

1. Introduction, Incentive and Background

Studio West Architects Ltd have been instructed by Mr David and Mrs Maureen Kneebone to propose a full application for planning permission to demolish an existing defunct, contextually at odds industrial style building and to replace it with a single storey traditional agricultural style building for use as a dwelling to both preserve and enhance its environ.

This is a fresh approach to a previously refused application. **Ref: PA18-04784. Appeal Ref: APP/D0840/W/19/3222054.** This proposal has taken serious note of the previous reasons for planning refusals and now presents a plan which focusses on and meets the Conservation objective of 'Preserve and Enhance'. As accepted by the Inspector the site is previously developed and therefore attracts greater consideration for re-development and is supported by the National Planning Policy Framework (NPPF) 38, 117 & 118 (c & d).

Previous Application Refused and Dismissed at Appeal

The previous application was refused by Cornwall Council Planning and dismissed at appeal by the Planning Inspectorate because of the effect on the character and appearance on the Area. The Appeal notes that; *'The change from a green gap seen as between or above buildings to either side would be palpable. This would be particularly regrettable and striking because the development on show would bear little or no resemblance to the vast majority of properties'*.

And; *'it is quite simply not contextually suited to this site and surroundings. It would be ill-at-ease at this edge of the traditional village of Mousehole and jarring on the eye from widespread distant and nearby points and the very well-frequented and much-treasured publicly accessible viewpoints.*

And; *'would have unacceptable adverse effects on the character and appearance of the Area.*

In its favour; *'The development would increase housing supply in the Area and provide an economic and social benefit proportionate with the delivery of one energy- efficient self-build house. These are matters of weight in favour of the appeal;.....'*

Application

Throughout this design process and application we have adhered to and met the principles, guidance and policies of the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (CLP) together with the Area of Outstanding Natural Beauty Management Plan 2016-2021 (AONBP) and the Cornwall Design Guide (CDG) both current and emerging.

The site sits on the edge of the village and is betwixt it and the open countryside as previously defined by the Council (PA18/04784 Refusal - para. 1). This proposal takes its cue from its environ in echoing the form and material of the village properties together with local traditional agricultural buildings as befits its setting. By utilising the footprint of the Nissen hut with a small Southerly extension and maintaining the green gap it blends with the village as a whole, maintains traditional appearance and presents as an enhancement to its historic setting.

By specifying an energy efficient dwelling and providing much needed housing supply we further meet policy, intent and goals from the NPPF 7, 8, 148, 151, 154 & CLP Policy 2.1 & 2.2 & Policy 14 and the soon to be adopted 'Cornwall Climate Change Development Plan'.

This proposal is much smaller;

Nissen hut	75.70 Sq/m internal Area
Previous Application	200 Sq/m of accommodation
Revised Proposal	118 Sq/m of accommodation

The design takes account of the immediate and future needs of occupants in line with all policy requirements for sustainable development. The rear element is a lower, flat, grass roofed element completely hidden behind the traditional slate pitched roof form on the rear (West) side and inset from both North and South stone gables of the primary pitched roof element. Further disguised on these North and South ends by granite faced retaining walls. This rear element is completely hidden from the North and East to ensure that any perception of harm to the appearance and character of the Conservation Area is negated. We have also allocated hidden space at the back of the dwelling to accommodate any bins or washing lines to address any perceived 'domestic paraphernalia' concerns. There is no negative effect on the appearance and character of the setting or indeed the Conservation Area. Only improvement.

This fresh approach maintains the matters in support in providing additional housing and an energy efficient property. It answers the concerns of the Council and Appeal Inspector by presenting a traditional looking building thus marrying material and form with the majority of traditional buildings in its environ. It is in context. It replaces an existing alien, industrial style, now redundant, structure. It retains the green gap by utilising the existing footprint.

As presented, it offers no harm to the heritage asset of the Conservation Area. It improves and benefits by creating an energy efficient low energy house on un-used, derelict building and plot. As this proposal addresses all the concerns expressed we strongly feel that this application should be supported by Cornwall Council Planning.

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The overriding and most important fact of this site and proposal is that there is a fairly large single storey dilapidated industrial/agricultural building in existence, hence it is previously developed. This building could be re-utilised with upgrade for use as a dwelling under Cornwall Local Plan Policy 7 in regard to the conversion of existing buildings. This is feasible and an arguable proposition but would not offer any enhancement. This proposal seeks to both preserve and enhance by replacing this rather alien construction with a more suitable design recalling traditional agricultural barns. Cornish Barns share both form and material with period domestic properties and whilst we purposely designed in traditional barn form it will also sit in harmony with the domestic buildings directly to the East. This proposal makes a positive contribution to the agricultural setting and the domestic setting by utilising local and traditional form and materials, thus enhancing the visual scene as a whole, all compared to the negative effect of the Nissen hut.

Primarily, this proposal utilises the existing footprint and maintains the green gap whilst offering no compromise to its setting and visual scene as a whole. An approach further reinforced by the application of NPPF Policy 16 Para 200.

The Site known as ‘The Ground’ is located within Mousehole’s Conservation Area which bears particular weight on the design approach employed. The proposal will be a simple single storey dwelling built with granite facings and a slate pitched roof, characteristics typical of local agricultural buildings but also of the local domestic period properties in the vicinity. The proposal is contextual to both an agricultural setting and also the local domestic built character. We took account of the emerging Cornwall Design Guide and the requirement for development to meet the needs of the ‘new Cornish vernacular’ and this has been at the very heart of the intent.

This site is designated as agricultural (Farmland Pre-Historic) and described as an ‘open green space’ in both planning and appeal comments. It sits on the (West) border of Mousehole village in line with the harbour. The neighbouring buildings direct to the



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East and within 10 metres are residential. There is a 'modern' residential property, 'Treen Fields', further West of the site which is more visible than the proposal, before entering open countryside beyond. The existing building is a utilitarian 'Nissen' hut which benefits from tree screening directly on the boundary to the East further reducing its visual impact when viewed from the head of both quays. This screening is retained for the more sensitive replacement.

Domestic development steps further West with 'The Hut' followed by 'Old Hill Cottage' then 'Chy-an-Ryn', both accessed by Love Land as serves Treen Fields. In terms of planning gain this site is arguably in-fill or rounding off which is still a consideration from a general planning perspective. Despite this, we recognise the value of this green agricultural space for the view/setting of Mousehole and the Area designations and so wish to protect it. The scene is relatively unchanged and positively influenced. We also strongly believe it is enhanced in line with policy objectives and fits with the new Cornish vernacular (emerging CDG 5.4 & 5.5).

And NPPF Policy 16 Para 200

'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

The site is clearly suitable for a dwelling as there are domestic properties in very close proximity that share the same access. Domestication also exists further West.

The site is currently un-used apart from offering some storage provision and so in reality only offers an out of context, dilapidated, alien, industrial style building set in fallow scrubland. 'The Ground' has been in the Kneebone family for more than sixty years and throughout that time has served as an adjunct to the family home and business in the village. It has variously been used as a garden, for drying cloths and airing bedding, leisure activities and as a market garden come orchard, housing 300 chickens and various livestock including pigs, goats and heifers and to store various fishing equipment. In latter years it has been utilised predominantly for recreational family use and to store domestic items. The applicant's Father suffered from

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Alzheimers for many years so the site was allowed to fall fallow to its current state. Throughout this ownership no 'domestic paraphernalia' has ever been overly apparent to passers-by and in long views was simply not discernible. The proposed maintains this. Mousehole is a designated Conservation Area, however the authority has yet to conduct a Conservation Audit for this designation as advised by a recent FIO request (101005007988). Therefore the significance of, or detrimental effect of the Nissen hut and the visible gap is unquantified.

The Council have previously opted for the status quo in accepting a 'contextually explicable' structure with a negative contribution to the historic setting, and taken the view that any development would be detrimental despite policy dictating that;

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably' (NPPF 200).

We believe this proposal meets those goals in a sensitive and meaningful manner whilst also being sensitive to their comments by offering a suitable and locally needed dwelling instead of a defunct building and site. With use comes care and maintenance. The only true way to protect any site or building for a setting as highlighted in the emerging CDG 5.5.

We believe this plan will offer the best use of this previously developed site (NPPF 117 & 118 c, d & 121) and will in fact protect this green space. Development including landscaping is very minimal and sensitive and is focussed only on the Nissen hut's location (at the Northern end of the site). Thus no alteration to, nor affect on, the visual scene of this green space in the setting. There is no negative impact, in any way whatsoever, and only offers enhancement to the setting. The existing hut is screened in long views from the harbour by a tree and this remains the case for the proposed building by being on the same footprint. From the design ethos and application we feel

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it could not be argued that this proposal is anything other than a vast improvement in terms of setting, style, material and visual effect, both long and short, than the out of context, dilapidated industrial style building as currently in situ.

From designing in the Cornish Vernacular the removal of the Nissen hut and rebuilding on the the same footprint offers the potential to create a very low energy/low carbon emitting structure. A very traditional (agricultural) face to a highly efficient low carbon emitting building.

New Low Energy Construction

The building specification will incorporate highly energy efficient construction (low carbon emitting) generally by employing passive design techniques but also in using environmentally mindful heat pumps for heating. This building will be designed towards PassivHaus standards. Rain Water Harvesting will be used to re-use collected grey water for use within the house. Grounds to be maintained as green, porous grass-crete for hard landscapes Areas direct to the dwelling. Sedum/Grass Roof covering to rear hidden flat roofed element. The environmental benefits of this application should be given heavy weight in the consideration of this proposal. It is an exemplary ambition of the applicant's and an approach shared with many Locals ambitions and of National Planning Policy.

Cornwall Council Planning is about to adopt a new development plan. The Climate Change Development Plan Document (DPD), which will outline its vision to protect the environment by introducing new planning policies and strengthening existing rules to support its ambition to become carbon neutral by 2030. Notably:

- **Green energy** –This could mean allocating Areas for renewable energy, safeguarding renewable energy sources, and promoting energy storage solutions to ensure renewable power generated in Cornwall can be used here.
- **'Enhancing the environment'** - Using nature to reduce Cornwall's carbon footprint, protecting and increasing biodiversity.

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- **'More efficient housing'** – Building homes with alternative, renewable energy sources, improving building standards and retrofitting Cornwall Council housing to make homes warmer and greener

The above focus points for new policy are embodied in the proposed building design and also within the wider approach to leave this 'Green Lung' surrounding the building as a green space with all of the environmental and ecological benefits that come with that.

Cornwall Council has declared a 'Climate Emergency'. This proposal is an opportunity to address many of the practical issues associated with climate change and to improve the local native biosphere and ecology of the habitat that would promote a greater diversity of wildlife. This is an opportunity to fully embrace the message from E. F. Schumacher's book, '*Small is Beautiful*', "Think Globally, Act Locally".

This is an application for a forward thinking, environmentally friendly, historically and contextually sensitive dwelling at 'The Ground' and an opportunity for the Council to action its climate goals.

2.0 Site Location, Character and Designations

The Site (The Ground) is located in Mousehole, West of the harbour in a raised position just a few metres beyond Treen Villas. The property, Treen Fields, resides further West and is more elevated. The site is accessed by a public footpath as serves many of the properties in the vicinity including Treen Villas directly East. The Path runs up from Treen Cottages, passes Treen Villas and then across the East side of the site and continues South giving access to other properties such as the Hut. See Location Plan extract below (3.).

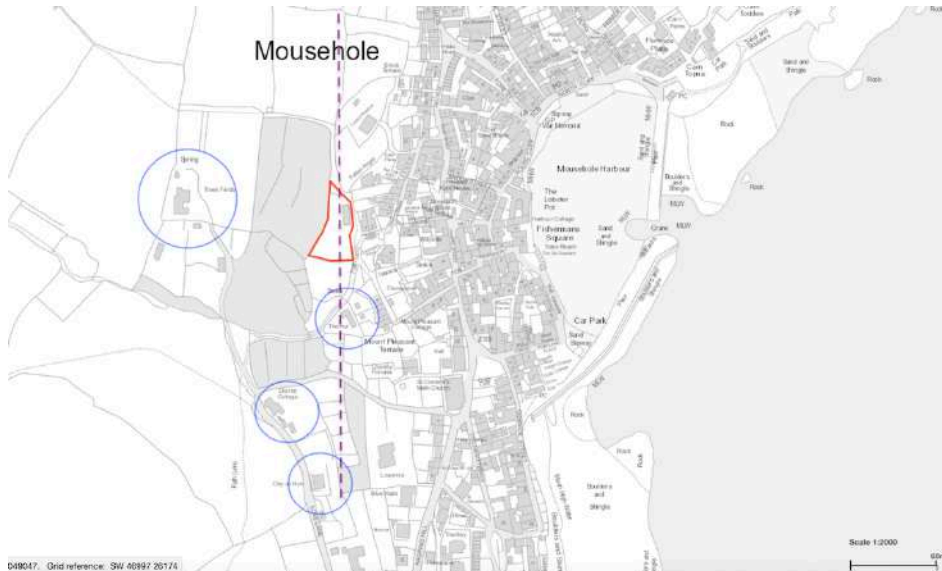
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1. GOOGLE SATELLITE IMAGE - LOCATION/CONTEXT



2. GOOGLE STREET VIEW - LOCATION/CONTEXT - IDENTIFIED PROPERTIES - EXISTING HUT MAINLY SCREENED BY EXISTING TREE DEVELOPMENT SURROUNDING



3. LOCATION PLAN EXTRACT- SITE LOCATION - IDENTIFIED PROPERTIES FURTHER WEST (ROUNDING OFF)

(PROPERTIES IDENTIFIED IN BLUE CIRCLES DEMONSTRATE DEVELOPMENT FURTHER WEST SUGGESTING IN TERMS OF PLANNING GRAIN PRINCIPLE OF INFILL/ROUNDING OFF).

The three annotated images above, Google Satellite/Google Street View/Location Plan, illustrate the location of the site and the position of the Nissen hut along with identified other existing properties that demonstrate the Hut and this site within justifiable domestic development, context, rounding off etc. From the Harbour the location of the Nissen hut is visually very much a part of the domestic development/settlement. The Inspector noted that the *'Nissen hut can be discerned in part if one gives the site focus'* but this is clearly a variable upon time of year and angle of view as evidenced by attached photo in Fig. 4 below in which it is very much visible and is part of the built context.



4. LOCATION/CONTEXT - IDENTIFIED PROPERTIES - EXISTING HUT MAINLY SCREENED BY EXISTING TREE DEVELOPMENT SURROUNDING

The Nissen hut is in fact quite visible and therefore detrimental to the overall scene being both industrial and dilapidated. Our proposal is a very contextually sensitive replacement to this rather visible and detracting structure.

In summer months the site benefits from partial screening from an existing tree. The Proposed is to be located in the same location as the hut but with contextually sensitive form and materials. An improved replacement structure. An improvement on the visual scene. No negative impact in anyway.

Area Designations

The Nissen hut and site ('The Ground') is located on the West slope of Mousehole directly on the edge of Area designation of Settlement 20th Century .

Planning Designations for this location include:

- AONB
- Article 4 Direction Order (Ref:AD4174)
- Conservation Area
- On the Border of Settlement 20th Century
- Within Historic Landscape Characterisation of 'Farmland Pre-Historic'.

3. General Incentive & Approach

David and Maureen have an historical connection with Mousehole over many generations. David was born and raised in the Village. His Father ran the local Butchers Shop. The Nissen hut was built as a poultry house and the site used for other animals, all to serve the Butcher's Shop (Planning Approval W/PZ/59/9615 -1959). David and Maureen wish to spend their retirement years there. The Site 'The Ground' offers this possibility. David and Maureen inherited the site from David's Father. It seems a wholly suitable re-use of a redundant site and building for an owner with deep rooted connections with the Village and offers as a possibility for them to retire here.

Studio West Architects Ltd are an award winning architectural practice based in St Just who have obtained planning consents and constructed buildings which are environmentally, and historically sensitive (which have been subsequently celebrated locally and nationally for their merits). Studio West Architects are also a Conservation Accredited Practice which has helped with their success to embody 'place' and 'history' into buildings which sit comfortably within their contexts. Often within World Heritage Site, AONB or Conservation Area designations, sometimes within all of these. The success of this application relies heavily on the experience of this practice as this application demonstrates.



4. The Existing Building....

The existing 'Nissen' Hut is 14,600mm Long x 5800mm wide and 3500mm tall from hut FFL to ridge.



5. EXISTING BUILDING - 3.5M TALL TO RIDGE



6. EXISTING BUILDING INTERNAL - 14.6M LONG X 5.8M WIDE



7 EXISTING BUILDING AERIAL IMAGE - 14.6M LONG X 5.8M WIDE

Proposed replacement building is 4350mm tall from FFL, 850mm taller than the existing building. The primary traditional pitched roof element is proposed located on the same location to the North end of the site and is 16,650mm long and 6400mm wide. 2000mm lower to the South and 850mm deeper to the East.

Negligible difference in the space of the site and context with an improved traditional aesthetic. To provide accommodation for a family home, hidden and subservient accommodation is proposed to the rear (West). It is set in by 2800mm from the North stone gable and by 4600mm from the South gable. It is 4000mm deep (East to West) and 9290mm long. See Plan extract below. Pink colour hatch indicates location and size of existing hut.



8. EXISTING FOOTPRINT OVER PROPOSED PLAN

5.0 Aspirations for Dwelling

The design is a site specific solution respecting the existing agricultural context and maintaining the 'Green Gap' but also melding to its immediate neighbours of largely period dwellings to the East within the domestic settlement designation of Mousehole. The footprint of the existing building re-used or sympathetically replaced as proposed in this application requires slight enlargement to offer essential additional accommodation suitable for modern family needs and increased longevity of use. A considered approach for investment into a building that will have more flexible use by meeting the needs of the applicants and future family users thus adding to its sustainability.



9. EXISTING AERIAL VIEW FROM 3D MODEL - GREEN SPACE 'GAP' - BUILDING TO NORTH END



10. PROPOSED AERIAL VIEW FROM 3D MODEL - GREEN SPACE 'GAP' RETAINED -
 PROPOSED BUILDING TO NORTH END IN LOCATION OF EXISTING HUT

The brief demanded single storey living and sleeping accommodation for life cycle access considerations. Being single storey suits the planning consideration of not creating a form or mass that is significantly taller than the existing building. It will disappear just as much as the existing single storey building whilst enhancing its environ.

5.0 Design

The proposal respects the site as a 'green gap' by containing development solely to the Northern end and building on the currently developed footprint. It is a purposefully traditional form using traditional materials. It sits on designated agricultural land and so uses a traditional agricultural aesthetic. Simple slate pitched roof form with granite walls. Openings on the East over the harbour have vertical boarded doors recalling traditional agricultural barns. In this instance they are external sliding and when open or closed appear as simple timber barn doors and negate any concerns re nighttime lighting dominance. While embodying an agricultural identity it also directly recalls the existing period domestic buildings to the East. Granite walls with slate pitched roofs. It has a hidden subservient grass/sedum flat roof element to the rear (West) completely hidden from any sight lines from the village and harbour and the Conservation Area setting. The employment of grass/sedum is used not only for planting back where building footprint is taken but also for the obvious ecological benefits. Roof lights are located on the back slope of the primary pitched roof element so as not to spoil the aesthetic of the natural slate roof on the East elevation to the village setting. These offer the much preferred benefit of natural light into the heart of the plan. Larger sections of glazing are reserved to the hidden South and West elevation for a healthy connection to outside and for improved natural light. The rear in-set flat roof element is hidden East and West by required retaining wall structures which will be faced with natural granite. The design is in complete context with agricultural buildings in the region and local period dwellings as they both employ the same aesthetic of form and material.



11. VISUALISATION FROM EAST VIEW FROM 3D MODEL AS EXISTING - GREEN SPACE 'GAP' - BUILDING TO NORTH END



12. VISUALISATION FROM EAST VIEW FROM 3D MODEL AS PROPOSED - GREEN SPACE 'GAP' RETAINED - PROPOSED BUILDING TO NORTH END IN LOCATION OF EXISTING HUT

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Landscaping is very minimal and contained directly in the vicinity of the replacement building and reserved mainly to the rear. As the proposal is sited on the location of the existing structure there is no spread across the site retaining the green space. Terrace areas in the vicinity of the building are proposed as GrassCrete so as to maintain the natural green visual.

When looking from an aerial view all green areas are retained. Grass/Sedum roof and GrassCrete replace overgrown foliage and slate pitched roof replace asbestos/cement corrugated sections of Nissen hut. There is no reduction in green space from an aerial perspective. The scene setting and context of the village in its historic setting is unaltered. See 3D Aerial of existing and proposed from 3D Model. See also Illustration of existing and proposed from East in elevated position. No negative impact on green space. Improvement of visual scene for replacement structure in local traditional materials and form.

It is clearly demonstrated from the images above that the proposed replacement dwelling in the same location as the existing hut in more traditional form and materials has no negative impact on the green space and indeed no negative impact on the character of the Conservation Area setting. It only offers improvement and enhancement with negligible to zero impact.





13. MONTAGE FROM EAST VIEW FROM HARBOUR - GREEN SPACE 'GAP' RETAINED - IMPROVED BUILDING IN SAME PLACE. TRADITIONAL MATERIALS AND FORM

5.0 Planning Policy

This proposal accords with;

Cornwall Local Plan (CLP), Strategic Policies 2010-2030, policies, 1, 2, 12, 21, 23 and 24

National Planning Policy Framework 2018 (NPPF), paragraphs 8, 38, 117, 118 c & d, 122, 127, 131, 170, 172, 184 & 185 a & c, 196 & 200

Area of Outstanding Natural Beauty Management Plan 2016-2021. policy MD-9 and MD-16

Area of Outstanding Natural Beauty Management Plan 2016-2021

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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The visual impact is an improvement. The Green Agricultural space is unaltered and protected. There would also be no harm to the scenic beauty of the Cornwall AONB and to the character and appearance of the Mousehole Conservation Area.

This is a low energy dwelling with a traditional/agricultural face. This proposal is in accordance with Para 196 of the NPPF while not creating any harm on the setting. Only improvement.

Local Policy (CLP)

Policy 1 sets out that development proposals will be considered in favour of sustainable development.

Policy 2a sets out the key targets relating to the spatial strategy for Cornwall, and identifies that 52,500 additional homes are required over the plan period.

Policy 12 deals with design issues, while **policy 13** relates to development standards. Both seek good practice in terms of fundamental design and the relationship of the development to its surroundings.

Policy 21 seeks to ensure the Best use of land which is clearly embodied in this proposal.

Policy 23 relates to natural environment and seeks developments to sustain local distinctiveness and character.

Policy 23 also enshrines the protection to be afforded to Areas of Outstanding Natural Beauty (AONB) in Cornwall, which applies to this proposal.

Policy 24 relates to the protection and enhancement of historic environment. It identifies that: *“Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal*

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environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings”.

The proposal complies with the policies listed above as explained and illustrated.

The **Climate Change Development Plan Document** (DPD) which will outline Cornwall Council’s vision to protect the environment by introducing new planning policies and strengthening existing rules to support Cornwall Council’s ambitious aim to become carbon neutral by 2030. Notably:

- **‘More efficient housing’** – Building homes with alternative, renewable energy sources, improving building standards and retrofitting Cornwall Council housing to make homes warmer and greener

The National Planning Policy Framework (NPPF) was updated in July 2018, and sets out the Government’s planning policies for England and how these should be applied.

NPPF Para’s 8 (c), 127, 170, 172, 184 and 196 are of particular relevance but also others as listed.

Paragraphs 1-6 provide the introduction to the NPPF and state that it provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. It sets out that applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise, with the NPPF being a material consideration in the decision making process, and acting as the principal policy consideration where the development plan is out of date.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraphs 8 and 9 consider that there are three dimensions to sustainable development: economic, social and environmental, all of which give rise to the need for the planning system to perform a number of mutually dependent roles.

NPPF Section 1 Para 8 - Achieving sustainable design.

'(c) An Environmental Objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

This proposal proposes a low energy design, makes use of a redundant site to provide much needed housing whilst improving the appearance of the Conservation and agricultural setting in replacing an alien form with a traditional/agricultural building. Green space is retained as existing.

NPPF Section 13 Para. 131. States *"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an Area, so long as they fit in with the overall form and layout of their surroundings"*.

Paragraphs 10 – 13 set out that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that;

a) plans should positively seek opportunities to meet the development needs of their Area and be sufficiently flexible to adapt to rapid change;

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b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring Areas, unless:

i. the application of policies in this Framework that protect Areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan Area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

i. approving development proposals that accord with the development plan without delay; or

ii. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in this Framework that protect Areas or assets of particular importance provides a clear reason for refusing the development proposed.

Chapter 3 relates to Plan Making and provides clear guidance on the importance of up to date plans to address identified needs.

Chapter 4 focusses on Decision Making.

Paragraph 38 sets out that;

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and

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environmental conditions of the Area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

Chapter 5 is of particular importance and relates to delivering a sufficient supply of homes.

Paragraph 65 sets out that;

'Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re- testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.'

Paragraph 67 sets out that; *'Strategic policy-making authorities should have a clear understanding of the land available in their Area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: a) specific, deliverable sites for years one to five of the plan period; and b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.'*

Paragraph 47 identifies that *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'*

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It is considered that **Chapter 12**, relating to achieving well-designed places, is particularly relevant to this proposal.

Paragraphs 127 and 128 require good, high quality and locally sensitive designs.

Paragraph 131 sets out that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an Area, so long as they fit in with the overall form and layout of their surroundings

Chapter 15 relates to conserving and enhancing the natural environment. **Paragraph 172** identifies that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty

Chapter 16 relates to conserving and enhancing the historic environment.

184 states *'These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*.

It has been clearly demonstrated how this proposal with a traditional face replacing a modern alien structure certainly preserves and improves the setting and so should be supported in line with this guidance.

196 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, where appropriate, securing its optimum viable use'*.

It has been clearly demonstrated how this proposal with a traditional face replacing a modern alien structure creates the considerable benefit of needed housing while creating no harm, only improvement and optimises the viable use of the site.

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**The Cornwall Area of Outstanding Natural Beauty (AONB) Management Plan
 2016 - 2021**

The AONB Management Plan does not form part of the development plan but is a formally adopted policy document accepted by Cornwall Council in May 2016.

Policy MD9 – This seeks to ensure that any necessary development in or within the setting of the AONB is high quality sustainable development that;

‘ - is appropriately located of an appropriate scale and addresses landscape sensitivity and capacity

- Is designated to respect quality of place in the use of distinctive local building styles and materials, dark skies and tranquillity.’

And Policy MD16 *‘The replacement and redevelopment of existing dwellings, where justified, will be supported where the overall scale, density, massing, height, layout, materials and landscaping of the development appropriately responds to local character’*

Planning Generally:

The National Planning Policy Framework (NPPF) has been used to inform this design proposal and also policy from other Development Plans where appropriate as defined in **Para. 215 of the NPPF**. This is a sustainable development in line with **NPPF Para. 6 and as Para’s 7 & 8**: embodies economic, social and environmental considerations.

NPPF Para’s 17 sets out 12 core-planning principles that should under-pin both plan making and decision taking. This application embodies all of these.

The NPPF is fully publicly available and a constant reference for Planners so we will not copy it here but of particular note from the 12-core principles are that Councils should;

- - ‘Exercise in finding ways to enhance and improve the places in which people live their lives’

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- - 'Seek to secure high quality design and a good standard of amenity'
- - 'Support the transition to a low carbon future'.

A large section of the NPPF deals with sustainable design (**Para's 18 -147**).

Of further particular note **Para 56** outlines that the Government attaches great importance to the design of the built environment;

'Good design is a key aspect of sustainable development. It is indivisible from good planning, and should contribute to making places better for people.'

Para. 60 confirms that; *'policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, it is proper to seek to promote or reinforce local distinctiveness.'*

The proposal also embodies other recommendations. **The 'Cornwall Design Guide' 2013 Sections 2.9, 7.3 & 7.4** all pertain to respecting local form and use of materials which is at the heart of the design as presented.

In November 2016 Cornwall Council resolved to formally adopt the 2010-2030 Cornwall Local Plan. Self evidently, Policies within the Cornwall Local Plan are fully compliant with policies and guidance within the 'NPPF'.

National Planning Policy Framework 2012; (now updated February 2019) saved policies GD-1 and GD-2 of the Penwith Local Plan 2004;

Policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030 Proposed Submission (March 2014), Schedule of Focused Changes (September 2014) and Main and Minor Modifications (September 2016) Combined Document October 2016; and policies P3 and C2 of the Cornwall and West Devon.

GD-1 – *'Development should be integrated with its surroundings in terms of scale, siting and design and be in keeping with the character of the district'*.

GD-2 – ‘Concerns the design and layout of development. It requires development to inter alia, respect traditional patterns of development styles, forming and detailing.

This proposal fully embraces traditional pattern of development styles, forming and detailing yet with a current ‘edge’ to its detailing so as to mildly speak of ‘now’. The design fully respects the period existing in built form and materiality while at the same time creating potential buildings which are energy efficient, robust and fully in line with broader planning policy as mentioned above and in line with government directives through this policy.

Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 - 2018. **P3** suggests that planning authorities will ensure new development protects, conserves and enhances the site and its setting. It is strongly believed that these proposals do so.

Policy C2 suggests that ‘*New development will add to the quality and distinctiveness of the site by being of high quality design and respectful of setting*’.

This is clearly embodied in this design. The physical and historical respect for this place is within the spirit of this design as qualified in this document.

Sustainability

The environmentally conscious applicants require a low-energy dwelling which acts as a major incentive to reuse this site and build this dwelling. The design is considered for South passive solar gains. On setting un-influencing elevation MVHR will optimise this solar gain offering warmth to colder North facing spaces creating an overall balance. Cementing its environmental credentials alongside an air or ground source heat pump. Harvested rainwater will supply toilets and showers.

The building will be constructed using highly thermally efficient and air-tight construction with robust thermal detailing to create a low carbon impact, contextually sensitive dwelling with built in longevity to sustain this as a family dwelling for generations. Designed to meet Passivhaus Standards.



Access

There is no direct vehicular access. This same situation exists for a large majority of other dwellings in the village and particularly in the immediate vicinity including newer replacement dwellings. Pedestrian access is as existing from the East public footpath. Door thresholds will be flush with external finishes in compliance with DDA requirements and in line with the life-cycle aspirations of this proposed dwelling. The employment of a single storey dwelling is intentional for inclusive access and use of all rooms and spaces.

Sustainability

As detailed above a low carbon dwelling with well, naturally lit spaces for a healthy living environment are at the heart of this application as encouraged and supported in the NPPF. Respect and protection of ecology is a strong driver in the proposal.

Heritage Statement

The LPA should consider the policy framework set by government guidance. The relevant considerations for this are the NPPF, The Local Plan 2010-2030 (as referenced above). The design which locates a more traditional/agricultural building in the place of the existing alien industrial style building protects and enhances the green space and the Conservation Area setting with traditional surrounding buildings.

The benefit of this needed house is obvious to any neutral observer. The proposal creates no harm to the setting. The benefit therefore far outweighs any perceived harm. Photo as existing from the Harbour and Montage of proposal clearly demonstrates this. We believe this proposal offers no harm and fully meets the criteria as quoted to 'Conserve and Enhance'.

Conclusion





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This statement is an overview of our assessment process. We believe there is an opportunity to use the planning process to create tangible and lasting benefits for the local community. Creating a well needed dwelling whilst replacing a dilapidated, alien structure with a building of traditional form and material which improves the setting and 'Preserves and Enhances'.

This is a design of technical and architectural merit, visually contextual in its agricultural/period domestic context. The design is fully considerate and respectful of the surrounding landscape and period foreground. It is contextual in its response to form and material yet with the employment of energy efficient construction and low energy on site generation. Also environmentally beneficial in protecting the green space and using grass/sedum roof and porous and green GrassCrete for landscaping localised to the building. It simply offers a much more pleasing and desirable aesthetic in the place of a redundant, dilapidated agricultural building. Introduces a structure of traditional form and materials in place of a modern 'alien', dilapidated, disused structure.

By designing in the traditional aesthetic of Cornish barn/period dwelling we have produced a concept which meets all primary policy objectives;

Preserves its historic environ by melding to its siting

Enhances by removing a notable alien, dilapidated building

Protects the environment through its energy saving credentials

Maintains traditional landscape architecture

Sustainable through innovation and design

Distinctive by being truly Cornish and adding to sense of place

Responsive, Sensitive & Relevant to its Conservation & AONB status

We feel this proposal meets and exceeds all the necessary criteria to receive permission for development and ask for a positive response from the Council.

