

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	Y/33/17/PL
Address	Stakers Farm, North End Road, Yapton
Description	New residential development within the curtilage of a listed building located in a conservation area
Case Officer	Simon Davis
Date	22 June 2017

Stakers Farmhouse is a Grade II listed building of the early 19th century. It is part of a wider group of historic agricultural buildings and the Farmstead as a whole makes an important contribution to the special qualities of the Yapton (Main Road) Conservation Area.

- Impacts on the listed building

The rural context of the listed Farmhouse has been much compromised and only a narrow green 'buffer' separates it from encroaching modern residential development to the north and to the south. However, the small green spaces are connected to open countryside to the rear and some sense of the original relationship between the Farmhouse and the surrounding landscape remains. The green gaps also enable the historic relationship between the listed building and the ancillary agricultural structures to the rear to remain well defined, thereby allowing an appreciation of the Farmstead as a whole.

The green gaps to either side of Stakers Farmhouse are essential to an understanding of its historic function and importance in the wider landscape. Development within either green space suburbanises the setting, diminishes the pre-eminence of the listed building and blurs the distinction between what was historically a relatively isolated group of agricultural buildings and the nearby settlement of Yapton.

The proposed residential development will crowd the listed building and transform the way in which it is experienced, thereby resulting in harm to its significance.

- Impacts on the Yapton conservation area

Stakers is an important component of the designated area and its distinctive form makes a notable contribution to its special qualities. The proposed development harms the significance of the farmhouse and harm to a constituent element inevitably diminishes the significance of the conservation area as a whole.

It is conceded that the traditional linear pattern of development within the conservation area has been eroded by the introduction of intensive modern housing developments. Nevertheless, the village streets within the designated area were originally loosely enclosed by frontage buildings which were accessed directly from - and maintained and an active relationship with - the street. Structures to the rear were in ancillary uses and clearly subordinate to the principal frontage buildings. In this context, the proposal introduces an entirely alien pattern of 'tandem' development, with the dominant building to the rear having no active sense of engagement with the street and both dwellings sharing a single access driveway. Locally distinctive spatial qualities are thus further eroded and the significance of the conservation area diminished in consequence.

- Conclusion

Para 137 of the NPPF states that new development within the setting of a listed building and/or a conservation area should 'enhance or better reveal' the significance of the designated heritage assets. The present proposal does neither, as it introduces an alien pattern of development which diminishes the significance of both the listed building and the surrounding conservation area. Residential development of the site is fundamentally unacceptable and it will not be possible to mitigate the harmful effects through amendments to the site layout or design treatment.

The proposal is thus contrary to Para. 132 of the NPPF, which requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through inappropriate development.

Refusal is recommended in terms of Local Plan 2003 Policy Area 2 and Local Plan 2014 Policies HER DM1 and 3.

Angela Haywood
Conservation/Design Officer