

HERITAGE IMPACT ASSESSMENT

The Old Rectory
Easthope
MUCH WENLOCK
SHROPSHIRE
TF13 6DN

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1.0 Context & Heritage Assets

Introduction

- 1.1 This Heritage Impact Assessment has been produced¹ in support of an application for the addition of small lean-to to the rear of a Grade II listed house in the village of Easthope in Shropshire.



Looking northwards within the grounds of Easthope Rectory at the main elevation. The boundary planting makes it difficult to see directly into the site from most viewpoints except from the south.

- 1.2 As these proposals have the potential to impact on a group of designated and non-designated heritage assets, an assessment of the potential degree of that impact is required. Taking Historic England's guidance into account, the methodology for this assessment is summarised as follows:
- Identify the baseline heritage assets;
 - Assess the significance/value of the baseline built heritage assets and their settings;
 - Identify and define the magnitude of impact of the proposed development on each heritage asset, including its setting, and the severity of the impact;
 - Identify mitigation required where required; and
 - Assess the proposed development impact and its effect on the significance of the asset taking into consideration any mitigation proposed.

Definitions

- 1.3 A 'heritage asset' is widely defined in the NPPF Glossary as:
A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 1.4 A 'designated heritage asset' is more specifically defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck, Registered Park and Garden, Registered Battlefield or Conservation Area, as designated under the relevant legislation.
- 1.5 The Shropshire Historic Environment Record (HER) contains information relating to all known archaeological and historical sites in the area. Examination of data in the Shropshire HER, and information held by the

¹ In accordance with the guidance contained in HEAN 12 (Oct 2019)

Shropshire Record Office indicates that there are several listed buildings in the locality² and a number of HER entries, a Scheduled Ancient Monument some distance away, but no Registered Parks and Gardens, or Registered Battlefields, on or near the site.



Site of proposed lean-to viewed from the north west

1.6 The listed buildings and Her Entries comprise:

- The Rectory HER No. 11844
- Malthouse at Easthope Cottage Farm HER No. 17196
- Church of St. Peter HER No. 11842
- Manor Farmhouse HER No. 11843
- Crowther's House HER No. 11845
- Manor Farm HER No. 23265
- Easthope Mill HER No. 15777
- The Old Rectory Farmstead HER No. 23249
- Easthope Farm HER No.

1.7 There are other listed structures and HER entries in the wider locality, but these are of sufficient distance from the site to be eliminated from any consideration of developmental impact.

Conservation Area

1.8 The site is not within a Conservation Area.

The Proposals

1.9 The proposals involve the erection of a small lean-to as boot/utility room, as the original has been converted to a ground floor wet room to serve the acute needs of a disabled member of the household. The understairs in the kitchen also requires modification to facilitate wheelchair access.

1.10 There are a number of factors that need to be addressed in proposing development for this site. The most sensitive of these are the site's relationship with the adjacent listed buildings, local heritage assets and wider historic landscape, and the impact of any development on it, and their significance requires assessment in the context of these proposals.

² See Appendix I for list descriptions and non-designated HER entries

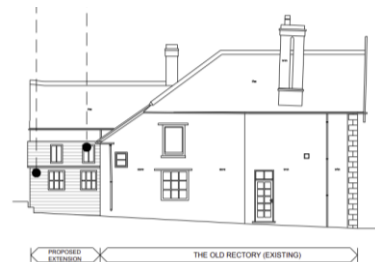
1.11 This inevitably requires a careful consideration in the design and materials of the proposed development, the current condition of the site and the quality of the proposed interventions, thus supporting the need for the integration of new development into the existing built and historic environment (Revised NPPF **Paragraph 127(c)**). This is a complicated building, having undergone extension and redevelopment over several phases.



Ground Floor (part of) as Existing



Ground Floor (part of) as Proposed



Elevations

2.0 Policy Context

- 2.1 The ***Planning (Listed Buildings and Conservation Areas) Act 1990*** is the legislative basis for decision-making on planning and listed building consent applications that affect the historic environment. Sections 66(1) and 72(1) of the Act impose a statutory duty upon local planning authorities to have ‘*special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*’ and, in respect of conservation areas, that ‘*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*’.



West elevation

- 2.2 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works affecting a scheduled monument.

Heritage Assets - National Planning Policy Considerations (NPPF)

- 2.3 The February 2019 Revised National Planning Policy Framework is the statement of Government planning policies covering all aspects of the planning process. Chapter 16 now outlines the Government’s policy regarding conserving and enhancing the historic environment. The policies in the NPPF are a material consideration which must be taken into account in development management decisions.
- 2.4 **Paragraph 189** demands that local 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 asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Heritage Impact Statement meets those requirements.

- 2.5 **Paragraph 190** outlines that 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). It then outlines that 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.
- 2.6 **Paragraph 192** requires local authorities to take account of the following in determining planning applications;
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.7 **Paragraphs 193-196** need to be read together and applied in cases where development would cause harm to the special interest of a heritage asset, distinguishing degrees of harm and providing related threshold tests for the planning decision maker.
- 2.8 **Paragraph 193** states great weight should be given to the asset's conservation, where **Paragraph 194** demands that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The NPPF requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. **Paragraph 195** is clear that where a proposed development will lead to substantial harm (or total loss of significance), local planning authorities should refuse consent, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits outweighing that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 2.9 With regard to 'less than substantial harm' to the significance of a designated heritage asset, **Paragraph 196** considers that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.10 In the case of non-designated heritage assets, **Paragraph 197** insists that the effect of an application on its significance should be taken into account in determining the application. In weighing such applications, a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.11 In **Paragraph 198**, LPA's are exhorted to not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. On this basis, developers are required in **Paragraph 199** to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
- 2.12 On the other hand, **Paragraph 200** encourages LPA's to look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, outlining that proposals preserving those elements of the setting making a positive contribution to the heritage asset or better reveal its significance should be treated favourably.
- 2.13 Concerning conservation areas and World Heritage Sites it states in **Paragraph 201** that:

'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'

Policy Considerations

- 2.14 Chief local policy consideration is contained in the Shropshire Core Strategy. A key objective of both national and local planning policy is to focus residential development in locations which promote economic, social and environmental sustainability, avoiding new homes scattered across the countryside.
- 2.15 **Policies CS6 Sustainable Design and Development** and **CS17 Environmental Networks**, SAMDev Plan **Policies MD2 Sustainable Design** and **MD13 Historic Environment**, where the requirements are that heritage assets will be protected, conserved, sympathetically enhanced and restored through the following four processes:
1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
 2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment.
 3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, or including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect.
 4. Encouraging development which delivers positive benefits to heritage assets. Support will be given in particular to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

2.16 The common thread running through these duties is that they “flag up” the special interest of the feature, and impose, or enable the imposition, of more stringent controls than would otherwise be imposed by the “normal” planning process over any activities which might harm it, thereby ensuring that full account will have been taken of that which is of special interest. From these four points then, these particular proposals provide the following specific responses:

- The layout of the proposed has considered the impact on the fabric and setting of the listed building and the wider area;
- Producing this Statement to assess the proposals;
- The new extension provides additional floorspace in a form that creates no adverse impact on the identified heritage assets; and
- The design of the new extension will continue to preserve the local historic ‘sense of place’.

24th June, 1864.

EASTHOPE RECTORY CORVE DALE,
Five miles from Much Wenlock, ten from Bridgnorth,
fifteen from Ludlow, and nine from Church Stretton.

**IMPORTANT SALE OF MODERN AND NEARLY
NEW FIRST-CLASS FURNITURE,**
And other valuable Effects, in and upon the premises at
Easthope.

PERRY & PHILLIPS

HAVE been favoured with instructions from the Rev. R. Smythies, who is leaving Easthope, to **SELL BY AUCTION**, on Tuesday and Wednesday, July 5th and 6th, 1864, the whole of the valuable **FURNITURE**, which embraces a very handsome and well-upholstered Drawing Room Suite in walnut wood, including Oval, Loo, Occasional and Writing Tables, Easy Chairs, Couch, Cabinet with Marble Top, Chimney Glass, Handsome Window Curtains. In Dining Room, Spanish Mahogany Telescope Table, Dinner Waggon, Pedestal Sideboard, 8 and 2 Arm most comfortable Chairs, in morocco leather, 2 suites of Reps Curtains, Real Turkey, Brussels, and Kidderminster Carpets and Hearth Rugs, Library Fittings, and Furniture. The Chambers are well furnished with all Requisites. Handsome Arabian, French, and other Bedsteads, in Mahogany and Iron, Hair, Wool, and other Mattresses, prime Goose Feather Beds, excellent large-sized Witney Blankets, Marseilles Quilts, Mahogany Wing and other Wardrobes, Chests of Drawers, Dressing Chests, Ditto Tables, Marble Top, Washhand Stands, Noble Cheval and Toilet Glasses, China Toilet Services, about 20 dozen of excellent Port and Sherry **WINES**, China Tea, Coffee, and Dessert Services, Dinner Service, Kitchen and Dairy Utensils; 2 sets of town-made Brougham Harness, Silver mounted, 2 Saddles, Dumb Jockey; 4 valuable **DAIRY COWS**, 3 Berkshire Pigs, 17 bags of Oats, 95 Iron Hurdles, Rick of **HAY**, about 4 tons (to go off), 4 Acres of Mowing Grass, and the Aftermath, and 4½ Acres of Grass Keep, till Lady-day, 1865, and numerous other out and in-door effects.

Descriptive catalogues are in course of preparation, and may be had ten days prior to the Sale, at the Gaskell Arms, Wenlock; the principal Inns, Church Stretton; Feathers Inn, Brockton; place of Sale; and from the Auctioneers, 59 and 60, High Street, Bridgnorth. The Furniture will be on view on Monday, July 4th, from ten to four o'clock.

THE PHENIX FIRE OFFICE.

Eddowes's Journal, Wednesday 29 June 1864

3.0 Significance of the Heritage Assets

3.1 A key principle for managing change to heritage assets is understanding significance. It is clear that understanding both the *nature of the significance* and the *level of importance* are fundamental to decision-making, and that the analysis below assessing significance of the various relevant factors indicates the area and its heritage assets possesses historic interest³.

3.2 The NPPF defines the significance of a heritage asset as:
“the value 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.”

| Significance of Heritage Assets | | |
|---|------------------------------------|--|
| Heritage Asset Description | Significance | NPPF Advice |
| World heritage sites Scheduled monuments Grade I and II* listed buildings Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance | Very high (International/national) | Substantial harm to such assets should be wholly exceptional |
| Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance | High (national/regional/county) | Substantial harm to such assets should be exceptional |
| Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings | Medium (District) | Heritage assets in this category should be retained where possible, although there is usually scope for adaptation |
| Heritage assets with a local (ie parish) value or interest for education or cultural appreciation | Low (Local) | The removal or adaptation of structure or features in this category is usually acceptable where proposals will enhance a related heritage asset. |
| Historic environment resource with no significant value or interest | Negligible | The removal or adaptation of structure or features in this category is usually acceptable where proposals will enhance a related heritage asset. |
| Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined | Uncertain | Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain |
| Structure or feature that harms the value and significance of a heritage asset | Negative | Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement |

3.3 As ‘significance’ is the means by which the cultural importance of a place and its component parts can be measured and compared, understanding that significance and its origins makes it possible to develop proposals that will protect or enhance the character and cultural value of a site.

3.4 The following brief assessment is provided on the significance of the heritage assets that may potentially be affected by the proposals, and is proportionate to the importance of the various assets and sufficient to understand the potential impact of the proposals, given their nature and extent.

³ Significance as set out in Historic England’s Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 (GPA2), is defined as the sum of the heritage values of a site, place or building.

Historic Evolution

- 3.5 The village was a named settlement in the Saxon era, where a community was recorded in The Domesday Book.⁴ One of the estates '*by the river Corve*' given to St. Mildburg by her half-brothers Merchelm and Mildfrith before 704 may have been *Easthope*, for in 901 Aethelraed, ealdorman of Mercia, and his wife Aethelflaed received three *manentes* there from the church of Wenlock. The manor belonged in 1066 to two free men, Earnwig and Wulfric. In 1086 it was held by sheriff Reynold of Bailleul from Roger of Montgomery, earl of Shrewsbury and tenant in chief.
- 3.6 Never a large settlement, the population has remained relatively stable throughout its recorded history. In 1306 there were 16 tenants, and a similar number was recorded in 1383 and 1493. There were five taxpayers in 1525. Nine households paid hearth tax in 1672 and there were c.50 adults in 1676. By 1801, however, the total population was only 85. It was 109 in 1811, and until the 1960s remained about 100. By 1991, however, it had fallen to 74. By the early 19th century Easthope had begun to take on the character of an estate village dependent on Lutwyche Hall (in Rushbury), and the few changes were mostly in the nature of estate improvements.
- 3.7 The road from Much Wenlock to Church Stretton ran along the nearby Edge. The route from Easthope's Cross (on the Edge) to Brockton was part of the road from Church Stretton via Longville to Bridgnorth by the mid-18th century, turnpiked to Weston in 1839 and disturnpiked in 1872. The railway from Much Wenlock to Craven Arms, beside and below the road along the Edge, opened in 1867, with a halt for Easthope opened in 1936. That closed in 1951 and the line in 1963.
- 3.8 The chief house of the manor, mentioned in 1306 and owned since the 16th century by the Ball family, may therefore have been the farmhouse that a Mr. Corfield held of the manorial estate in 1732; at that time the only other large holding on the manorial estate was attached to Manor Farm, the former freehold of the Fewtrells. Manor Farm has an east-west timber framed range that included a late medieval open hall. A two storeyed box framed cross wing was built at the east end, perhaps c.1600; it has a contemporary plaster ceiling by craftsmen whose work has been found in several other Shropshire houses. It may have been then that an upper floor and central stack were inserted in the medieval hall.
- 3.9 Corfield's house included part of a timber framed hall of c.1431 with a box framed cross wing of c.1454. It may have been the '*Hall house, now used by farmers*' mentioned in 1793. About 1800 it was converted to a malthouse (now listed Grade II*) and cased in brick, probably to serve the new Easthope Cottage, to which it remained a farm building in 1990. Crowther's House (later

⁴In 1086 the recorded population consisted of four demesne *servi*, a *villanus*, and five bordars. The manor was worth 15s. in 1066; it was found waste c.1070, but by 1086 had risen in value to 20s.

Cottage) had a late medieval north-south cruck framed open hall of two bays with a contemporary cruck framed 1½ storeyed solar cross wing on the north. The hall was later divided into two floors and two units, with a central stack dated 1658.

- 3.10 Parts of the church may be 12th century, and the living, mentioned c.1240, is a rectory. In 1927 it was united to that of Stanton Long. The parsonage, mentioned in 1589, was in good repair in 1716, but by 1793 seemed '*little better than a cottage*'. Deemed unfit in 1835 but 'neat' in 1851, it was much enlarged c.1859. Curates were employed from c.1772, when the incumbent was also rector of Hughley. The curate lived in the rectory from c.1840 and the rectors returned to live there before 1851. It was the benefice house for Stanton Long with Easthope from c.1927 until the last incumbent left in 1975.

Significance in Heritage Terms

- 3.11 There are four main aspects of significance: evidential (or archaeological), historical, aesthetic and communal. Within these categories of heritage value the level of significance can be measured and assigned to a hierarchical structure:

| Definition of Heritage Significance | |
|--|---|
| <i>Level of Value</i> | <i>Definition</i> |
| Exceptional | <i>an asset important at the highest national or international level; includes scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm to such assets should be wholly exceptional</i> |
| High | <i>a designated asset important at a national level, including Grade II listed building and conservation areas. The NPPF advises that substantial harm to such assets should be exceptional</i> |
| Medium | <i>a non-designated asset important at local to regional level, including buildings on a Local List (non-statutory). Can also include less significant parts of listed buildings and conservation areas. Heritage assets in this category should be retained where possible, although there is usually scope for adaptation</i> |
| Low | <i>structure or feature of very limited heritage value and not defined as a heritage asset. Includes later additions to listed buildings or settings that are of low value. The removal or adaptation of structure or features in this category is usually acceptable where proposals will enhance a related heritage asset</i> |
| Negative | <i>structure or feature that harms the value and significance of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement</i> |

3.12 On this basis, the four different types of value (with the assessment in italics) that can contribute to significance of the site and surroundings are identified as follows:

| Evidential Values of Heritage Significance | |
|---|--|
| Definition | Where a building, structure or place provides primary evidence about the past. This can be natural or man-made and applies particularly to archaeological deposits, but also to other situations where there is no written record |
| Assessment | <i>Any archaeological evidence associated with the Anglo-Saxon or Medieval village would be of high significance in this location. The Application site itself may reveal something by way of archaeology, albeit there is very limited below-ground work undertaken. In the case of map regression, documentary and physical evidence indicate the locality has had a relatively long history from the medieval period onwards. There is some potential for below ground archaeological evidence to survive associated with this settlement which could contribute to the understanding of the historical development of this locality and its origins.</i> |
| Value | <i>medium</i> |

| Historical Values of Heritage Significance | |
|---|--|
| Definition | Where it illustrates some aspect of the past, and this helps to interpret the past, or that it is associated with an important person, event or movement |
| Assessment | <i>The existing complex is characteristic of mid-19th century domestic architecture in rural Shropshire; its form has been greatly altered in layout over this period to make it suitable for 19th and 20th century domestic accommodation associated with its role as a rectory. It is a reminder of the historic character of higher status residential accommodation. As such the building and its neighbours reflect the social and economic evolution of the area over 400 years</i> |
| Value | <i>high</i> |

| Aesthetic Values of Heritage Significance | |
|--|--|
| Definition | Where this may derive from conscious design, including the work of an artist or craftsman; or it may be the fortuitous outcome of the way a building or place has evolved |
| Assessment | <i>Aesthetically, the house now clearly appears to be of Victorian origins in the streetscene. The character of the house forms part of the setting to the settlement's functions as a small village, with its social, economic and historic associations. The integrity of the wider settlement is greatly enhanced through the preservation of the house. Historic higher status dwellings make an important contribution to the character of Shropshire as a whole. The proposals will not adversely impact on this aspect of the heritage assets</i> |
| Value | <i>medium</i> |

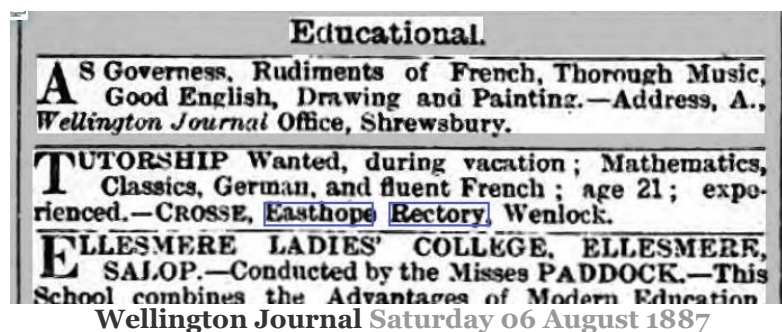
| Communal Values of Heritage Significance | |
|--|--|
| Definition | Where regardless of their historical or aesthetic value, many buildings or places are valued for their symbolic or social value or the local identity which they provide |
| Assessment | <i>In respect of the Rectory, public access is unavailable, but can be seen from passing pedestrians and cars, a reminder of the character of the historic settlement close to Wenlock Edge. The ability to interpret the contribution of the heritage assets for the community/public is well understood through the listing process, which gave a reasonably deep appreciation of the historical development, considerably enhancing the understanding the contribution of the heritage assets makes to the wider history of Shropshire and the impacts of the area's evolution upon the wider landscape and community</i> |
| Value | medium |

Summary of Significance

3.13 The immediate area has had a long history since the 9th century as a small settlement of farmsteads serving a dispersed rural community, effectively becoming an estate village that has evolved very little over these centuries. Timber framing patterns and dendrochronological testing indicates the three main houses in the village date from the early 15th century. The Rectory itself has expanded from little more than a cottage in the early 19th century to something of status after 1859. Piecemeal re-development in addressing changing residential expectations in the 19th - 20th centuries is reflected in the surviving layout of the building. The main features of significance are therefore:

- The gradual evolution of the domestic and ancillary buildings, a reflection of slow-changing economic fortunes
- Association with the various social classes in the village
- Surviving 19th century modifications to the house
- Historic mix of architectural styles and building materials

3.14 So what is of interest across this part of the landscape generally and in this locality particularly, is the arrangement of varied architectural forms, contributing to and creating a composite domestic massing of great overall interest.



4.0 Assessment of Setting

'The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting - the surroundings in which it is experienced.'

(English Heritage, 2012)

Historic Environment Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets (Historic England) Second Edition 2017*

- 4.1 The purpose of this amended and republished Advice note⁵ is to provide information on the concept and acknowledgement of the nature of 'setting'. The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it. The contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. (Advice Note **para 5**). Views can of course be valued for reasons other than their contribution to heritage significance, and may be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets (**para 6**).
- 4.2 **Paragraph 17** of the Advice Note reconfirms that all heritage assets have significance, where the contribution made by their setting to their specific significance varies. Furthermore, although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset. However, as **Paragraph 18** states '*Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.*'

National Planning Policy Guidance (NPPG)

- 4.3 The NPPG provides definitions of setting and explains in paragraph 013:

'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not' and

'For example, buildings that are in close proximity but are not visible from each other may have historic or aesthetic connection that amplifies the experience of the significance of each' and

'The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance'.

- 4.4 The indirect visual impacts of the proposed development on the setting of designated and non-designated heritage assets within the locality have been

⁵ It replaces *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015)* and *'Seeing the History in the View: A Method for Assessing Heritage Significance Within Views'* (English Heritage, 2011).

assessed as required under **paragraph 189** of the NPPF. These are mainly related to views from, to and across the heritage assets.



A single storey lean-to already exists on the northern elevation

- 4.5 A 'Zone of Visual Influence' defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. The analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason is increasingly referred to as a 'Zone of Theoretical Visibility'. In this context, the site is to be viewed with little ease from the south; even less so from other viewpoints where visibility is closely confined by the adjacent buildings, walling or fencing, tree and hedge cover, considerably limiting intervisibility with the wider villagescape.



Blocked up windows and doors attest to the various modifications the Rectory has experienced over the years

Assessment of the Setting

- 4.6 The range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In

general, however, this assessment addresses the key attributes of the proposed development in terms of its:

location and siting – *the alterations proposed do not meaningfully alter the visual presence of the house in the immediate landscape or wider area; the relatively small scale interventions will effectively preserve the appearance of the Rectory in the townscape and allows the main complex of identified heritage assets to maintain their relative prominence amidst the trees. This situation effectively preserves the existing relationship between properties and streetscene; the impact on the view remains therefore unchanged.*

form and appearance – *the proposed generally respects the overall layout, massing and form of the original building, preserving the historic buildings' existing impact on the landscape.*

additional effects – *the additional floorspace will greatly enhance the accessibility of the house*

permanence – *as an adaptive use for the dwelling on the site, the proposals are a permanent insertion into the building, creating a slightly altered but acceptable visual impact.*

4.7 In order to further assess this impact on the setting, Historic England recommends the following broad approach, undertaken as a series of steps applying proportionately to complex or more straightforward cases as appropriate:

Step 1: identify which heritage assets and their settings are affected:

The site as described above has a limited intervisibility relationship with the neighbouring buildings of Easthope and surrounding villagescape. This positive relationship can be maintained given the careful design and layout of the proposals.

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s):

The heritage assets are set within a low density layout of generous planting; a relatively eclectic group of heritage assets in massing materials and design, but in a consistency of historic interest. The feeling of visual architectural variety and building juxtaposition of this complex is a fundamental part of its significance in the consideration of setting, which will effectively remain following the development works.

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance:

The proposals are in effect an attempt to evolve the site by recognising and exploiting the site's existing characteristics; the proposals, given their limited ambition, will not detrimentally alter that situation. There is no direct physical impact of the proposals on the other nearby heritage

assets, where the modest nature of the works will limit to a significant degree the impact on the latter's settings

Step 4: explore the way to maximise enhancement and avoid or minimise harm:

It is proposed to develop in a form that echoes the existing locality in materials and character, and so not to diminish its established presence in the landscape. Their orientation will also preserve the general character and appearance of the site.

Step 5: make and document the decision and monitor outcomes:

Proposals to be controlled by an application for Planning Consent and the imposition of appropriate Conditions.

- 4.8 This development will not devalue the historic significance of the conservation area or setting, nor its tangible values, such as historic fabric, or its associational values, such as its social status or position within the landscape, provided the work is undertaken with understanding and conscious efforts over design in order to produce proposals respecting the topography and proximity of the other heritage assets.

5.0 Potential Impact on Heritage Assets

- 5.1 In determining this application, the main issue would be the proposals' impact on the heritage assets and their setting, the consequences for the wider landscape and thus the character and appearance of the area. As discussed above, the proposed development reflects an understanding of the historical evolution of the building, layout and settings, thus providing a well-informed architectural response.
- 5.2 The proposed development has been carefully designed to act as a sympathetic reflection of the heritage values of the surrounding historic buildings and their setting, and will not cause meaningful loss or damage to the surviving historic fabric. The development will represent a preservation in the character and current appearance of the site and the setting of other heritage assets, with its use of an appropriate materials, in order to minimise the visual impact of the proposed on the historic area and its development grain.
- 5.3 The proposals are therefore sympathetic to the scale, mass, layout and aesthetic attributes of the area's buildings. The level of intervention on the area is the minimum feasible, preserving the character by retaining the prominence of the nearby buildings as historic structures in an historic environment.

Summary of Impact Assessment

- 5.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. Section 72(1) of the Act requires that, in the exercise of planning powers in conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. While not directly relevant to the non-designated heritage assets and lack of conservation area, they are useful benchmarks against which to assess the proposals' impact.

Degree of Harm?

- 5.5 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy considerations. In general terms, substantial harm is a high test, so it may not arise in many cases. The harm may arise from works to the asset or from development within its setting. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

5.6 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings, where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

Conservation Principles: Policy and Guidance⁶

5.7 The English Heritage Document is intended to guide conservation thinking and practice in England. It defines conservation as managing change in ways that will sustain the significance of places, for change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.

5.8 The English Heritage *Principles* state that retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible (paragraph 93). Where deliberate changes are made, however, the alteration should in some way be discernible. Integrity likewise depends on an understanding of the values of the heritage asset.

5.9 Thus new work or alteration to a significant place should normally be acceptable if:

- There is sufficient information comprehensively to understand the impact of the proposals on the significance of the place;
- The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- The proposals aspire to a quality of design and execution which may be valued now and in the future;
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

5.10 The *Principles* state that there are no simple rules for achieving design quality in new work, which could involve working in a traditional or a contemporary manner. The important factor is to respect the values established through an assessment of the significance of the building and its setting.

5.11 It is also suggested that features of lesser significance offer opportunities to create heritage values of tomorrow, which can be achieved if the quality of the new work is of a high standard of design, materials, detailing and execution.

⁶ *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage) 2008*

5.12 The above analysis assessing significance of the various relevant factors indicates the site has historic interest in its own right, and has an appreciable impact on associated designated and non-designated heritage assets. Although this proposal to provide an intensified residential use of the site will have an impact on the site’s appearance, it will have a limited impact on the overall historic and topographic character; from a historic perspective it continues the process of managed alterations to the building.

Relevant Issues

- 5.13 There are two relevant issues against which these proposals are measured⁷:
- Whether the proposals, as described in the application, conserve the special interest and architectural significance of the identified heritage assets; and
 - Whether the proposals harm that special character when viewed from the wider area.

| Definition of Level of Impact on Heritage Significance | |
|---|---|
| <i>Level of Impact</i> | <i>Definition</i> |
| Total Loss | Total loss of the Historic Asset and its elements of significance |
| Substantial Harm | Major alterations to the Heritage Asset removing most area of significance but leaving some areas of special interest |
| Moderate Harm – Less Than Substantial Harm | Loss of one or more high level areas of special interest of the Heritage Asset |
| Slight Adverse Impact | Slight alteration resulting in some small loss of special interest |
| Negligible | Very slight or negligible loss of significance of the Heritage Asset |
| None | The proposed development has no discernible impact on the significance of the Heritage Asset |
| Slight Beneficial | Slight enhancement of one aspect of special interest of the Heritage Asset |
| Moderately Beneficial | Moderate enhancement of one aspect of special interest of the Heritage Asset |
| Highly Beneficial | Major alterations resulting in wholesale enhancement of the significance of the Heritage Asset |

5.14 In respect of the listed buildings and the non-designated heritage assets, the small extension has no material implications, and so the impact may be classed as at least **negligible** (as defined above).

5.15 Its location in being sited back from the public highway decreases to a degree the site’s visual impact on the streetscene and the surrounding area. As the proposed is designed to respect the overall original character of the building, the external visual impact on the setting will be **none** (as defined above).

⁷ On the basis that working drawings are not available in advance of gaining consent, it is assumed for the purposes of this assessment that all conversion works and repairs reflect the guidance contained in documents such as BS7913:2013 ‘Guide to the Conservation of Historic Buildings’ (December 2013).

Public Benefits

5.16 The National Planning Policy Guidance **Paragraph: 020** (Revised 23 07 2019) defines public benefits as follows:

What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.

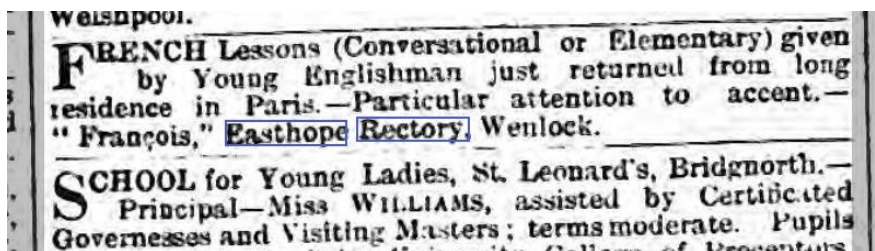
However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

5.17 In this particular case, the site has been looked after over the years, and has maintained heavily planted boundaries that partially screen the site from its surroundings, reducing the visual impact of its openness. Minor redevelopment to provide accessible accommodation, thus allowing an occupant to stay in the house will materially increase the public benefits accrued by the development in creating ‘whole life’ housing.

5.18 The proposed development is therefore clearly within acceptable specifications and utilises a sensitive approach to creating accessible living accommodation, still reflecting the original historic appearance in massing and materials, protecting the existing character of the area and streetscape and so aiding effective assimilation. The proposed development is therefore in keeping with the character of the historic character of the site and the wider area and so is considered to be of an appropriate design and scale, in accordance with the aims and objectives of national, Core Strategy and SAMDev Policies.



Wellington Journal - Saturday 04 September 1886

6.0 Conclusions

- 6.1 This Statement provides an assessment of the heritage assets that would be affected by the proposed development within the site and also the wider area.
- 6.2 The principle of the proposed works is considered acceptable on the basis of:
- its appropriate form in relation to the existing layout of this house and this part of the villagescape, preserving those elements of the identified assets of historic interest;
 - the existing local pattern of the development is respected and existing structural character reflected, where the proposed layout has a limited impact on the setting of the identified heritage assets or the wider area;
 - the introduction of additional floorspace supports the viability of the house to accommodate the needs of a mobility-impaired member of the household; and
 - the application is therefore generally in accordance with adopted policies and development guidance relating to the concept of setting.
- 6.3 It would still be possible to read the 'original' layout of the house and associated buildings and appreciate their historical appearance with a design and layout which minimises the proposals' potential impact and significance for the heritage assets. Maintaining the overall character of the site would preserve the general character and appearance of the area, and the identified heritage assets potentially impacted by the proposals.
- 6.4 Consequently, the overall impact on the wider historic interest is acceptable, and in several respects related to accommodating disabilities, to be welcomed.
- 6.5 In light of the relevant local plan policies, the national planning policy guidance and the HIA, it is suggested that the impact resulting from the proposals would be balanced by the benefits accrued in greatly enhancing the condition of the site for its optimum viable use for all occupants and in the interests of a sustainable future through conservation and maintenance.



Homeward Mail from India, China and the East
Tuesday 28 February 1888

Appendix I List & HER Entries

EASTHOPE

Rectory

II

C18 and later. Stone and brick with tiled roof and brick stacks; 2 storeys; sash and casement windows. Four window front.

Listing NGR: SO5651295332

EASTHOPE The Malthouse at Easthope Cottage Farm

GV II*

Malthouse: late C18 or early C19 incorporating one surviving bay of a C14 timber framed aisled hall and an abutting C15 four bay solar range. Red brick outer walls in Flemish garden wall bond, corrugated asbestos roof. Malthouse kiln at rear of solar cross-range with flues. Crosswing range with hoist door to first floor entrance doorway below and attic window above; side elevation has 4 windows to each floor under segmental arches. Doorway to short hall range and small window above. Two truss frames to hall bay with aisle posts and king posts, the end truss arch braced. The solar range has a central closed truss and arch braced collar trusses to left and right. Two tiers of cusped windbraces to the purlins and cusped braces between collar and principals of the forward truss.

Listing NGR: SO5660695305

This building was dated through the Shropshire Dendrochronology Project, undertaken by Madge Moran and Eric Mercer. Dates of 1430 and 1455-60 were obtained.

Two trusses of a medieval hall house remain, each is aisled and dendro-dated to 1431. One is a spere-truss which incorporates a low beam and the other is the hall end truss, which has a central vertical post between the sill-beam and the tie-beam. Unilateral bracing is present on the crown-posts. Also surviving is a brick-cased crosswing, dendro-dated to 1454. This has 4 half-bays with cusped windbraces. The crosswing appears to be a replacement for an earlier service end. It later became a maltings and a kiln was added. One of the beams has a painting which is very fragmentary. It is a free-flowing design of flowers and foliage, executed in black distemper directly onto the timber. Ground plan and 6 sections.

Cottage Farm, Easthope, is currently used as a farm store and is sited some distance from the present farmhouse. In many ways the hall is similar to Upton Cressett inasmuch as the roof is of crown-post construction with two aisled trusses remaining, both dating from 1431. Both the halls, however, have been truncated, leaving no evidence as to whether they were fully aisled or of base-cruck construction. At Easthope one of the aisled trusses is clearly a spere truss and the other is a lower-end hall truss. The latter has an unusual feature in the form of a central continuous post between sill beam and tiebeam. The spere truss incorporates a low beam, above which is a central post with side-to-side dowel holes which could relate to a method of louvre control. (See N. W. Alcock & M. Moran, 'Low Open-Truss Beams: Problems of Function and Distribution', VA 15, 1984, 47-55.) There is little decoration, with no provision for lateral bracing to the crown-post, and cusping is no more than a token, occurring only on the longitudinal braces. The arcade plates each display scarf joints, one is edge-halved with bridled butts and four edge-pegs, the other with sallied and bridled butts as well as two edge-pegs and one face-key. Two small excavations were carried out in the hall area, one by R. Meeson and the other by N. Baker, with the object of finding archaeological evidence for the form of the hall. Neither dig was conclusive, but the second uncovered a paved floor of stone slabs set in 'jigsaw' fashion. The 1454 two-bayed cross wing, replacing the old service end, has intermediate trusses dividing the roof into four sub-bays. These trusses are of open arch-braced collar construction, while the central truss is of queen-post form. Well-defined cusping occurs on the V-struts and on both tiers of windbraces. (Miles and Haddon-Reece 1994, VA 25, list 56).

Wall painting in ground floor hall dated 1575-1600. Miscellaneous decoration. Wall painting difficult to discern but similar to 136 Frankwell (PRN 10295). Colour illustration.

Assorted material held in DRF - including site visit report by Carole Ryan with internal and external photographs.

A detailed description of this building was prepared in 1985 by Madge Moran.

A small scale-excavation at The Malthouse, Easthope in relation to investigation of the hall and crosswing complex. This extended work previously carried out by Bob Meeson which had recorded a possible post-pad. An area of worn stone flags was recorded. Apparently, further work was intended and it was anticipated that the full records would be deposited [but this was not carried out].

EASTHOPE Manor Farm House

II

Probably late C16. Timber framed and brick with tiled roof and brick stacks; 2 storeys; casement windows. Moulded plaster ceiling in one room.

Listing NGR: SO5662895227

Much of the timber-framed medieval manor house remains including the screens passage and spere-truss. The central truss of the hall has extended jowls to the posts, in effect making a form of jointed cruck. One plaster cast on the crosswing ceiling has the motto 'MAL MEV EST DEV DROIT' (Our lawful right is ill removed) but the cast has

been applied upside down. Another, applied correctly, is purely decorative. There are cusped and nicked windbraces in the crossing. Ground floor plan, S elevation, plaster details, sections.

EASTHOPE Crowther's House

II

C16 and later. Timber framed and partly of cruck construction. 1 storey and attic. Stone portion now replaced by painted brick and former thatched roof now tiled.

Listing NGR: SO5667595218

Hall and crossing, each of cruck construction. The hall has been truncated at the central truss. A fireback is inscribed IWK 1701. Photographs of exterior and crucks

EASTHOPE Church of St Peter

II

DATES OF MAIN PHASES, NAME OF ARCHITECT: Medieval church rebuilt by Nicholson & Clarke after a fire in 1928, with glass by Kempe & Tower.

MATERIALS: Local rubble siltstone with freestone dressings, under graded stone-tile roofs

PLAN: Nave and chancel under a single roof, west belfry, south porch and north vestry.

EXTERIOR: The church has a mixture of Gothic and domestic Tudor windows. In the nave south wall is a three-light square-headed mullioned-and-transomed window (replacing a wood-mullioned window). Only the C16 three-light square-headed west window survived the fire. On the north side is a small window and external stone chimney. In the chancel is a cusped pointed south window and two-light Decorated east window. In the north wall of the chancel is a priests' door with limestone surround including a large lintel. The porch has a segmental arch with wooden gates, and on its left side is an added open-fronted lean-to set back, which obscures one of the bullseye side windows. The south doorway has a depressed arch, and a surround of imported tufa. The belfry is timber-framed, painted black with white rendered panels, under a pyramidal roof. Paired louvered bell openings are in each face. The north vestry has a three-light north window.

INTERIOR: Walls are of exposed stonework. A continuous five bay collar-beam roof has two purlins each side, plastered behind. In a sixth bay to the west end is a panelled bell chamber. The floor has small flagstones, with boarded floors beneath the pews. In the porch are reclaimed encaustic tiles.

PRINCIPAL FIXTURES: Some fixtures were rescued from the old church. The communion rail is C18 with turned balusters, and spans the chancel. On the south wall, next to the pulpit, is a rare wrought-iron hour-glass stand, dated 1662 and with the initials SS (Samuel Steadman, the incumbent). It is fixed to the wall by an iron bracket. The chancel screen, dated 1931 on a plaque, is three bays, with open-arcaded dado to the wider outer bays, ogee-headed tracery in the main lights, beneath cornice and brattishing. The central bay has projecting pinnacles, surmounted by angels, and an ogee arch surmounted by a cross. The octagonal font is on a broad pedestal and base. The freestone polygonal pulpit has open Gothic panelling and marble shafts, very dated by the 1920s. Pews have plain ends with sunk quatrefoils incorporated into the arm rests. There is a metal memorial plaque to Col George Benson, killed in 1900 in the Boer War. Two stained-glass windows are by Kempe & Tower. The east window depicts the Annunciation, originally by C.E. Kempe and rescued from the fire, but restored and reinstated in 1937. The chancel south window shows the crucifixion, 1933.

HISTORY: Set in a round churchyard away from the village, suggesting an early origin. The earliest datable features were the C14 chancel windows, but the church suffered a serious fire in 1928 and was subsequently substantially rebuilt by Nicholson & Clarke of Hereford. Positions of the windows remained the same, but only the nave west window survived the fire. Some fixtures were saved, including the communion rails, hourglass holder, and a window by Kempe, restored by Kempe & Tower before reinstatement.

SOURCES: DC Cox, Sir Stephen Glynn's Church Notes for Shropshire, 1997, p 38. J Newman and N Pevsner, The Buildings of England: Shropshire, 2006, p 256.

REASONS FOR DESIGNATION: The church of St Peter, Easthope, is designated at Grade II for the following principal reasons:

** It has special interest as a medieval church of C12 origin but rebuilt after a fire in 1928, in a conservative, rather Arts and Crafts manner.*

** Furnishings include a rare C17 hour glass holder.*

Listing NGR: SO5660695125

Easthope Mill

Closed 1926. Mill pond filled in. Formerly produced flour and meal. Building now used for agricultural storage

Water mill symbol

Green Pool Mill - 3 ponds shown to east of mill

Easthope Mill (Corn)

Easthope Mill - disused

Easthope Mill - mill pond infilled

Building now part of small farm/smallholding complex

(or Greenpool Mill) - Corn Mill

Clay was being dug for tiles in 1497 in Easthope and Thomas le Tyler was a tenant of Easthope mill in 1413

Manor Farm

Regular Courtyard U-Plan. Additional Plan Details: Additional detached elements to main plan. Date Evidence from Farmhouse: 19th Century. Date Evidence from Working Building(s): 18th Century.

Position of Farmhouse: Farmhouse set away from yard. Farmstead Location: Church and Manor Farm Group, or other high status farmstead. Survival: Partial Loss - less than 50% change. Confidence: Low.

Other Notes: Large modern sheds to the side of the historic farmstead suggest that the farmstead is still in use. Some Evidence

for Conversion. Unusual RCu. Majority of historic farm buildings converted to dwellings. C18/C19 listed malthouse adjacent, incorporating C14 timber framed aisled hall, together with a C15 solar range, (PRN 17196)

The Old Rectory Farmstead

Dispersed with multiple yards. Additional Plan Details: Loose Courtyard with farm buildings on two sides of the yard.. Date Evidence from Farmhouse: 18th Century. Date Evidence from Working Building(s): None.

Position of Farmhouse: Farmhouse set away from yard. Farmstead Location: Village location. Survival: Extant - No apparent alteration. Confidence: High.

Other Notes: Large modern sheds to the side of the historic farmstead suggest that the farmstead is still in use. Originally associated with the rectory (PRN 11844)? ?farmstead no longer in agricultural use

Easthope Farm

Regular Courtyard U-Plan. Additional Plan Details: Additional detached elements to main plan. Date Evidence from Farmhouse: 19th Century. Date Evidence from Working Building(s): None.

Position of Farmhouse: Detached, side on to yard. Farmstead Location: Isolated. Survival: Partial Loss - less than 50% change. Confidence: High.

Other Notes: Large modern sheds to the side of the historic farmstead suggest that the farmstead is still in use. Some Evidence for Conversion. ?farmstead no longer in agricultural use. General Farm Building/Coach House converted to dwelling