



Chartered Town Planning

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Town & Country Planning Act 1990

Planning and Heritage Statement

*“Retrospective permission for erection of two (No) pellet burner
flues on outbuilding” at*

East Kingston House, Kingston Lane, East Preston, Nr.

Littlehampton, West Sussex, BN16 1RS

September 2021

UNIT 1 THE OLD BARN • WICKLESHAM LODGE BUSINESS PARK • FARINGTON • OXFORDSHIRE
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Project: Retrospective permission for erection of two (number) pellet burner
flues on outbuilding.

Issue and Revision Record: Version 3

Local Authority: Arun District Council (ADC)

Highways Authority West Sussex County Council (WCC)

Planning Portal Application Ref: PP-10232715

Drafted by: GA **Checked by:** MD

Contents

- 1.0 Introduction
- 2.0 Application Submission
- 3.0 Site & Surroundings
- 4.0 Planning History
- 5.0 Proposed Development
- 6.0 Planning Policy Context
- 7.0 Planning Assessment
- 8.0 Conclusions & Planning Balance

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1. Introduction

1.1 This Planning Statement has been prepared to accompany a householder and listed building planning application for retrospective permission for the erection of two BioWIN 2 Touch Exklusiv Pellet Boiler 33 kW pellet burner flues on outbuilding in the curtilage of a listed building, namely East Kingston House (Listing number - 1353896). The application has been submitted via the Planning Portal by Mark Doodes Planning (MDP) herein referred to as the Applicant or Agent interchangeably on behalf of Mr Chris Walters as the landowner.

1.2 The purpose of this Statement is to clarify and expand upon the above description of development and to consider the degree to which the proposals accord with national and local planning policies.

1.4 The description of development is:

"Retrospective permission for erection of two (number) pellet burner flues on outbuilding."

1.5 The proposals bring environmental benefit and therefore sustainability to an old building, ensuring its longevity within the modern construct.

2. Application Submission

2.1 As noted above, this Statement is submitted with a number of documents and reports which make up the planning submission. These documents are:

- ◆ Existing Heating plant and Storage v2
- ◆ Pre-existing Heating plant and Storage
- ◆ Site location plan
- ◆ CIL Form 1
- ◆ Planning Statement.

- 2.2 It is important, like with the national planning policy, to read the application submission as a whole.
- 2.3 A separate Heritage Statement was not instructed due to the minor nature of the works involved and that it does not directly impact a Listed Building with the Outbuilding being subservient to the main building and not being Listed itself.

3. Site and Surroundings

- 3.1 The application site is approximately 1.6 acres in size and is accessed via Kingston Lane, to the east Kingston and the main town of Littlehampton.
- 3.2 East Kingston House is accompanied by a number of outbuildings within its curtilage. The outbuilding for the purposes of this proposal is superficially attached to the main dwelling and surrounding boundary treatment walls and is of a wooden construction and has been used for a number of years as a heating plant room.
- 3.3 The site is not subject to any specific landscape designations and is not within a Conservation Area but is in itself a Listed Building.
- 3.4 The listing was originally made on the 12th of October 1954 and updated in 1984. The listing entry states;

“Two parallel ranges. West range C18. Two storeys. Three windows. Faced with flint cobbles with long and short dressings and quoins of red brick. Two projecting bays, tile-hung. Mansarded tiled roof. Glazing bars intact. Round-headed doorway up five steps with iron handrail, having doorway with semi-circular fanlight and later porch built over it. The east range is early C19. Red brick and grey headers alternately. Wooden porch.”

- 3.5 The following photographs depict East Kingston House.



Image 1



Image 2

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Image 3



Image 4

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Image 5

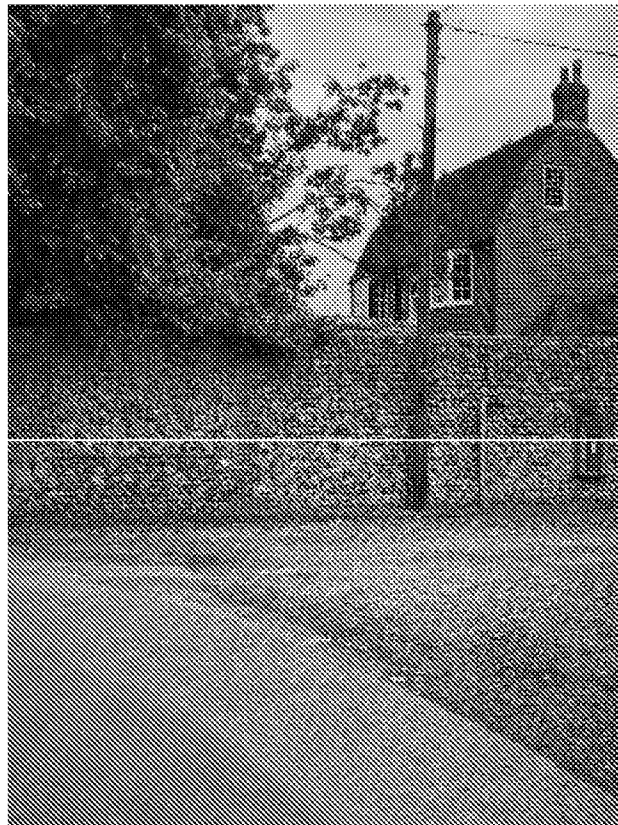


Image 6 -

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4. Planning History

4.1 None of relevance to this application

5. Retrospective Proposed Development

5.1 This application seeks householder & listed building planning permission for the retrospective installation of two pellet burner flues on an outbuilding as shown in Appendix A.

5.2 This outbuilding has been used as a plant room servicing the main house for some time and has undergone a recent upgrade to two BioWIN 2 Touch Exklusiv Pellet Boiler 33 kW pellet burners and the resulting flues required to meet wood burning health and safety standards.

5.3 This outbuilding has been used as a plant room due to its proximity to the rear of the house and is tucked away, unobtrusive and unoffensive in nature ensuring minimal visual impact on the Listed Building. Its positioning means that the flues cannot be viewed from the front of the house.

5.4 Additionally East Kingston House is surrounded by a high wall, creating a walled garden typical of its epoch - which in turn ensures that there is negligible to no visibility of the flues from East Kingston Road and the immediate surrounding countryside and does not disturb the visual impact of the Listed Building. It is concluded therefore that the flues constitute less than substantial harm.

6. Planning Policy Context & Discussion

6.1 In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application should be considered against the provisions of the adopted Development Plan, unless material considerations indicate otherwise.

6.2 With proposals which impact heritage assets the starting point is the heritage matters, this is because there is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In

addition, local authorities are responsible for the protection of the historic environment within the planning system.

6.3 The assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2021);
- Planning Practice Guidance, Historic Environment (last updated July 2019);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

6.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

6.5 Subsection (1) provides: *"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

- 6.6 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below.
- 6.7 Subsection (1) provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
- 6.8 Subsection (2) states: "The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993"
- 6.9 Subsection (3) states: "In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996".

National Planning Policy Framework (NPPF)

- 6.10 Chapter 16: Conserving and enhancing the historic environment
- 6.11 The 2019 revision of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 184) as ranging from *"...sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation."*
- 6.12 In relation to this paragraph, the policy states in Footnote 62 *"The policies set out in this chapter relate, as applicable, to the heritage related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making"*.

- 6.13 The NPPF states (para. 190) that: *“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should consider:*
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place”.*
- 6.14 In para. 191, the policy states *“When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.*
- 6.15 Of considerable importance to the planning process, para. 192 states that *“In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

- 6.16 In respect of impact assessment, para. 193 sets out 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". Para. 194 continues "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.

Substantial harm to or loss of:

a. Grade II Listed Buildings, or Grade II Registered Parks or Gardens, should be exceptional;

b. assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.*

- 6.17 Planning Practice Guidance was issued in 2019 in respect of the revised NPPF. The main sections relevant to heritage matters are set out below.

Setting

- 6.18 On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that *"All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".*

- 6.19 It continues *"The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".*

6.20 The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states *"Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated"*.

6.21 Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets
GPA note 3 expands on the six stages outlined in GPA Note 2, as set out above.

6.22 Step 1: identifying the heritage assets affected and their settings.

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting.

6.23 Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s). This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset's heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset

6.24 The asset's physical surroundings;

- Topography;
- Aspect;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);

- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
Integrity; and
- Issues such as soil chemistry and hydrology

6.25 Experience of the asset;

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Sense of enclosure, seclusion, intimacy or privacy;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;



- ◆ Associative relationships between heritage assets;

6.26 Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

6.27 The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s)

6.28 The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development

6.29 Location and siting of development

- ◆ Proximity to asset;
- ◆ Extent;
- ◆ Position in relation to landform;
- ◆ Degree to which location will physically or visually isolate asset; and
- ◆ Position in relation to key views.

6.30 The form and appearance of the development

- ◆ Prominence, dominance, or conspicuousness;
- ◆ Dimensions, scale and massing;
- ◆ Proportions;
- ◆ Visual permeability (extent to which it can be seen through);
- ◆ Materials (texture, colour, reflectiveness, etc);
- ◆ Architectural style or design;

- Introduction of movement or activity; and

6.31 Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability

6.32 Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

6.33 Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

- 6.34 Step 4: Maximising enhancement and minimising harm
- 6.35 Enhancement may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
 - replacement of a detrimental feature by a new and more harmonious one;
 - restoring or revealing a lost historic feature or view;
 - introducing a wholly new feature that adds to the public appreciation of the asset;
 - introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
 - improving public access to, or interpretation of, the asset including its setting
- 6.36 Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.
- 6.37 Step 5: Making and documenting the decision and monitoring outcomes
- 6.38 Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations
- 6.39 The Adopted Development Plan comprises the Arun Local Plan 2011-2031 (LP) and relevant Supplementary Planning Documents (SPDs).
- 6.40 Other material planning policy considerations include the National Planning Policy Framework (revised February 2019) (henceforth referred to as 'the Framework') and Planning Practice Guidance (PPG).

Arun Local Plan (2011-2031)

6.41 The Arun Local Plan was adopted at a meeting of Full Council in July 2018. The following policies are relevant to this proposal (please note that some policies have been edited for brevity and relevance):

6.42 **Policy C SP1 Countryside**

"Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

...b. for quiet, informal recreation; or

...f. in accordance with other policies in the Plan which refer to a specific use or type of development..."

6.43 Whilst the outbuilding & East Kingston House are situated within the open countryside the retrospective proposals are within domestic curtilage and are so minor in nature as to have little to no impact on the surrounding countryside. It is concluded that this application is in accordance with this policy.

6.44 **Policy D DM1 - Aspects of form and design quality**

"When considering any application for development the Council will have regard to the following aspects:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and

construction techniques, where a development proposal has the potential to do so.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space...

...14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide"

6.45 The Installation of new flues has been done in accordance with Building Regulations with the finish of black being chosen to blend more seamlessly with the external environment. One aspect of this policy relates to the adaptability of the dwellings. The policy author may not have been mindful of the need to respond to climate change at the time of drafting the policy but this is one aspect that gives rise to a clear accordance with climate change. The other parts of this policy are not found to be offended by the submission.

6.45 Policy D DM4

Extensions and alterations to existing buildings (residential and non-residential)

"When considering applications for extensions and alterations to existing buildings, the Council will require that:

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;*
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;*
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;...*
- e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition."*

- 6.47 The proposals are modest and provide no new overshadowing to any third party. This is a product of the scale of the dwelling and the lack of meaningful neighbours. There are no amenity issues.
- 6.48 **Policy ECC SP2 - Energy and climate change mitigation**
- "All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:*
- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;*
 - b. Use design and layout to promote energy efficiency; and*
 - c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels....Where planning permission is required to retrofit energy efficiency measures into existing development, schemes will be permitted, subject to the Design and Built Heritage policies. In assessing the achievement of these standards the Council will consider:*
- a. Site constraints;*
 - b. Technical viability;*
 - c. Financial viability; and*
 - d. Delivery of additional benefits."*
- 6.49 This is another policy driver toward approving the application. Here, the LPA have a clear message of support for schemes which render positive changes to the energy efficiency of dwellings. The proposals will not make the home more fuel efficient per se but will ensure that the fuel which is used to heat the home has a zero net carbon cost.
- 6.50 **Policy ECC DM1 - Renewable energy**
- "The Council will support renewable energy development subject to the criteria in this Policy.*
- Schemes will be expected to contribute to the social, economic and environmental development and overall regeneration of the District. Within areas of protected landscapes, areas or buildings, development should generally be small scale or community based. The Council will support proposals for appropriately located renewable energy development, and their ancillary development where they meet the following criteria:*

a. The proposal is located and designed to minimise adverse impacts to landscape, habitats, the historic environment and residential amenity including visual, noise and odour impacts;

b. The location and design of proposals will need to take account of the Council's landscape assessment and landscape sensitivity studies (or successor documents) and proposals for large scale renewable energy projects will need to be supported by a zone of theoretical visibility and viewpoint assessment;

c. Priority should be given to proposals that integrate with existing or new development where appropriate to do so having regard to (a); and d. All proposals will need to demonstrate a suitable connection to the electricity distribution network, or appropriate energy storage facility, and provide evidence to demonstrate that the connection will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity"

It is refreshing to see such a policy in place. Little more needs to be said concerning this policy beyond the schemes clear strong degree of compliance with its purposes and objectives. The introduction of a new biomass boiler into an outbuilding will ensure it has no landscape harm and should be supported.

6.51 Policy HER SP1

The historic environment

"The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. ...Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority....."

6.52 See below.

6.53 Policy HER DM1- Listed Buildings

“Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building.....The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric. . . .*

In determining any application the Local Planning Authority will take into account whether:

- a. it will materially harm the significance of the heritage asset or its setting;*
- b. it will avoid detrimental fragmentation of management of the heritage asset; it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation; it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;*
- c. there is a source of funding that might support the heritage asset without the need for enabling development; and the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests”*

A significant amount of discussion has been made earlier on this report, which covers the same legislation and degree of protection. No harm was found to the asset.

National Planning Policy Framework

- 6.54 The Framework sets out the Government’s planning policies for England and how these should be applied (please note some have been edited for brevity and relevance).

Sustainable Development

- 6.55 **Paragraph 8** Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):... c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

Achieving Well Designed Places

- 6.56 **Paragraph 130** Planning policies and decisions should ensure that developments... c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

Historic Environment

- 6.57 **Paragraph 194** of the Framework requires 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.
- 6.58 **Paragraph 199** of the 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 (and the more important the asset, the greater the weight should be

7. Planning Assessment

7.1 The key considerations for the application proposals are considered to be:

- ◆ The need for planning permission
- ◆ The effect of the proposal on the significance of the Listed Building
- ◆ The wider environmental consequences of the works

7.2 The works do not, in the view of the Practice, fall under the works permitted by virtue of Class G of the General Permitted Development Order 1995 (as amended). This is because the heating equipment has been installed in an outbuilding rather than the main dwelling. Class G only affords rights to construct a flue to the main dwellinghouse. As such planning permission is required for any and all flues. Since the outbuilding is (somewhat loosely) attached to the Listed Building it becomes curtilage listed despite it being modern.

The impact on the heritage asset.

7.3 In the terms of reference point for heritage assets, the significance of the asset is considered to be “high” as per Heritage England extant guidance for all Grade II listed buildings. What is evident from the listing, and from viewing and understanding the property is that little of the significance of the asset is derived from the presence or otherwise of an ancillary outbuilding within the private amenity space of the dwelling. The heritage asset’s significance is instead derived from its age, style, architectural features and historic use.

7.4 Discussion of the impact of the works on buried archaeology are meaningless as a result of the nature of the works themselves.

7.5 All interior features and historic character will remain unaffected. The view of the property from the frontage will be unchanged. It should be noted that until recently one flue had existed on the outbuilding for a number of years.

7.6 The heritage impact conclusion is that no harm has been identified in relation to the setting of the Listed Building and the proposed development is considered to be of a negligible impact. The

proposals preserve all that is important about the building. As such there is no need for further policy tests to be entertained concerning public interest or optimal viable use.

The wider consequences

7.7 There is a distinct drive globally to reduce carbon footprint of society. Around 14% of all carbon emissions arise from domestic heating (source; Institute for Government). It is true that a cohesive strategy to move towards a lower carbon future is lacuna in the UK presently, but this doesn't mean that the harmful impact of fossils fuels is stagnant.

7.8 This project is expected to move hundreds of kilograms of Co2 from the atmosphere over the course of the new equipment's lifecycle. As such there is a clear case, as per paragraph 7, in the NPPF for supporting the project.

8. Planning Balance and Conclusion

Planning Balance

8.1 The applicant has fulfilled their duties as per apar 194 in describing the heritage asset.

8.2 The harm associated with this project is negligible, given the small scale of the visible works. Meanwhile the wider environmental gains are also limited (on a macro level). As such there is a still merit in a traditional planning balance to approve the scheme since there is no genuine harm to the LB.

8.3 As such officers are invited to approve the application as soon as possible due to the need for the planning permission to be provided to a government agency which distributes grants and requires formal approval. Every month that passes without this approval gives rise to lost grant funds for our client.

Mark Doodes MRTPI

Planning Consultant



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Appendix A – Photographic Montage



Image 1 -

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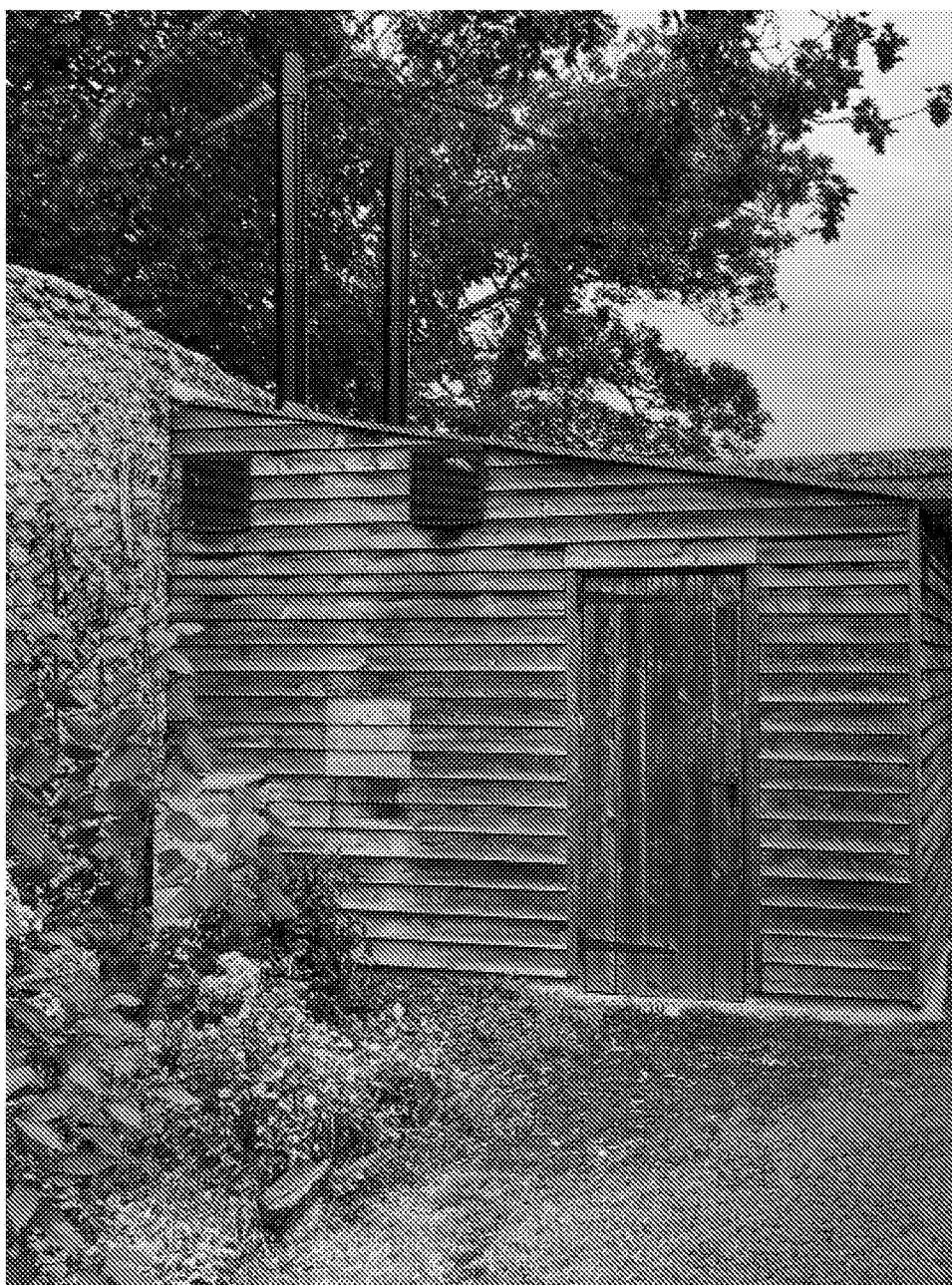


Image 2

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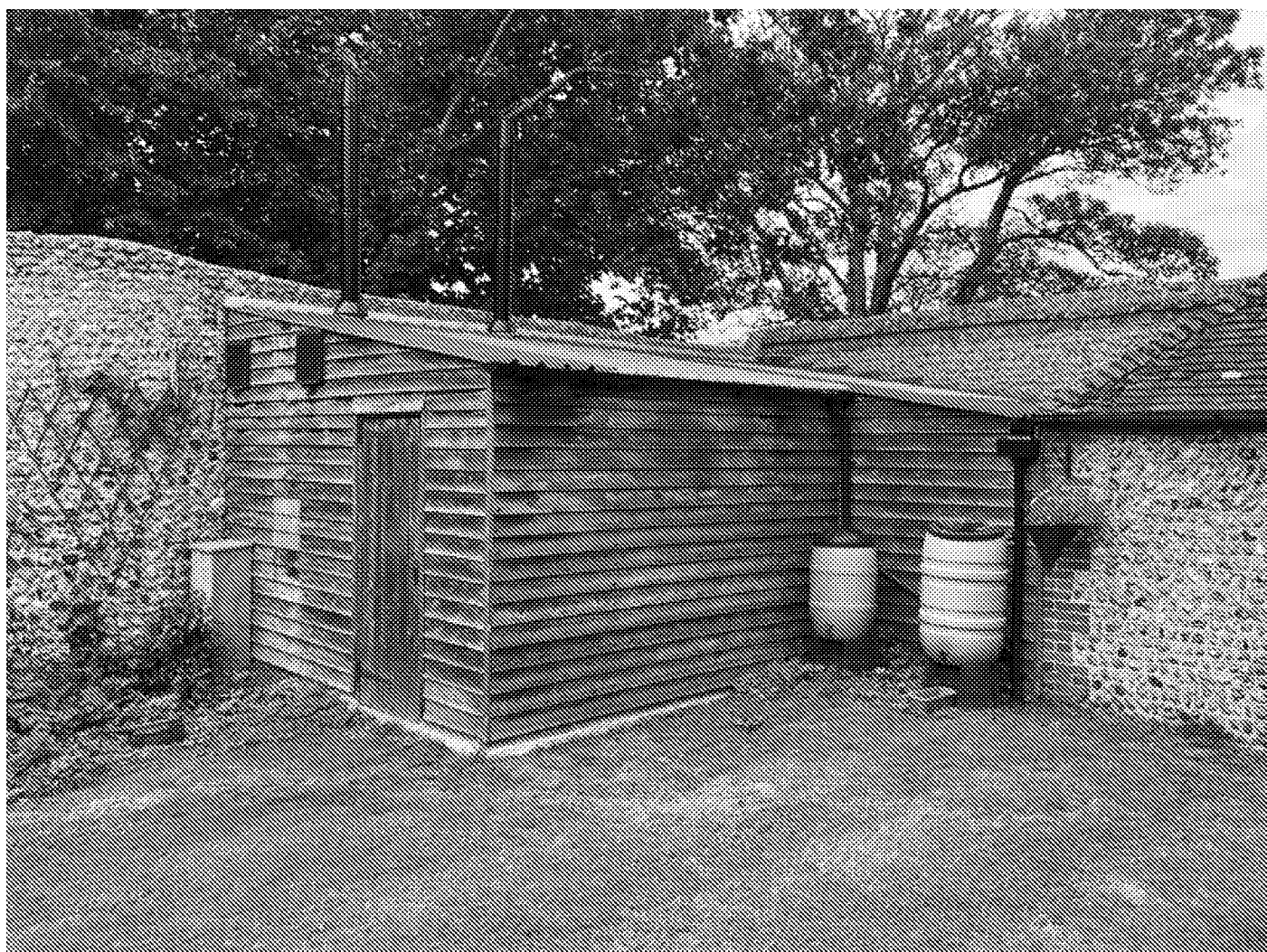


Image 3

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