling.