

# **Consultee Comments for Planning Application**

## **S.21/0026/FUL**

### **Application Summary**

Application Number: S.21/0026/FUL

Address: Land Adjacent To Lion House High Street Saul Gloucestershire

Proposal: Construction of 2 dwellings and associated landscaping works

Case Officer: Rachel Brown

### **Consultee Details**

Name: Mrs Conservation Officer

Address: Ebley Mill, Ebley Wharf, Stroud, Gloucestershire GL5 4UB

Email: Not Available

On Behalf Of: Conservation South Team

### **Comments**

APPLICATIONS THAT AFFECT THE SETTING OF A LISTED BUILDING AND THE CHARACTER OF A CONSERVATION AREA.

Case Officer: Rachel Brown

Ref: S.20/1732/FUL

Thank you for consulting the Conservation Officers on this matter.

We would like to offer the following comments:

Where Listed buildings or their settings, are affected by development proposals, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decision-maker to have special regard to desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.

In respect of as Conservation Area, Section 72(1) requires that special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area. It has to be remembered that the built environment derives its character as much from the spaces between and around the buildings as it does from the buildings themselves.

The site is bounded to the north and east by the grade II listed Lion House together with a distinctive curtilage listed boundary wall to the road. The site is within the Saul Conservation Area.

Both the setting of the grade II listed Lion House and the character of the conservation area would

be affected by the proposals.

Lion House is a very distinctive detached cottage dated 1829 on top left. It is an archetypal Severn Vale house, with simple brick vernacular, typified by buildings of the Georgian Period.

Furthermore, it is noted in the list description that this is an early example of a style much copied in the area, but is one of the few relatively unaltered cottages of its kind.

To the north of Lion House, the village extends with a good mix of vernacular C19 cottages. Lion House itself sits in an extensive garden plot which extends to the south. It is seen as a gateway building, providing an important transition between the countryside and the settlement of Saul. In views to the south when leaving Saul, Lion House is seen in the context of the verdant backdrop of the planting of the former Fretherne Estate which is now agricultural land.

The historic setting of the Lion House is relatively well preserved, albeit with the loss of curtilage the buildings to the south. The land formerly contained a large building with a blacksmith shop but this was demolished in the latter decade of the C20. This is somewhat regrettable as this building contributed to the special interest of the site and would have been viewed as a low key ancillary building.

The large garden plot to Lion House contributes positively to its setting allowing it a sense of space even though it is constrained to the north by the houses in the village. The land, together with, Lion House shape and outline the entry point of the village.

The proposal is the erection of two dwellings on land to the south of Lion House. The proposed houses have been thoughtfully designed to follow the pattern of the existing development. House 2 will reflect the character of the former blacksmiths shop thereby giving a nod to the historic setting of Lion House. House 1 has been designed to reflect the character and scale of the C18 and C19 buildings along the street.

Both houses have been set back on the plot in order to maintain a sense of openness at this point on the street scene. They will therefore enable a transition between the built form of the village and the open fields beyond.

It is considered that the proposed development is consistent with the quality and style of the adjacent historic buildings, (including the former blacksmiths shop). It will therefore cause limited harm to the character of the conservation area and the setting of the listed building.

Paragraph 196 of the Framework states that any less than substantial harm should be weighed against the public benefits of the proposal. Some public benefit will be achieved by the proposals with the provision of new housing and they comply with paragraph 196 of the National Planning Policy Framework.

The proposal has been considered in line with the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, policies set out in the NPPF and the Stroud District Local Plan 2015, and guidance from Making Changes to Heritage Assets- Historic England Advice Note 2.