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TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR OUTLINE PLANNING
ERECTION OF UP TO EIGHT DWELLINGS WITH GARAGES
LAND AT BROAD ROAD, BACTON, IP14 4HP.

HERITAGE STATEMENT

Ref: 2370/H

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INTRODUCTION

1. This Statement has been produced to accompany a planning application proposing the erection of up to 8 dwellings with garages on land At Broad Road, Bacton. The application is submitted in outline form with all matters reserved except for means of access to the site. The application is accompanied by an indicative layout plan which illustrates how the site could be developed with up to 8 dwellings.
2. This Heritage Assessment has been produced pursuant to paragraphs 189 and 190 of the National Planning Policy Framework (NPPF) and with reference to the following Historic England (HE) guidance:
 - Conservation Principles (2008)
 - Good Practice Advice 2: Managing Significance in Decision-Taking (2015)
 - Good Practice Advice 3: The Setting of Heritage Assets (2017)
 - Advice Note 12: Statements of Heritage Significance (2019)
3. This Assessment has also been produced in accordance with the requirements for Heritage Assessments as set out within the Council's Local Validation Requirements list.
4. In preparing this Assessment, reference has been made to various documents including the National Heritage List for England (NHLE) and historic Ordnance Survey plans.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

5. Section 66 of the Act sets out the general duty as respects to listed buildings in the exercise of planning functions. It states, *"In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

6. Paragraphs 189 and 190 of the NPPF state that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by a development. The level of detail should be proportionate to the assets'

importance and no more than is sufficient to understand the potential of that impact on the significance.

7. Annex 2 of the NPPF defines 'Significance (for heritage policy)' 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."
8. Annex 2 of the NPPF defines the setting of a heritage asset as "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."

LISTED BUILDINGS

9. The only listed building in the vicinity of the application site is Brickwall Farmhouse illustrated coloured pink on the plan produced below.



10. Brickwall Farmhouse is listed at grade II. It was first listed in March 1988. The listing entry for the building states:

Farmhouse, probably C17. 2 storeys and attics. 3-cell lobby-entrance plan; 4 windows. Timber-framed and plastered. Concrete tiled roof, formerly plaintiled; an axial chimney of red brick. C19 casements, mainly of 4 lights with transomes. Late C18 door at lobby-entrance: 6-panelled door (the upper panels glazed); entablature and open pediment. Various lower wings to rear, one with large chimney, perhaps original or of similar date to main range. Interior not examined.

11. It is clear from the listing description that the significance of the building arises from its age, architecture and methods of construction.

12. There are a number of factors which contribute to the experience (setting) of the listed building. The first being the brick wall after which the building is named. The wall encloses the curtilage of the listed building and runs along the road frontage, the western boundary of the garden and it also separates the farmhouse from the farmyard. The range of converted barns located to the south of the farmhouse also contribute to the setting of the farmhouse. The barns provide a visual link to the agricultural history of the site and sperate the listed building from paddocks to the south. The application site is separated from the listed building by trees along the northern boundary of the garden of the farmhouse and the track which leads to the football club pavilion. The trees screen views of the listed building from the footpath which crosses the application site. The open agricultural landscape to the east of Brickwall Farmhouse does contribute to its setting, as it enables long distance views of the listed building from Parkers Road.



Brickwall Farmhouse and converted barns



Brick wall along the road frontage of the listed building



Trees along the northern boundary of Brickwall Farmhouse

EFFECT OF THE DEVELOPMENT ON THE SIGNIFICANCE OF BRICKWALL FARMHOUSE

13. Paragraphs 195 and 196 of the NPPF set out the considerations when determining applications for development affecting heritage assets.

14. Paragraph 195 states "*Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*

- *no viable use of the heritage asset itself can be found in the medium terms through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably no possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use."*

15. Paragraph 195 of the NPPF states *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"*.

16. In this case, given the distance and intervening physical and natural features between the application site and the listed building, it is my opinion that the proposals for would cause no harm to the significance of Brickwall Farmhouse. Whilst it is possible that oblique views of the proposals may be visible from the Farmhouse, this in itself does not mean that the development causes harm. Views of the application site from Brickwall Farmhouse do not contribute to the listed building's significance.

SUMMARY AND CONCLUSIONS

17. Brickwall Farmhouse is the only heritage asset in the vicinity of the application site. The proposed development will cause no material harm to the significance of the listed building and the effect on the setting of the listed building will be neutral.

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