

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	Y/44/15/PL
Address	Yapton Metal Company, Yapton
Description	Sub-division of plot to create 6no. 2-3 bedroom detached and semi-detached dwelling houses.
Case Officer	Simon Davis
Site Visit	

Objection

This scheme is problematic due to the scale, design and massing of the new dwellings and their potential impact on the setting of the listed building. The new dwellings do not appear properly subservient to the asset, whilst the design seems quite imposing in terms of its form and complexity. The dense suburbanization of the scheme would also appear to be an issue as it encroaches close to the asset.

Whilst a setting assessment does not appear to have been carried out in accordance with Good Practice Advice note 3: the setting of heritage assets, the proposed elevations shown in drawings ADS 0101P and ADS-011P would clearly seem to indicate that a level of harm is very likely to be caused to the listed building.

Whilst this is likely to be 'less than substantial harm' this does not result in a less than substantial objection. Para 132 of the NPPF states that 'great weight should be given to the asset's conservation' which includes 'development within its setting'. In the planning balance this requires compelling justification for any harm caused to an asset including a level of public benefit which is not apparent here.

There should also be a heritage statement which describes the heritage asset and its setting and how this has evolved. A map regression would help in this respect. Failure to provide such information unfortunately contravenes requirements under para 128 of the NPPF and as a consequence further problematizes the application.

On this basis and for the reasons above I am afraid the scheme cannot be supported.

Ian Wightman
Senior Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.

11 August 2015

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