

Heritage Statement

The Cedars
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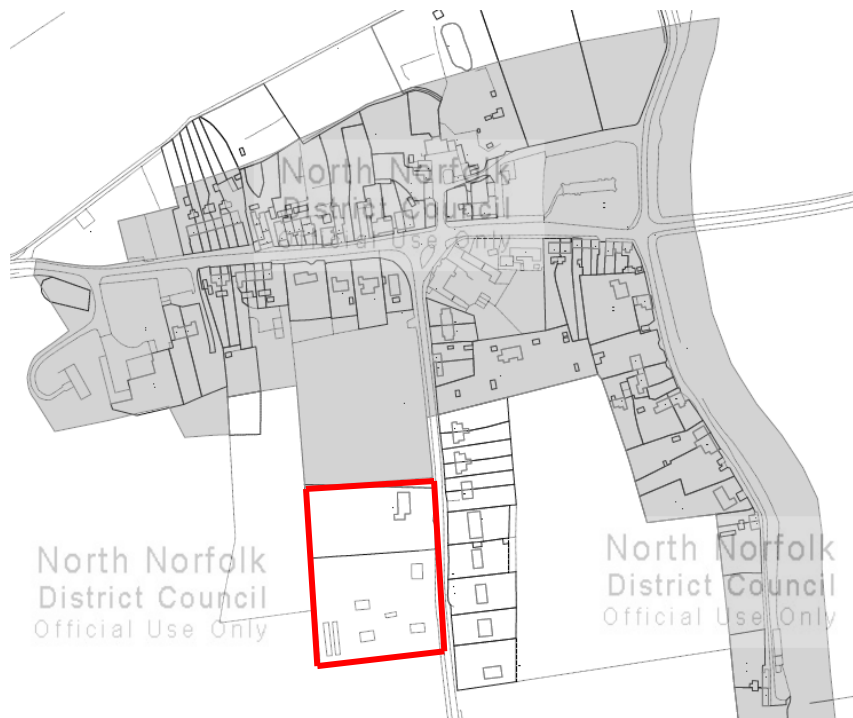
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2.0 The Heritage Asset: Description & Significance

- 2.1 The bungalow, which currently occupies the northern end of the site, was built in the 1960s and is not listed, nor are the contemporary semi-detached houses and bungalow on the opposite (east) side of Raynham Road. There are no listed buildings or heritage sites within the immediate vicinity of the property.
- 2.2 However, the north boundary of the site adjoins the Helhoughton Conservation Area. In terms of the National Planning Policy Framework, this is a 'designated heritage asset'.



Conservation Area (grey) and Application Site (red)

- 2.3 The conservation area includes most of this small settlement, but excludes the twentieth century ribbon of development on the east side of Raynham Road. At the north end, the 'ribbon' includes a row of former council houses, whilst its southern extension comprises houses built in the late twentieth century.



- 2.4 On the west side of Raynham Road, The Cedars is the only dwelling, apart from the bungalow at the junction with The Street, where it forms part of a small row of bungalows. These buildings are not buildings of local interest; they simply form the southern edge of the road, where the main architectural and historic interest lies on the opposite side.



Junction with Raynham Road



The Street west of Raynham Road (Conservation Area)



West side of Raynham Road (Conservation Area boundary follows the hedge on the right)

- 2.5 Between the junction with The Street and The Cedars, the west side of Raynham Road comprises an enclosed field with a mature roadside hedge, which is within the conservation area. A southern hedge forms the conservation area boundary with The Cedars situated just outside.



The Cedars

- 2.6 The parish tithe map of 1840 shows Raynham Road before houses were built. The Cedars was built on plot 74, an eight acre field known as 'Fakenbridge'. The tithe apportionment states that it was owned by the Raynham Estate and farmed by John Seales. The field to the north (plot 73), which is now within the conservation area, was also owned by the estate but formed allotments for cottagers and comprised just over four acres.



Tithe Map 1840 with application site in red

- 2.7 Its use as allotments continued through the nineteenth and well into the twentieth century. Although shown as allotments on maps of the 1950s, by 1977 the use appears to have ceased.

Significance

- 2.8 The National Planning Policy Framework defines 'significance' as, "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".¹
- 2.9 The application site, including The Cedars makes no contribution to the character or appearance of the conservation area. The former allotment to the immediate north seems to have been included within the conservation area to protect its setting. Its roadside hedge is an important visual feature, emphasising the rural nature of the lane.

¹ NPPF 2029 Glossary

3.0 Proposed Works

3.1 It is proposed to demolish The Cedars and replace it with a country house, sited further to the south.



3.2 The replacement is a stylish country house set in landscaped grounds. An existing field access is to be used to create a driveway with its second entrance at the existing access point to the bungalow.

4.0 Heritage Impact Assessment & Conclusion

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications for development which affects a heritage asset or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting (paragraph 66.1). Special attention shall also be paid to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of any powers under the planning Acts (paragraph 72).
- 4.2 The National Planning Policy Framework (2019) expands on the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraph 11). The NPPF also states that the significance of listed buildings and conservation areas can be harmed or lost by alteration to them or by development in their setting. Paragraph 200 states that proposals which preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.
- 4.3 Paragraph 189 of the NPPF requires an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting”. Paragraph 192 requires local planning authorities, in determining applications to take account of “the desirability of sustaining and enhancing the significance of heritage assets”.
- 4.4 Paragraph 194 states “Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification”.
- 4.5 The question is whether the proposal causes harm to the character and appearance of the Conservation Area and that the public benefits which accrue should outweigh the level of harm caused (paragraph 196).
- 4.6 The Cedars is not a heritage asset. It occupies a large plot which borders the conservation area boundary. The adjacent section of the conservation area comprises a former allotment field and its contribution to the setting of the heritage asset and its character and appearance stems from its open nature and roadside boundary hedge. The proposal causes no harm to this setting and the position of the proposed dwelling is further away from the conservation edge than the existing bungalow.
- 4.7 Consequently in this case no harm is caused to the designated heritage asset, the Helhoughton Conservation Area.

Bibliography

Department of Communities & Local Government	<i>Planning Practice Guidance: Conserving and Enhancing the Historic Environment</i>	March 2014
English Heritage	<i>Conservation Principles: Policies and Guidance</i>	2008
Historic England	<i>Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12)</i>	2019
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