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Cc: Amber Willard
Subject: BR/14/19/PL

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The application relates to the retention of a storage container to the front of the existing property. The site adjoins a terraced property which has been identified as Grade II listed.

As part of paragraph 189 of the NPPF, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. In light of this some comments are provided based on my own assessment/observations.

The terrace comprises a timber-framed building comprising 3 cottages. The listing description identifies that it is probably C16 or C17. There is a hipped, thatched roof, with painted casement windows. It is largely faced with flint and brick, and is painted

There is a flint wall to the front of the terrace, which appears to continue to the front of the application site. The development around the application site and the listed terrace is mixed with both residential and commercial uses present. The existing setting of the property has to some extent been harmed by the presence of the neighbouring commercial development. However, that is not to say that further inappropriate development should be allowed.

The container is located to the very front of the application site, and is visible from the street. It is read in the context of the listed terrace, and it is considered not to be suitable; development in this context should reflect the character of the listed terrace, and not be in conflict with it. Development is therefore considered to cause a low level of harm the setting of the listed building.

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