

KINGSTON MANOR, KINGSTON LANE, EAST PRESTON, BN16 1RR

**DEMOLITION OF EXISTING SINGLE GARAGE AND
ERECTION OF A FIVE-BAY CAR BARN**

PLANNING STATEMENT (INCL. DESIGN & HERITAGE STATEMENT)



June 2018

Introduction

This Combined Planning Statement (incl. Design & Heritage Statement) has been prepared by the applicant to accompany a planning application for: -

“Demolition of a single garage and erection of a five-bay car barn”

It should be read in conjunction with the following documents comprising the application: -

- Location and Site Plan (ref. RRA16-100D)
- Existing Site Layout Plan (ref. RRA17-200)
- Proposed Site Layout Plan (ref. RRA17-205)
- Proposed Floor Plan & Elevation (ref. RRA16-103G)
- Tree Removal Plan (RRA17 300)

In the context of the Heritage and Design Statement prepared back in March 2018 by Jack Warshaw, a Chartered Accredited Specialist Conservation Architect, included within Appendix 1 of this Statement.

Proposal

The proposal is for a single storey car barn incorporating five black GRP up and over garage doors and a separate log store, as shown in drawing ref. RRA16-103G.

The main structure has an overall size of 16.471m x 7.190m with an eaves height of 2.1m and roof pitch of 30 degrees. The external skin of the south, west and east elevations comprises a combination of brick and flint infill panels. The north elevation comprises a combination of brickwork and softwood treated weatherboard. The roof coverings will comprise of natural Spanish slate.

The attached log store will have an overall size of 5.615m x 1.125m with an eaves of 1.50 meters and a roof pitch of 30 degrees and will be constructed using traditional mortice and tenon joints pegged together with the use of wooden pegs. All exposed timber will be stained black with brickwork will match the garage block immediately to the west of the proposed car barn.

The proposed building has been integrated within the core ensemble of outbuildings and reinstates the 19th century courtyard layout as it is shown to have existed in 1911 plans included with the Heritage & Design Statement (Appendix 1). As such the new position accords with Historic England guidance on the Setting of Historic Assets.

Partial access from within the existing courtyard will avoid extensive new forecourt paving to the chapel foreground but enable a natural segregation between additional garaging to house private equipment and vehicles; and the additional garaging required to house essential agricultural and estate management equipment, supplies, and vehicles, accessed via the rear/east elevation.

Planning Background

This is an entirely new design. The previous planning application (K/6/17/HH) and listed building consent (K/6/17/L) were refused on 21 April 2017 and the subsequent appeals (APP/C3810/W/17/3175616 & APP/C3810/W/17/3175623) were dismissed.

The previous proposal was to erect a six-bay car barn with log store. This was proposed to be sited due north of the pool room and associated garage block approved and built out in 2007 (ref. K/10/07/L and K/9/07) and east of the cluster of cottage, garage and chapel.

The officers' report on both applications (K/16/17/HH & K/16/17/L) considered the scheme was unacceptable as there was insufficient justification for its claim the setting of the listed house and chapel would be improved. The application also lacked an adequate heritage assessment as required by the NPPF. The building did not relate well to the landscape or historic group. The potential harm

of the setting of the house and chapel would be harmed by the scale and siting of the proposed garage. As stated below: -

“Given the location, size, height, footprint, design and the lack of adequate historic justification for the structure the proposal would damage the setting of a Grade 2 Listed Building, and therefore conflicts with the National Planning Policy Framework (para 132) and policies HERDM1 and HERSP1 of the emerging Local Plan.”

A further reason for refusal was cited for refusal to grant planning permission.

“The extent of development would be visually prominent and involve further unjustified development within the East Preston to Kingston strategic gap/gap between settlements in conflict with policies AREA 10 of the Arun District Local Plan and SDSP3 of the emerging local plan.”

A subsequent appeal was dismissed on 3 November 2017. The Appeal Inspector considered two issues arising from Arun District Council's refusal of Listed Building Consent and Planning Permission, namely:

1. Harm of the setting of the listed building
2. Development with a strategic gap between settlements

The Inspector found that there was no conflict with the strategic gap policy, but the proposed building would harm the setting of the principal building and, in particular, the Chapel, which is identified as a “curtilage listed building” close to the site of the proposed new building.

The Appeal Inspector concluded that:

“Whilst the location of the proposed building, close to others and within a cluster, would not cause harm to the character and appearance of the rural area and would not undermine the aims of the policies which seek to maintain the settlement structure and resist coalesce, that location is too close to the chapel, a curtilage listed building and erodes the setting of the principal listed building”.

In dismissing the appeal, the Inspector cited paragraph 134 “less than substantial harm...” and concluded the placement of the barn proposed would cause harm to the setting of the listed house and the curtilage listed chapel.

Alterations made to the proposal to overcome past refusals

In seeking to overcome the previous reason for refusal and subsequent Inspector's findings. The applicant employed the services of Jack Warsaw, a conservation architect, to consider a revised proposal that would cause no harm to the character or setting of any heritage asset within the meaning of NPPF para 134.

A pre-application enquiry was prepared by Jack Warsaw and submitted on the 3 April 2018 for a new garage block with a smaller footprint and mass than the refused scheme.

In contrast to the previous proposal in which a larger new building was set apart, this new proposal, matches the scale and elements within the core ensemble of outbuildings. It only provides for up to 5 vehicles rather than the six previously proposed in the refused scheme.

The placement of the new garages reinstates the 19th century courtyard layout as it is shown to have existed in 1911 (see Heritage & Design Statement – Appendix 1). As such the new location has historical precedent and accords with Historic England guidance on the Setting of Heritage Assets. It is the contention of the application that the proposal will sit comfortably within the setting of the chapel and contribute positively to the setting of the asset and overcomes the issues for the previous refusal.

The proposed site is currently occupied by a single garage. It is considered replacing this garage with a new range identical to the west range will help overcome the reasons for previous refusal, for the following reasons:

1. There is an historical precedent for a range of building on a similar footprint
2. The south face will be a wall in place of a garage door
3. It will sit comfortably within the setting of the chapel, in contrast to the refused scheme
4. Partial access from within the existing courtyard will avoid extensive new forecourt paving to the chapel foreground
5. The identical form and materials to the existing west range can be appreciated as appropriate and fitting to the historic ensemble
6. The single garage is reported as in structural disrepair

Assessment

The target date for a written response to the pre-application enquiry was the 3rd May 2017. Unfortunately, a written response has not been forthcoming, the application has taken the decision to submit this revised scheme without having the benefit of the written feedback from the local authority.

Despite this, the applicant, is confident that the changes made to the proposal will be received favourably by the local authority. Due to time constraints, the decision has been made to submit this revised application to expediate matters.

The Inspector found that there was no conflict with the strategic gap policy (as referenced in the refusal notice K/16/17/HH) but the previously proposed building would harm the setting of the principal building and, in particular the Chapel, which is identified as a curtilage listed building. The applicant has therefore sought to address this point within the revised proposal.

The applicant has demonstrated an understanding of the significance of the historical assets and assessed the proposed building in relation to the historical setting, as required by NPPF paragraph 128, having employed the services of a conservation architect to assess and inform a new design that minimises the impact of the proposal on the heritage asset's.

The new proposal does require the demolition of a single garage but, its significance as part of the historic group of buildings is considered very low. The map evidence provided in the Heritage & Design Statement suggests it was not present until well after 1911.

With a smaller footprint and mass than the refused scheme and with detailing to match the garages immediately to the west of the proposed site. It is considered this new proposal integrates within the courtyard layout without impacting on the setting of the principal building and the chapel. The proposal reinstates the 19th century courtyard layout and as illustrated by the visual imagery contained within the Appendix 1, the proposal sits comfortably within the setting of the chapel and wider buildings.

Conclusion

The new proposal fully accords with national and local planning policy and overcomes the previous reasons for refusal. It is the view of the applicant that planning permission should be forthcoming.

APPENDIX 1

HERITAGE & DESIGN STATEMENT

PRE-APPLICATION ENQUIRY - ARUN DISTRICT COUNCIL

KINGSTON MANOR, KINGSTON LANE, LITTLEHAMPTON BN16 1RR

ERECTION OF NEW GARAGING

HERITAGE AND DESIGN STATEMENT



JACK WARSHAW RIBA(SCA) MRTPI IHBC RPUDG

March 2018



PRE-APPLICATION ENQUIRY - ARUN DISTRICT COUNCIL

KINGSTON MANOR, KINGSTON LANE, LITTLEHAMPTON BN16 1RR

ERECTION OF NEW GARAGING

HERITAGE AND DESIGN STATEMENT

Introduction

1. This Statement supports a pre-application enquiry for a new garage block at the above site. This is an entirely new design. I have undertaken a Heritage Assessment commissioned after a previous application was refused on 21 April 2017 and an appeal against refused dismissed on 3 November 2017. The previous application's reference is K/6/17/L. The appeal reference was 2342. The scheme was to erect a new garage block comprising 6 car bays and a log store. This was proposed to be sited due N of the recent garage and pool house and E of the existing earlier service cluster of cottage, garage, and chapel immediately E of the principal listed building.

Credentials

2. I am a Chartered Accredited Specialist Conservation Architect, Chartered Town Planner, Member of the Institute of Historic Building Conservation and Recognised Practitioner of the Urban Design Group. I have specialised in historic conservation for over 40 years. I hold an Architectural Heritage Award, Civic Trust Award and Wandsworth Council Design Award. I founded and led that Council's Conservation and Design Team from 1984 to 1991. I am familiar with the site and context of the proposed development which I inspected on 4 December 2017.

Background

3. The officers' report on this application considered the scheme was unacceptable as there was insufficient justification for its claim the setting of the listed house and chapel would be improved. The application also lacked an adequate heritage assessment as required by the NPPF. The building did not relate well to the landscape or historic group. The potential harm to the setting of the house and chapel would be harmed by the scale and siting of the proposed garage. The reason for refusal was stated as:

Given the size, height, footprint, design and the lack of adequate historic justification for the structure the proposal would not preserve or enhance the listed building and would damage the setting of a Grade 2 Listed Building, and therefore conflicts with the National Planning Policy Framework (para 132) and policies HERDM1 and HERSP1 of the emerging Arun District Local Plan.

4. A subsequent appeal was dismissed on 3 November 2017. The Appeal Inspector considered two issues arising from Arun District Council's refusal of Listed Building Consent and planning permission:

1. Harm to the setting of the listed building

2. Development with a strategic gap between settlements
5. The Inspector found that there was no conflict with strategic gap policy but the proposed building would harm the setting of the principal building and, in particular the Chapel, which is identified as a “curtilage listed building” close to the site of the proposed new building.
6. The original Heritage/Design Statement described the proposed buildings and cited certain NPPF policies but did not demonstrate an understanding of the significance of the principal building, its setting or the chapel. Consequently it also failed to assess the proposed building in relation to understanding as required by NPPF paragraph 128.
7. In dismissing the appeal the Inspector cited Paragraph 134- “..less than substantial harm...” In this case dismissal was inevitable because some harm was considered to arise from the new building’s relationship to the chapel, thus the setting of the whole ensemble, and without any balancing public benefit to take into account.

The list description and site are shown below:

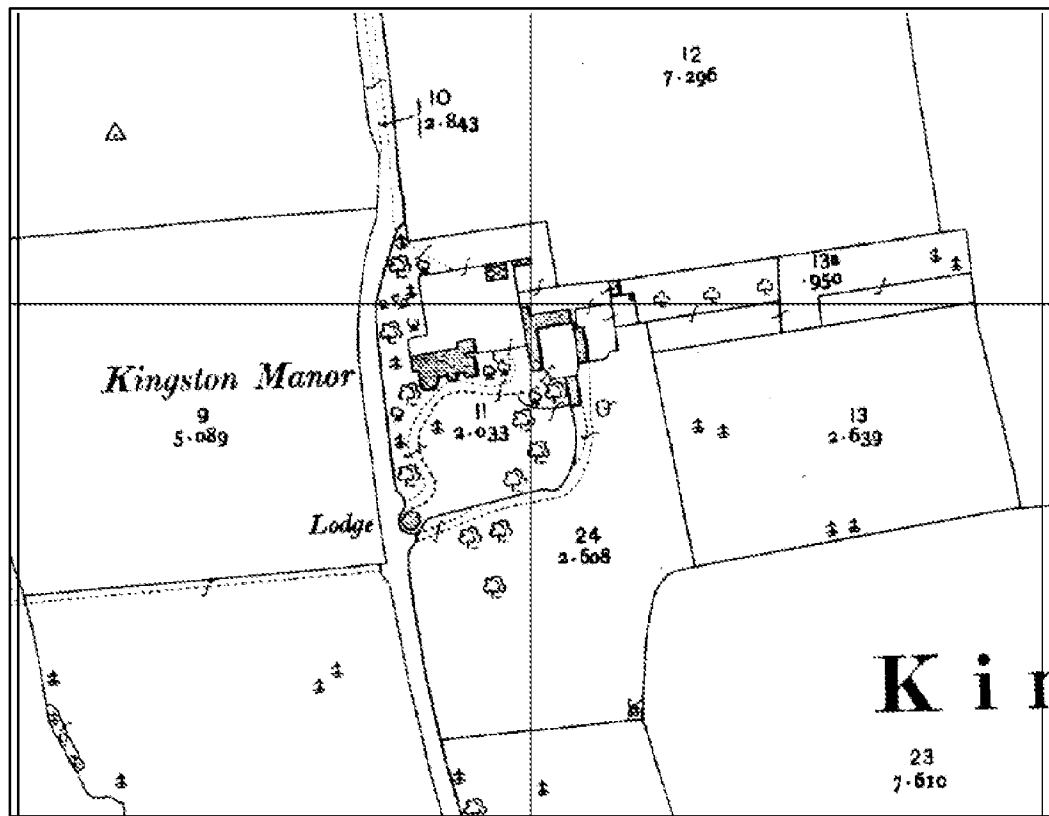


The description covers the principal building only.

TQ 0602 KINGSTON LANE 27/129 12.10.54 Kingston Manor
Grade II

Early C19. Two storeys and attic. Three windows. Two dormers. Faced with Roman cement, the ground floor rusticated. Stringcourse, cornice and balustraded parapet. The windows are flanked by pilasters and those on the first floor have moulded architrave surrounds. Glazing bars intact. Porch up four steps with round-headed coved doorway and round-headed windows in its flanks. On each side of the main block is a contemporary wing of one storey with splayed angles, flanked by pilasters and faced with square knapped flints between the pilasters. Each wing has one tripartite window and a balustraded parapet.

Historical Maps



1876

[illegible]

8. The maps of these three key dates above demonstrate:

9. This last revelation is interesting because the present W range, which the applicant believes is relatively recent, has been built on the approximate footprint of the 1876 range. It is moreover further evidence that the 1911 ensemble included both an E and W range of outbuildings, possibly accommodating stabling and coaching. Understanding the sequence of development, the presence and layout of these blocks would lend support to a proposal to erect a new range replicating the W range on the E side, thus reinstating the historic pattern of 1911.

...the building would form an enclosure to the service yard here which would be apparent as an intrusion in views from the entry drive and looking back towards the house, vying with the chapel for attention.

ARUN DISTRICT COUNCIL K/21/18/L

impression being successful in practice as the chapel should be seen as part of the house function and not that of a farm. The previously permitted and built pool building and garaging do not upset this arrangement over-much due to their location, but the proposed barn would impinge on the setting of the chapel in addition to that of the house and its associated buildings to the east.

Relevant planning policy

11. Sec 66 of the Planning (listed buildings and conservation areas) Act 1990 requires special regard to be had to the desirability of preserving a listed building or its setting. Read together with the Local Plan policies DEV9-12, NPPF Section 12, and Historic England guidance on assessing the Setting of Heritage Assets, the key consideration in determining an application for listed building consent is whether the proposed work would sustain or enhance the significance of the asset or its setting.

Understanding significance

12. At Kingston Manor significance can be attributed to the age(s), design(s) and layout of its core buildings within a designed landscaped setting whose overall character and setting can be appreciated from surrounding open or cultivated areas. The core buildings are the main house with its flanking extensions, the adjoining “working” walled courtyard complex to the East comprising the garage barn, service cottage and single garage, and the chapel immediately to the South of the courtyard. Indeed, whilst the modern garaging/pool complex to the SE was considered by the inspector not to “...*upset this arrangement over-much due to their location.*” these additions are clearly alien in form, materials and orientation to the core complex. The refused scheme was thus dismissed because it would have harmed the significance of the core buildings in their setting by reinforced the alien nature of the recent complex.

Proposed development

13. The applicant seeks additional garaging to house his collection of classic cars. This would enable essential agricultural and estate management equipment, supplies and vehicles to be housed in the existing garage/pool complex further to the SE.

14. To overcome the previous reason for refusal and subsequent Inspector’s findings and conclusion in any reapplication, it should be demonstrable that the proposed development would cause no harm to the character or setting of any heritage asset within the meaning of NPPF paragraph 134.

15. The site of the former W range is now occupied by a range of garages apparently erected following LBC No. K/29/95/L 1996 - demolition of existing dilapidated garages/outbuildings and erection of replacement garages.

16. The site of the former E range is currently occupied by a single garage, which map evidence suggests dates from around the mid-20th century. Replacing this garage with a new range identical to the W range has particular merits over the refused scheme:

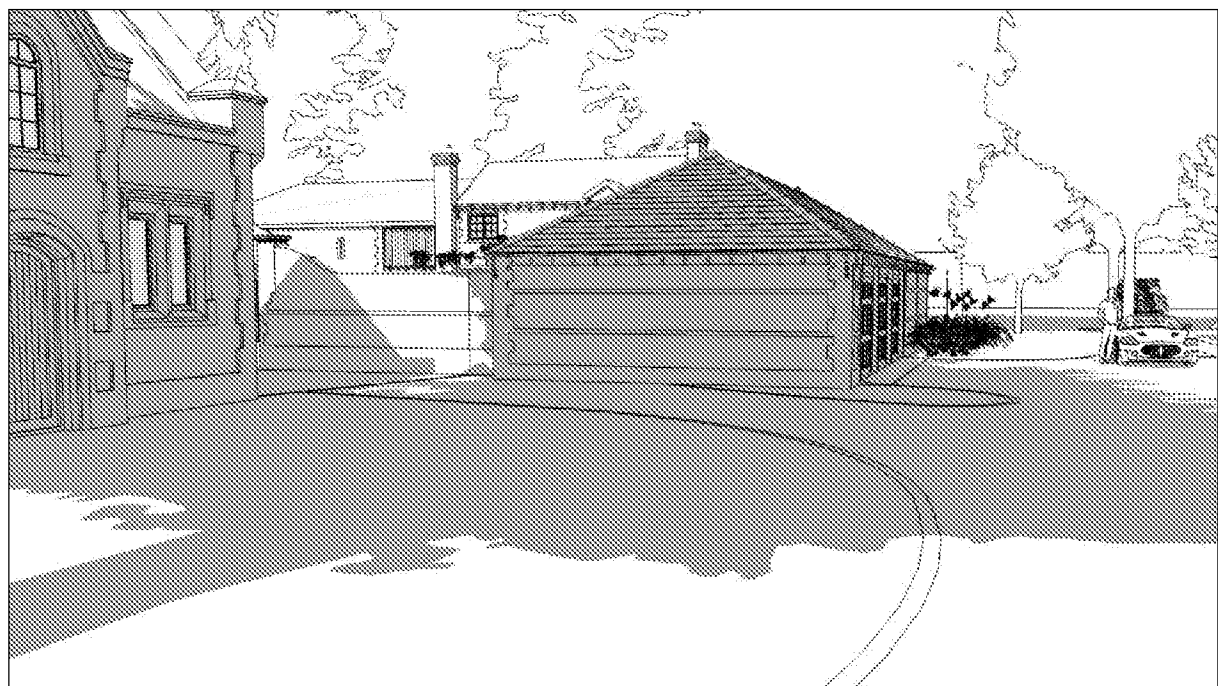
1. There is an historical precedent for a range of building on a similar footprint.
2. It's S (front) face will not be materially nearer to the chapel than the single garage
3. The S face will be a wall in place of a garage door
4. It will sit comfortably within the setting of the chapel, in contrast to the refused scheme.
5. Partial access from within the existing courtyard will avoid extensive new forecourt paving to the chapel foreground.
6. The identical form and materials to the existing W range can be appreciated as appropriate and fitting to the historic ensemble.
7. The single garage is reported as in structural disrepair.

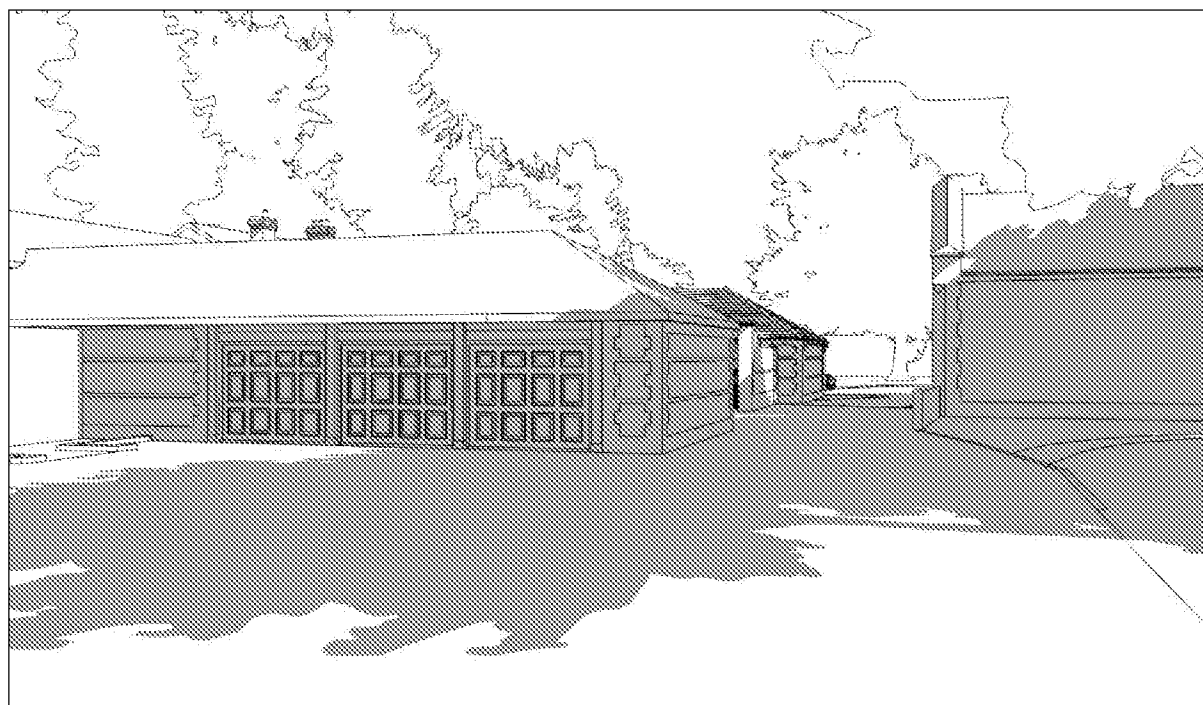
Assessment

17. The Council's online planning history does not show anything earlier than 1995. Although the date of the single garage cannot be precisely determined, its significance as part of the historic group is considered very low in view of its somewhat out of context placement, undistinguished appearance and map evidence which suggests it was not present until well after 1911. Whilst it is self-evidently within the setting of the principal listed building as well as the Chapel, its actual contribution to their setting is neutral.

18. In this context replacing it with the proposed new garage range is considered an appropriate intervention. With a smaller footprint and mass than the refused scheme, it will accommodate 5 vehicles. In contrast to the previous proposal in which a larger new building was set apart, associated with the recent leisure complex, this matched, scaled and detailed element integrates with the core ensemble in a manner which both sustains its significance and reinstates the 19th century courtyard layout as it is shown to have existed in 1911. As such the new E range accords with Historic England guidance on the Setting of Heritage Assets. It is recommended as an optimum solution which contributes positively to the setting of the asset. The applicant now seeks the Council's response to the proposal as illustrated below.

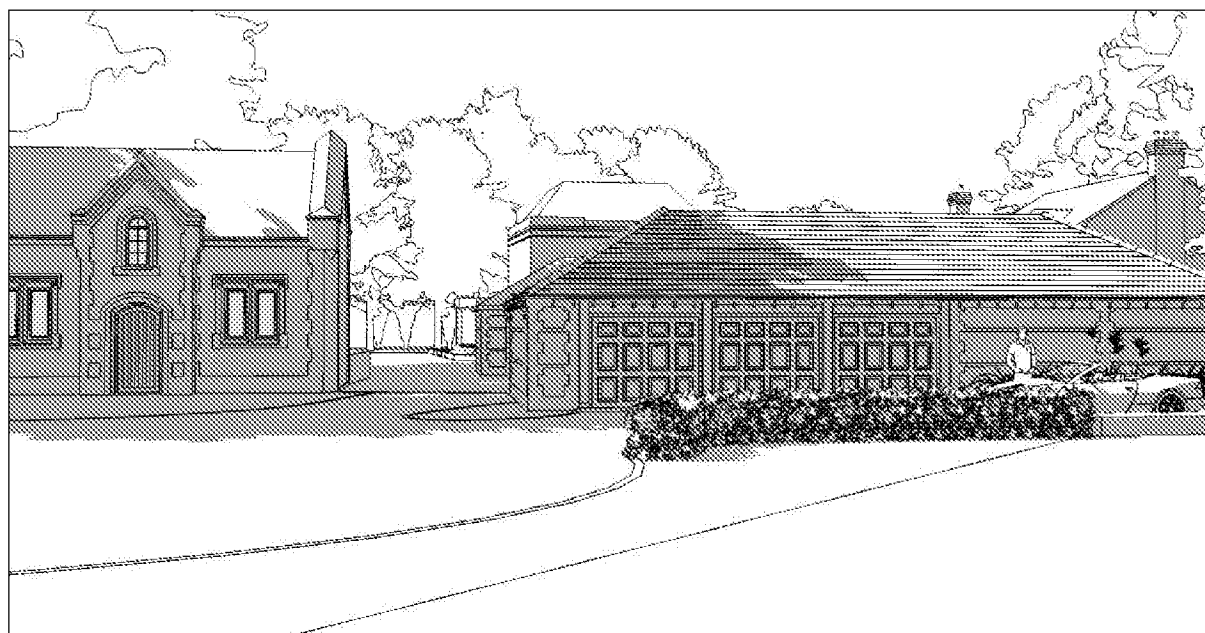
19. A fresh application should be preceded by all necessary information gathering which may impact on the significance and understanding needed to underpin the proposal, including 3D imagery. The following images compare key existing views considered by the Appeal Inspector with the same views showing the proposed new range in outline.







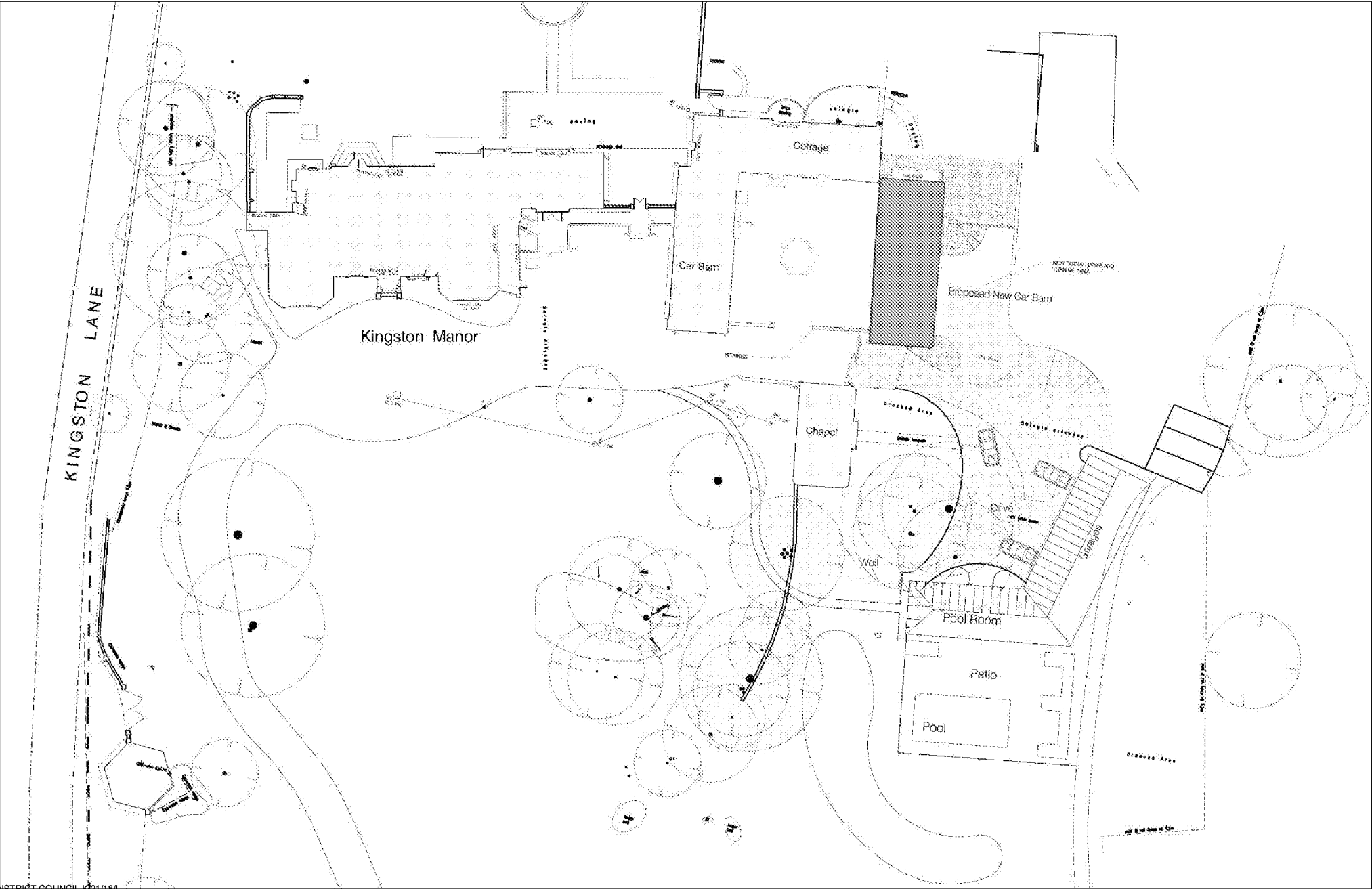




For detail of Car Barn please refer to separate drawing ref: 408 rev A. that accompanies this submission.

For detail of Car Barn please refer to separate drawing ref: 408 rev A. that accompanies this submission.

PROPOSED SCHEME



EXISTING



PROPOSED



Conclusion

20. I have advised on and can commend these designs as fully in accord with the purpose of primary legislation, national and local policy and authoritative guidance.

REPORT PREPARED BY

JACK WARSHAW RIBA(SCA) MRTPI IHBC RPUDG

March 2018



APPENDIX 1

APPEAL DECISION NOTICE

Appeal Decisions

Site visit made on 24 October 2017

by **S J Papworth DipArch(Glos) RIBA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 3 November 2017

Appeal A: APP/C3810/W/17/3175616

Kingston Manor, Kingston Lane, Kingston BN16 1RR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James Belbin against the decision of Arun District Council.
 - The application Ref K/5/17/HH, dated 13 February 2017, was refused by the Council by notice dated 21 April 2017.
 - The development proposed is construction of a detached 6 bay barn with log store.
-

Appeal B: APP/C3810/Y/17/3175623

Kingston Manor, Kingston Lane, Kingston BN16 1RR

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr James Belbin against the decision of Arun District Council.
 - The application Ref K/6/17/L, dated 13 February 2017, was refused by the Council by notice dated 21 April 2017.
 - The works proposed are construction of a detached 6 bay barn with log store.
-

Decisions

1. I dismiss both appeals.

Main Issues

2. In both appeals there is the following main issue;
 - The effect of the proposal on the setting of listed buildings.
3. In Appeal A only there is a further main issue of;
 - The effect of the proposal on the character and appearance of the area and the gap between settlements.

Reasons

Listed Buildings

4. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 132 of the National Planning Policy Framework 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. The more important the asset, the greater the weight should be. The courts have determined that considerable

importance and weight should be given to harm found to the significance of listed buildings.

5. These matters are reflected in Policies HER DM1 and HER SP1 of the emerging Local Plan which concern listed buildings and the built heritage. Although the weight attaching to these emerging policies is limited by the stage reached, the statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act together with those of the Framework are clear.
6. The principal listed building of Kingston Manor is a two storey house of considerable architectural significance. Of significance also are other historic structures to the east, including a cottage and a chapel. Whilst there have been later additions to the listed building, the front façade with its knapped flint bays sits well with the ancillary buildings along the driveway to the east. The chapel compliments the group as a standalone building south of the drive.
7. There are in addition various other more recent buildings and extensions, most notably an angled range of buildings used in association with a pool and providing garaging and storage. This latter building is located to the south-east of the chapel.
8. The preservation of a listed building and its setting does not rely on there being public views as such buildings are to be preserved for their intrinsic significance. The main house at Kingston Manor is approached by a sweeping drive and faces onto spacious lawns and bedding with the driveway continuing in front of the house to serve the buildings and hardstanding to the east. Significant viewpoints within the setting of the listed building for the purposes of this Decision comprise the approach from the entrance gates, looking along the frontage towards the gap between the chapel and the buildings to the east of the house, and looking back from the north end of the existing pool building and garages towards the house.
9. Other locations that were visited during the site inspection were confirmed not to include a view of both the house with its attendant curtilage listed buildings, and the site of the proposed barn. As will be expanded on in the second main issue, there would be limited visibility of the proposed building from public viewpoints outside the site such as on Kingston Lane to the south.
10. The proposed barn would occupy land to the east of the cottage, and would have its front elevation as an extension of the line of the front of existing garaging and outbuildings that frame the cottage. There would be a gap between the existing structures and this new proposal, but the building would be seen as a further projection of built form away from the principal listed building into open land. This further projection would undermine the present close-knit association of the house and cottage, and would erode the sense of the chapel being a distinctly separate building. That appearance is maintained at present by the location of the pool building being offset to the south and east.
11. Although the east end of the proposed building would be broadly in line with the eastern extremity of the pool building and garages, and there are domestic uses and a glasshouse beyond that, the building would form an enclosure to the service yard here which would be apparent as an intrusion in views from the entry drive and looking back towards the house, vying with the chapel for attention.

12. The building and its neighbours might be thought to form a traditional farmstead arrangement, around a yard, but the presence of the chapel militates against this impression being successful in practice as the chapel should be seen as part of the house function and not that of a farm. The previously permitted and built pool building and garaging do not upset this arrangement over-much due to their location, but the proposed barn would impinge on the setting of the chapel in addition to that of the house and its associated buildings to the east.
13. To conclude on this matter, the placement of the barn as proposed would cause harm to the setting of the listed house and the curtilage listed chapel, and would not accord with the tests in the 1990 Act and the requirements of the Framework. The level of that harm is 'less than substantial', a differentiation required between paragraphs 133 and 134 of the Framework. In this case the latter applies and this states that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
14. There does not appear to be a risk of the house or the estate falling out of the beneficial use for want of additional storage and car garaging. There could be some visual benefit in placing vehicles out of sight, but at the cost of the adverse effect of the permanent structure, whereas car parking is transient and predominantly seen as such. The appellant makes reference to light pollution from an ASDA store on the A259 as well as lighting to that road and the presence of the intervening railway, and these effects may well be the source of some concern, particularly the recent supermarket.
15. However, it is difficult to appreciate, even with the benefit of the photographs supplied, the extent to which any light pollution adversely affects the setting of the listed building at these separation distances, accepting that it disrupts the enjoyment of it. Whilst clearly not providing the storage and garage facilities sought, there would be less intrusive ways of addressing the view of the alleged light pollution.
16. In the balance, the harm caused by the proposed building to the setting of the principal listed building and the other curtilage listed structures is not outweighed by the public benefits of the scheme.

Character and Appearance

17. Saved Policy AREA 10 of the Arun District Local Plan 2003 identifies a 'strategic gap' between East Preston and Ferring which will be maintained and protected, proposals for development being subject to most rigorous examination. The reason for the policy is stated to be to prevent coalescence and retain the separate identity and amenity of settlements and to protect the undeveloped coastline. The supporting text refers to policy on strategic gaps in the now defunct West Sussex Structure Plan.
18. Emerging Policy SD SP3 concerns settlement structure and gaps between settlements and seeks to up-date local policy in line with national policy, making clear that it is not intended to rule-out all development, but to allow for appropriate small-scale development which is in keeping with the rural nature of the gaps. In view of the thrust of national policy and the advice in paragraphs 215 and 216 of the Framework, the weight attaching to Policy AREA 10 must be moderated and considered in relation to the effect on settlement structure and the qualities of the gap.

19. A drive along the A259 to carry out the site inspection, and to leave it afterwards to travel further along that road, indicated a substantially built-up area to the south, albeit announced at intervals as being different places. A look at the map and a drive along Kingston Lane to the entry to the private Kingston Gorse estate indicates that the coastal strip is particularly built up. It is clear that there are gaps that perform a role in keeping certain settlements distinct. It is apparent that the 2003 East Preston and Ferring gap is an important relief in the built-up area, where countryside extends from the downs towards the sea. The more-up-to-date emerging policy recognises that development which is appropriately sited and designed to minimise the impact on the openness of the gap can be acceptable.
20. The siting of the proposed barn would be within the cluster of existing buildings, and predominantly inside the outer lines formed by the pool building and garaging, and the rear wall of the cottage. As such it would not project out into open land. Whilst it would be seen to occupy a gap between buildings in closer views such as from the driveway, it would be hardly discernible from public places such as the southern part of Kingston Lane. The building would not adversely affect the settlement structure of Ferring, East Preston, or the small group that is Kingston itself, and would preserve the character and appearance of the open rural land designated under Policy AREA 10. The aims of emerging Policy SD SP3 would be accorded with.

Conclusions

21. Whilst the location of the proposed building, close to others and within a defined cluster, would not cause harm to the character and appearance of the rural area and would not undermine the aims of policies which seek to maintain the settlement structure and resist coalescence, that location is too close to the chapel, a curtilage listed building and erodes the setting of the principal listed building. The proposal fails to preserve the setting of designated heritage assets and there is insufficient justification by way of public benefits to outweigh the harm. The development fails the statutory tests in the 1990 Act and does not accord with local and national policy which seeks the preservation of listed buildings. For the reasons given above it is concluded that both appeals should be dismissed.

S J Papworth

INSPECTOR