



HERITAGE STATEMENT

Erection of single storey outbuilding to be used as ancillary accommodation in connection with the main dwelling house; 'The Old Thatched Cottage'

The Old Thatched Cottage, North End Road, Yapton, West Sussex

Planning Policy Background

Heritage assets are broadly defined by the National Planning Policy Framework 2012 (NPPF - Annex 2: Glossary) as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions.

Designated heritage assets are defined by the NPPF (Annex 2: Glossary) as including listed buildings designated under the relevant legislation. Setting is not itself a heritage asset and may or may not contribute to the significance of the designated heritage asset.

The NPPF was introduced in March 2012 and provides a full statement of the Government's planning policies. Of the 12 core planning principles that should underpin plan-making and decision-taking, planning should *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"* (NPPF para. 17).

Notably, 'conserve' for heritage policy purposes is defined by the NPPF as: *"the process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance."* (Annex 2: Glossary).

Chapter 12 sets out the Government's policies for the conservation and enhancement of the historic environment.

Paragraph 131 requires that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and, the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be. It is noted that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. It is noted that substantial harm to or loss of a Grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 relates to situations where a proposed development would lead to 'substantial harm' to' or 'total loss of' the significance of a designated heritage asset. In these circumstances local planning authorities should refuse consent unless it can be demonstrated it is necessary in order to deliver substantial public benefits that outweigh such harm or loss. Alternatively, the following apply - the nature of the heritage asset prevents all reasonable use of the site; no viable use of the heritage asset can be found; conservation by grant funding or some form of charitable or public ownership not possible; and, the harm or loss is outweighed by bringing the site back into use.

Paragraph 134 applies where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset. In these

circumstances the harm should be weighed against the public benefits of the proposal.

Some assistance is given in the consideration of what may or may not constitute 'less than substantial harm' and 'substantial harm' to the significance of a heritage asset by English Heritages in its response to the government's review of planning practice guidance which I consider further below.

Statutory Duties (1990 Act)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting that the local planning authority or 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. The concept of 'preserve' has been interpreted through case law to mean 'to cause no harm'.

Government Guidance: *DCMS, Principles of Selection for Listing Buildings (March 2010)*

Given the need to understand the significance of the listed building as a first step in then assessing the contribution that setting may make to that significance, the published guidance on the principles for the selection of listed buildings provides a framework for assessing special architectural or historic interest.

The statutory criteria for listing are the special architectural or historic interest of a building – in order to be listed a building must have 'special' interest. The statutory criteria are defined together with a series of general principles including age and rarity; aesthetic merits; selectivity and national interest.

At the Local level, The Arun District Local Plan was adopted in May 2003. In respect of this application the following Local Plan saved policies are considered to be particularly relevant:

Saved Policy GEN3 relates to Protection of the Countryside. This policy notes that the countryside will be safeguarded for its own sake and development will only be permitted if it complies with certain specified criteria or is in accordance with a policy of the plan

Saved Policy GEN7 is entitled the Form of New Development and is a general design policy which seeks to ensure that development is of a high quality design, which respects and enhances character, and visual amenities.

Saved Policy DEV11 relates to the setting of Listed Buildings. This policy states that *“proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired”*.

The proposal

This proposal seeks planning permission for the erection of a single storey outbuilding, to be used for ancillary accommodation in connection with the main dwelling house; The Old Thatched Cottage, which is a Grade II Listed Building.

The Heritage Asset

The Old Thatched Cottage is an 18th Century two storey detached Grade II Listed Building. The building comprises knapped flints and red brick dressings and quoins.

The original house has been extended at the southern end to include a kitchen. There is an existing ancillary building at the far western edge of the property that is in poor condition and is currently used for storage for the house.

The building was first listed on 20th September 1984. The Listing refers to 'The Thatched Cottage'; List entry number: 1274602.

The full listing reads as follows:-

"C18. Two storeys. Two windows. Faced with knapped flints with red brick dressings and quoins. Thatched roof. Casement windows".

As detailed above, the proposal is seeking the erection of a single storey outbuilding to be sited in place of an existing building. The building will be used for ancillary purposes.

Great care has been given to the site of the proposed building. By locating it in place of an existing building, the amount of built form will remain on site, as existing. In addition; it is our view that an ample separation distance will be retained between the Old Thatched Cottage and the proposal; and as such the proposal will not cause harm to the setting of this Heritage Asset.

Finally, the proposed works will be sensitively carried out in a manner to respect the character of this Grade II Listed building.

The principles of and justification for the proposed change of use

The proposal merely seeks the replacement of an existing building with a new building. The principle of built form in this location has therefore been previously established.

Impact on the special character of the area

The application site is not located within a Conservation Area or otherwise designated area. In any case, it is our view that the proposal can be seen to preserve the character and setting of the character of the surrounding rural area.

Summary

Great care and consideration has been given to the scale, siting, form and design of the proposed building. As a consequence, it is our view that this proposal will both preserve and enhance the setting of the Grade II Listed Building; to which this development relates, and therefore the development will comply with the relevant paragraphs of the NPPF, relevant guidance, and Local Plan policies.

March 2015