



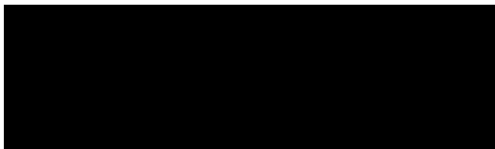
HERITAGE STATEMENT

Outline planning application for the demolition of all existing structures and redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) and 0.3 hectares of landscaped open space with vehicular access from Maypole Lane and pedestrian/cycle access only from North End Road.

Land at Street Buildings North End Road Yapton



Paul Collins MRTPI





Introduction

1. The subject application (Council Ref: Y/49/17 OUT) was submitted to Arun District Council on 7 July 2017 and was validated by the Council on 21 July 17.
2. A Heritage Statement was not submitted with the application at the outset because the applicant did not consider that there were any Heritage assets that would be affected by the proposals and no such statement was therefore required by virtue of Framework Paragraph 128 or the Council's Local Validation List.
3. The application was validated by the Council without any request for such a Statement but the description of the development used by the Council for publicity and consultation purposes reads as follows:

Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.

4. The applicant and his advisor remain of the view that the submitted proposals would not affect the setting of any listed building but in view of the Council's assertion this Statement has been provided so as to avoid any possible delays later in the determination process.

Legal and Policy Context

5. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA), special regard must be paid to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they may possess so that the preservation of setting is to be treated as a desired or sought after objective, and considerable importance and weight attaches to the desirability of preserving the setting of listed buildings when weighing this factor in the overall planning balance when determining a planning application.
6. Framework Paragraph 128 states: *"In determining applications, local planning authorities should require 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"*.
7. Framework Paragraph 29 states: *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a*

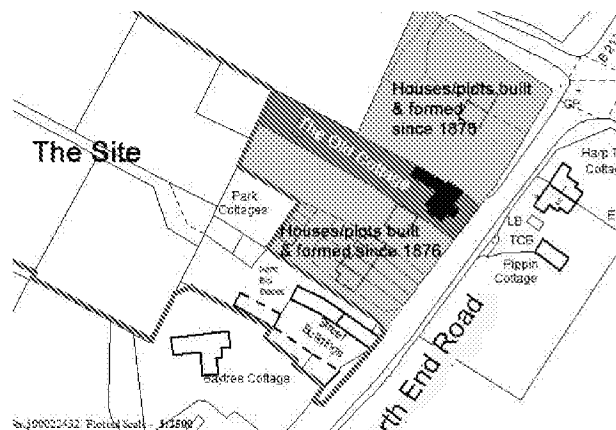
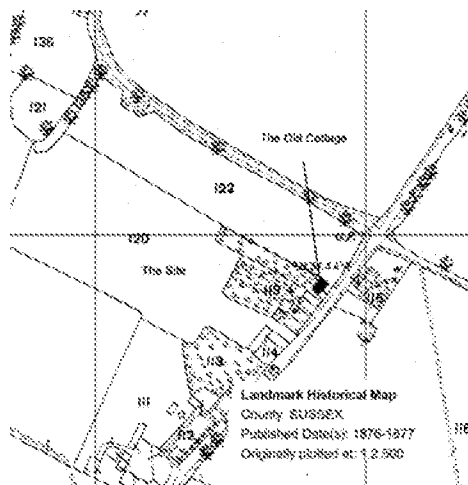


proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal".

8. Significance (for heritage policy) is defined in the Framework as being: *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".*
9. Setting of a heritage asset (for heritage policy) is defined in the Framework as being: *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".*

The subject heritage asset and its significance

10. The only nearby listed building that may be affected by this proposal as asserted by the Council is The Old Cottage North End Road Yapton.
11. The Old Cottage is a Grade II Listed Building which was added to the list maintained by Historic England on 20 September 1984 and the list entry reads as follows: *Cl8. Two storeys. Two windows. Stuccoed. Tiled roof. Casement windows in moulded architrave surrounds. Modern gabled porch.*
12. The building sits at the front of a long narrow self-contained garden plot which is accessed from North End Road and whilst the buildings immediate surroundings have changed with modern development taking place on either side since 1876 that garden plot has remained self-contained and unaltered since 1876.





13. The building itself has been extended and altered since 1876 and according to the Council's planning records a number of those extensions and alterations have taken place in the 20th century by virtue of planning permissions granted prior to its listing in 1973 (Y/4/73 and Y/42/73) and by virtue of planning permissions and listed building consents granted after it was listed in 2001, 2002, 2006, 2011 and 2013.
14. Nonetheless the building remains a modest cottage with no known archaeological, architectural, or artistic interest and its significance as a heritage asset lies in its historic interest as a relatively intact and early example of a vernacular rural domestic building set within what appears to be its original garden plot.

The setting of the heritage asset and its contribution to its significance

15. The Old Cottage appears to be set within its own self-contained original garden plot which cannot be experienced from any location other than North End Road and only then to a very limited extent.



16. There is no known historical ownership, occupancy or physical connection between the house and its garden and the application site and with the exception of the frontage of the house and garden with North End Road the assets immediate surroundings have changed significantly since 1876.
17. The north eastern corner of the application site abuts the rear garden boundary of the asset as it has done since 1876 but neither the house nor its garden are visible from the site itself due to intervening trees, hedges and buildings and the viewing distance involved.



18. The application site makes no contribution to the historical, visual or physical setting of the asset and it provides no ability to appreciate the asset so that it is concluded that the site makes a neutral contribution to the significance of the asset.
19. Therefore it is concluded that the development proposed would not adversely affect the setting of the listed building and would cause no harm to its significance as a heritage asset and Framework paragraphs 131 – 134 are not, therefore, applicable.