

**THE DELICATESSEN, THE NEW HOUSE,
PAINSWICK, STROUD**

Roper-
Pressdee
HERITAGE
Ltd

HERITAGE STATEMENT

Miss Lauren Thompson

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1. INTRODUCTION

- 1.1. This assessment, dated February 2021, has been prepared by Roper-Pressdee Heritage, on behalf of Miss Lauren Thompson, in order to assess the impacts on the historic built environment arising from the proposed development of the Change of Use of The New House from Class A3 to residential. Located on the southern side of Friday Street, Painswick, the Site comprises the ground floor unit of The New House consisting of The Delicatessen. Photographs of the Site and its surroundings can be found in Appendix B of this report.
- 1.2. In particular, the assessment considers the significance of the Grade II* listed The Gables, the Grade II listed Church of Our Lady and St Therese, and the Grade II listed grouping of Day by Day, Tophams and The Dream Factory as well as the Painswick Conservation Area, and the potential impact on their respective significance from the proposed change of use and associated alterations to the front elevation of the Site. Whilst there are other listed buildings within the vicinity, due to the limited alterations to The New House and the degree of built form between the Site and these other listed buildings, there is not considered to be any potential impact on their respective significance. As such, they are discounted from further analysis in this assessment.
- 1.3. There is a requirement under the National Planning Policy Framework (NPPF) (2019) for an applicant of development proposals to ascertain what constitutes the 'significance' of any heritage assets identified, what potential effects the development proposals will have on that heritage asset's significance, and how such effects would be mitigated.
- 1.4. The level of detail provided should be proportionate to the importance of each heritage asset, and no more than is sufficient to understand the potential impact that may arise from the development proposals.
- 1.5. In accordance with NPPF Paragraph 189, the Gloucestershire Historic Environment Record (HER) has been consulted providing further details of heritage assets identified within 250m of the Site's locality (Appendix B).
- 1.6. Reference should be made to the accompanying plans submitted as part of the planning application for technical detail. Other documents have been referred to in the writing of

this report and should also form important background reading for the report. These include (but not exclusively) both national and local government policy, contained within Appendix D.

2. POLICY CONTEXT AND METHODOLOGY

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

2.1. This 'Act' (as amended) outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Of relevance to the Site's development proposals are the following:

- Section 66(1) states that special regard to shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses in considering whether to grant planning permission that affects a listed building or its setting;
- Section 72(1) states that in considering planning application for sites within a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Local Policy and Guidance

2.2. The local planning context for the Site is as set out in both the policies of the Stroud Local Plan 2015, which contains three pertinent policies relating to the historic environment (Core Policy CP14 High Quality Sustainable Development; Delivery Policy ES10 Valuing our historic environment and assets; Delivery Policy ES12 Better design of places).

2.3. Thus, the decision-making process relating to heritage for this proposal should be led by the policies of the Stroud Local Plan, the NPPF and the requirements set out within the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy and Guidance

National Planning Policy Framework

- 2.4. The NPPF sets out the Government's national planning policies, including the conservation of the historic environment. Conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations, is one of twelve core planning principles underpinning plan-making and decision-taking.
- 2.5. The NPPF covers all aspects of the historic environment and heritage assets, including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets (local lists and archaeological sites of equivalent significance to scheduled monuments). The NPPF draws attention to the irreplaceable nature of heritage assets and the benefits their conservation can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (Paragraph 185).
- 2.6. The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed. The NPPF sets a minimum information standard and states that the level of detail should be proportionate to the heritage asset's significance and the potential impact on that significance (Paragraph 189).
- 2.7. The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and the more important the asset, the more the emphasis should be placed on its conservation. Harm or loss to significance through alteration or destruction or development within its setting should require clear and convincing justification (Paragraph 191).

- 2.8. Where there is substantial harm to or total loss of significance of a designated heritage asset, it must be demonstrated that this is necessary to achieve substantial public benefits that outweigh the harm or loss for local planning authorities (LPAs) to grant consent. Alternatively, it must be demonstrated that all of a set number of criteria are met (Paragraph 195).
- 2.9. Where there is less than substantial harm, the harm should be weighed against the public benefits of the development (Paragraph 196).
- 2.10. Additional guidance is given on new development within the settings of heritage assets. Proposals that preserve elements of the setting that make a positive contribution to or better reveal that significance of the heritage asset should be treated favourably (Paragraph 200).
- 2.11. Where loss of significance as a result of development is considered justified, the NPPF requires heritage assets to be recorded and understanding of the heritage assets to be advanced before they are partly or wholly lost in a manner proportionate to their importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Paragraph 199).

Planning Practice Guidance

- 2.12. The NPPF is supported by Planning Practice Guidance: Historic Environment (PPG) (August 2019). This provides further information on how to interpret and apply the NPPF in practice and the relationship to the legislative framework for planning and the historic environment. Relevant guidance to the Site's development proposals includes:
- Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

- 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.
- A thorough assessment on the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- Views of and from an asset will play an important part in the way in which we experience an asset; its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.
- Harm to a heritage asset's significance may arise from works to the asset or from development proposals within its setting.

Historic Environment Good Practice Advice in Planning Notes

- 2.13. Historic England's Historic Environment Good Practice Advice in Planning Note 3 (GPA 3): The Setting of Heritage Assets (2nd Ed.) (2017) provides more detailed advice on how to approach setting assessments and expands upon the NPPF and the associated PPG. A five-step process is proposed for proportionate assessment of a heritage asset's setting, of which the first four steps have been taken into account in preparing this Heritage Statement. These are set out in the Methodology section below.

Methodology

- 2.14. This Heritage Statement's assessment of the identified heritage assets is in accordance with Historic England's Historic Environment Good Practice Advice Note 3 (GPA 3): The Setting of Heritage Assets (2nd edition) (2017). The 5-step process set out in GPA 3 requires an analysis of a heritage asset's 'setting', and the degree to which the setting contributes to that heritage asset's 'significance'. It also requires an assessment of how such a contribution, if any, may be altered by development proposals. This contribution can be positive, negative, or neutral. To inform this Setting Assessment, a

proportionately detailed assessment has been undertaken to fully understand the significance of the identified heritage assets.

- 2.15. Identifying the elements that constitute a heritage asset's significance is outlined in English Heritage's Conservation Principles, Policies & Guidance (2008): Evidential, Historical (illustrative or associative); Aesthetic; and Communal. Since its adoption, this document has been widely used by heritage professionals to establish the significance of heritage assets, connecting between their physical fabric and their respective settings.
- 2.16. The Conservation Principles, Policies & Guidance document is currently being updated to set out Historic England's approach to conservation in a format that is more concise and aligns with the language of the NPPF and relevant legislation. This is to be achieved by recasting the understanding of significance to focus on the 'Heritage Interests' (Historic, Architectural, Archaeological and Artistic), whilst retaining reference to the four heritage values presented in the original document. The public consultation for this update has now closed. Once adopted, the new document will form the primary guidance for assessing what constitutes a heritage asset's significance.
- 2.17. Both the NPPF Glossary and the British Standard Guide to the Conservation of Historic Buildings (BS 7913:2013) separately describe the term 'significance'. The former states that the 'heritage interest' of a heritage asset derives from its archaeological, architectural, artistic or historic interests, with the latter citing a wide variety of attributes that may contribute to heritage interest. However, these are largely in accordance with, albeit more prescriptive, than those set out in Historic England's established heritage values.
- 2.18. Therefore, for the sake of clarity, these documents each provide their own description of what constitutes significance, but as they are all in accordance with each other, the established heritage values set out in Conservation Principles, Policies & Guidance are used herein until an update of the Historic England guidance document has been adopted.
- 2.19. Professional judgment is used in conjunction with this guidance and methodology to undertake the assessment in this Heritage Statement.

3. HERITAGE ASSESSMENT

Historic Background

Historical Development of Painswick and the Site

- 3.1. The following provides an outline of the historical development of Painswick and of the Site. This assessment should be read in conjunction with the Plates and Figures sections of this report.
- 3.2. Painswick was mentioned in the Domesday Book, referred to as Wycke and held by Roger de Lacy, and was most likely focused as a nucleated settlement along Bisley Street and Gloucester Street (later Barnet Street), with a church being constructed during the eleventh century. By 1130, Wick was passed to Pain FitzJohn, who appears to have constructed a small hall on the site of Castle Hale, to the south of the settlement – it is at this time that Wick seems to have added FitzJohn's name to become Painswick.
- 3.3. The town was given a market charter on 1253 and the town appears to have prospered as a market town from this time on, in particular from the cloth industry, with the market lying in the area of what is now Friday Street. There was a period of decline from the late seventeenth to early eighteenth century, in response to the increased trade from nearby towns such as Stroud, where better access and roads enabled these towns to flourish.
- 3.4. by the end of the seventeenth century development within the town was maintained by the in-filling of the old market-square, although both Bisley Street and Friday Street maintain some evidence of the medieval buildings, such as the cruck-framing inside Day by Day, on the northern side of Friday Street.
- 3.5. The street itself appears to have had considerable redevelopment during the early to mid-twentieth century, with buildings on both sides of the road being demolished and/or refaced, with The New House being one of these. A late nineteenth century/early twentieth century photograph of Friday Street (Appendix C) helps illustrate this, with The New House shown on the left-hand side of the photo, sitting over two storeys and

attic, with hood moulds over the ground floor tripartite mullioned and sash windows, and dormers to the roof.

- 3.6. The building was demolished during an air raid in 1941 (Plate 2) and was subsequently rebuilt using breeze block to its current appearance. It is thus not considered herein as a heritage asset in its own right.

Identification of Heritage Assets

- 3.7. Whilst The New House is not listed, a review of the relevant databases has shown that there are several other Grade II* and Grade II listed buildings within the vicinity whose significance may be affected by the proposed development, whilst the Site also lies within the Painswick Conservation Area. As such, this assessment will consider the impact of development on the setting and significance of these heritage assets, in line with the requirements of the legislative and policy framework.

Description, Significance and Setting of Heritage Assets

Church of Our Lady and St Therese

Description

- 3.10 The Church of Our Lady and St Therese is a small chapel constructed in randomly-coursed ashlar, sitting over a high single storey and over three bays. The central bay and the left-hand bay are detailed with a tripartite stone mullioned window to each, whilst the right-hand bay has a central door at floor level, with a stone lintel with a stone ocular window above. The gable is detailed with a swept parapet with a framed niche, and an octagonal cupola.

Significance

- 3.11 With the building being listed in 2017, the list description includes the following reasons for listing and its significance as a listed building:

- Architectural interest: the church is a striking building which combines a formal, classical entrance bay with traditional, vernacular building, and has a tranquil interior which combines the same styles;
- Historic interest: the church is formed from a domestic building originally of the C16 or C17, whose evolution is reflected in the fabric; its present form is the result of post-war remodelling following damage by a stray bomb, unusual for such a rural location;
- Group value: with the surrounding buildings of similar age, including The Gables (Grade II*) and Thorne (Grade II).

3.12 As such, there is the building has some considerable aesthetic value in particular with regards to its materials and design, through the use of classical features, whilst the use of other more domestic features, such as the transomed windows, provide further input to its significance.

3.13 The illustrative value is largely through its continued re-use dating from the sixteenth to seventeenth century, with its original use as a set of four cottages, changed later to a slaughter-house, and then converted to a Roman Catholic chapel during the 1930s.

3.14 The group value of the listed building arises through its close proximity to The Gables and to Thorne, as well as The Old Inn, all of which date to a similar period and forming a cohesive group of similar buildings on the inside corner of the bend in Friday Street.

Setting

3.15 The setting of the chapel is primarily that of Friday Street, most of which contributes to both the aesthetic and historic value of the building, through the consistent use of materials, as well as the design and architectural style of the properties in the vicinity. The wider setting can be seen as that of the settlement of Painswick, providing further input to both values.

3.16 The Site, lying c.20m to the east, forms part of this immediate setting through forming part of the overall street-scene – however, its late date, and its materials and style make

no particular contribution to the significance of the Grade II listed building. There is some minor element of contribution to the illustrative value through both buildings resulting in their current form from the bomb damage during 1941, although this is considered to be of an overall negligible contribution.

Day by Day, Tophams and The Dream Factory

Description

- 3.17 These three properties sit on the northern side of Friday Street, forming a cohesive group, each constructed in ashlar. However, Tophams is coursed large blockwork with projecting stone cills and flush lintels, sitting over three storeys and over three bays, with a top-hung 6/6-light faux-sash window to each outer bay, and a part-glazed door to the central bay at ground floor.
- 3.18 The Dream Factory sits over two storeys, constructed in smaller coursed blockwork, with large quoins to the windows and door and smaller blockwork to the first floor, separated from the ground floor by a projecting stone string-course. The building sits over three bays, with a 6/6-light horned sash window to each outer bay with projecting stone cills, and a recessed door to the central bay at ground floor.
- 3.19 Day by Day sits over a tall single storey, with a timber tripartite shop window to the ground floor, with a return to a recessed door all with a timber lintel. A small fixed four-light casement window sits to the right-hand side, whilst above the timber lintel sits a large timber fanlight.

Significance

- 3.20 The primary heritage values of these three listed buildings lie in their aesthetic value, both individually and as a cohesive group, resulting from their construction materials and details, whilst the stepping-down of their heights provides further aesthetic value when considered as a group in the street-scene. They have considerable historic illustrative value, both internally (not inspected) as well as externally, the latter arising through their dating to the sixteenth century and representing vernacular design of this period. However, the twentieth century alterations due to bomb damage to Day by Day have

limited the historic illustrative value of the external face of this building, with much of this arising from the internal details, as attested through the list description.

Setting

- 3.21 The immediate setting of these three buildings is that of Friday Street and Bisley Street, where they can each be experienced individually as well as a group, thus making a significant contribution to their individual and group significance. Other properties within the surroundings provide further input through the retention of a street-scene which provide an historic reflection and context for the dwellings, again further enhancing these values.
- 3.22 The Site, sitting directly opposite Day by Day, contributes to the overall street-scene through the building in which it sits and thus contributes to the overall aesthetic value of the listed buildings, but the shop-front itself makes no particular contribution, and thus makes an overall neutral contribution to significance. The later date of the building as a whole, resulting from the reconstruction following bomb damage during the Second World War, makes no contribution to the significance of the buildings, and again makes an overall neutral contribution to the historic value of the three listed buildings.

The Gables

Description

- 3.23 Dating to the sixteenth to seventeenth century, although the listing description notes that there are possibly earlier parts of the house, The Gables sits over two principle bays and three storeys, each bay defined by a coped gable. The left-hand side has a single window in the apex of the gable above a mullioned three-light window and a mullioned four-light window to the ground floor. The right-hand bay has a single window to the apex of the gable, with a mullioned three-light window at first floor and a further mullioned three-light window to the ground floor. Each window has hood-moulds. A recessed door sits under an arched lintel sits between the ground floor windows. The construction is in coursed ashlar, whilst the roof is covered in stone slate.

Significance

- 3.24 The significance of this Grade II* listed building arises through its aesthetic value externally, with its ashlar construction, its mullioned stone windows, and its gabled frontage. Whilst not inspected internally, the list description notes that the aesthetic value is furthered through additional details, such as chamfered beams, open fireplaces and shallow relief plasterwork to ceilings.
- 3.25 There is considerable historic illustrative value to the building, in particular through the representation of a differing vernacular to that further along Friday Street, whilst its historic date, with earlier details, provide further input to the historic illustrative value. There is also considerable group value with other buildings in the immediate vicinity, including the adjacent The Old Inn and the Grade II listed Thorne.

Setting

- 3.26 The setting of The Gables is primarily that of the corner of Friday Street, with The Old Inn and Thorne providing input to the aesthetic value of the building, both through similar detailing and construction, as well as through the illustrative value through the development of this part of Painswick during the sixteenth and seventeenth centuries. Other properties, such as Cardynham, provide further input to these values for similar reasons.
- 3.27 Other elements of Friday Street provide a degree of both visual and historic context for the Grade II* listed building, although other properties such as Bellstone House and The New House, through their modern construction, make no contribution to the historic value, albeit making a nominal value to the aesthetic value through forming a generally sympathetic contribution to the street-scene. The Site, forming part of The New House, similarly makes no contribution to the historic significance of The Gables, and its current appearance, with a mid-twentieth century shop-front, again makes no contribution to the aesthetic value, and instead makes a neutral contribution to its significance.

*Painswick Conservation Area**Description*

- 3.28 Covering the historic core of Painswick, focused along Bisley Street, Friday Street, together with an area of open countryside to the south-west of the village, the Conservation Area consists of an historic network of lanes and streets, lined with stone properties lying to the back of pavement. Due to the close-knit character of the buildings, and the curvature of the lanes and roads, views are often limited to close views along the roads, whilst, due to the topography, there are also important views out of the Conservation Area over the surrounding rural landscape, emphasising the top of the valley nature of the settlement.

Significance

- 3.29 The significance of the Painswick Conservation Area largely arises through its aesthetic value, with the character and appearance of the historic buildings, emphasised by the amount of listed buildings within its boundary, making a significant contribution to such value. As mentioned above, the nature of the windy roads and lack of long-distance views within the village further contributes to the aesthetic value.
- 3.30 There is further considerable historic illustrative value in the Conservation Area, with a large quantity of buildings dating to the sixteenth and seventeenth centuries, making an important illustration of the local vernacular of this period. The historic core of the village largely retaining the same footprint as the medieval settlement provides further input to this value.
- 3.31 The Site, lying within a twentieth century building, but along one of the more historic roads of the Conservation Area, makes no particular contribution to any of these values, save for ensuring that the street-scene and building line of the historic road is retained. It therefore is considered to make a negligible contribution to the aesthetic value of the Painswick Conservation Area.

Setting

- 3.32 As already mentioned, the dominant character of the setting is that of the surrounding rural landscape, creating an important context for the Conservation Area, not least with views out of the Conservation Area. To the north-west and south-east, areas of modern development are present, but, save for physically encroaching on the rural setting, make no contribution or detract from the overall special character and appearance of the Painswick Conservation Area.

4. IMPACT ASSESSMENT

Development Proposals

- 4.1. Development proposals at the Site include for the conversion of the existing A3 unit at ground floor of The New House to a residential unit. Proposed works are primarily to the internal space, although there will be some alteration to the front elevation of the building at ground floor consisting of the replacement of the existing bistro window with a new tripartite sash window and the reconfiguration of the entrance door..
- 4.2. A full description of the development proposals is outlined in the separately prepared Planning, Design and Access Statement.
- 4.3. As the Site is within the setting of the Grade II* The Gables and the group of Grade II listed Day by Day, Tophams and The Dream Factory, as well as the Grade II listed Merrils and lies within the Painswick Conservation Area, the following will consider the potential impact on these heritage assets.
- 4.4. Based on the drawings prepared by Land and Development Advisory Ltd, dated March 2021, the following provides an assessment of the impacts that the development proposals will have upon the significance of the heritage assets identified.

Assessment of Impact

- 4.5. This stage of the assessment will consider both the impact of the proposed development on the significance of the identified heritage assets and will then examine the potential for maximising enhancement and/or minimising harm, where identified. In examining the impact of the proposed development on the significance of the identified heritage assets, consideration is given to the scale, design, materials, and the degree to which these may alter the way in which the Site and heritage assets are experienced.

Church of Our Lady and St Therese

- 4.6. As described above, the significance of this designated heritage asset is largely derived from its aesthetic and historic values. There is some further group value with several other buildings within the immediate vicinity, all providing a degree of historic context

to the listed building.

- 4.7. With no alterations to the listed building itself, the significance of this building in its own right will be unchanged and will thus be preserved. The change of use of the former Delicatessen to a residential unit will also not have any impact on the heritage values of the Grade II listed building, and thus the heritage values will be preserved through the change of use.
- 4.8. In addition to this, with minimal alterations to the external appearance of the Site, and none which will have any effect on the significance of the listed building, the heritage significance of this listed building will be preserved from harm.
- 4.9. As such, overall, there will be no impact on the significance of the listed building, with its primary heritage-based aesthetic and historic values being preserved from harm, in line with the requirements of the NPPF and of the Planning (Listed Buildings and Conservation Areas) Act 1990 and of the relevant Local Plan policies relating to heritage.

Day by Day, Tophams and The Dream Factory

- 4.10. The significance of these three designated heritage assets is again largely derived from their individual and group aesthetic and historic values, in particular through their use of ashlar, with their stepped appearance, as well as the retention of other historic details such as the timber sash windows and the (modern) fanlight.
- 4.11. As with the Church of Our Lady and St Therese, with no alterations to the buildings themselves, the significance of this group of listed buildings in their own right and as a group will be unchanged and will thus be preserved.
- 4.12. In addition to this, with minimal alterations to the external appearance of the Site, and none which will have any effect on the significance of the listed building, the heritage significance of this listed building will be preserved from harm.
- 4.13. As such, overall, there will be a neutral impact to the significance of the listed buildings, with their primary heritage-based aesthetic and historic values being preserved from harm, in line with the requirements of the NPPF and of the Planning (Listed Buildings

and Conservation Areas) Act 1990 and of the relevant Local Plan policies relating to heritage.

The Gables

- 4.14. As described above, the significance of this Grade II* listed building is largely derived from its aesthetic and historic values, both internally and externally, whilst other buildings in the immediate vicinity assist in forming an important element of Group Value
- 4.15. With no alterations to The Gables itself, the significance of this building in its own right will be unchanged and will thus be preserved.
- 4.16. In addition to this, with minimal alterations to the external appearance of the Site, and none which will have any effect on the significance of the listed building, the heritage significance of this listed building will be preserved from harm.
- 4.17. As such, overall, there will be a neutral impact to the significance of the listed buildings, with their primary heritage-based aesthetic and historic values being preserved from harm, in line with the requirements of the NPPF and of the Planning (Listed Buildings and Conservation Areas) Act 1990 and of the relevant Local Plan policies relating to heritage.

The Painswick Conservation Area

- 4.18. The significance of Painswick Conservation Area arises from its aesthetic and historic values, with its windy lanes and streets, the historic (mostly listed) buildings, largely constructed from local stone and set in ashlar, sitting back of pavement, and the views, both shorter to buildings within the settlement, and longer to the surrounding hillside and valleys, forming an important contribution to such values.
- 4.19. The proposed change of use of the ground floor unit of The New House will have no impact on any of these heritage values, and thus will preserve the special character and appearance of the Painswick Conservation Area from harm.

- 4.20. In addition to this, the alterations to the Site will not have any perceptible effect on the significance of the Conservation Area when considered as a whole, resulting in a neutral effect, and thus preserving its significance.
- 4.21. As such, there will no detrimental effect on the significance of the Conservation Area, with its primary heritage-based aesthetic, historic values being preserved from harm, in line with the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, of the Local Plan heritage-focused policies, and of the NPPF.

5. MITIGATION AND CONCLUSION

- 5.1. The significance of The Church of Our Lady and St Therese, of The Gables and of Tophams, The Dream Factory and Day by Day has been shown to arise from their aesthetic values, and in particular through their architectural design and materials reflecting their historic use, whilst the buildings have also been shown to have some considerable illustrative value as representations of the vernacular of the sixteenth and seventeenth centuries. Each has been identified as having some group value with other buildings within their vicinity. Their respective settings generally allow the buildings to be experienced both individually and as part of a group in the street-scene.
- 5.2. The significance of the Painswick Conservation Area similarly largely arises through its aesthetic and illustrative values, as well as through its rural setting.
- 5.3. The proposed Change of use of the ground floor unit of The New House will have no effect on the heritage values of any of the heritage assets identified and assessed within this report, and as such, the change of use will preserve the significance of each of the listed buildings and the Painswick Conservation Area, in line with both the statutory and policy requirements at both national and local level.
- 5.1. In addition to this, with minimal alterations to the external appearance of the Site, and none which will have any effect on the significance of the listed buildings identified nor the Conservation Area, the heritage significance of these designated heritage assets will be preserved from harm.
- 5.4. In terms of mitigation, the design, scale, massing and location of the proposed development has ensured that the aesthetic and illustrative value of the identified heritage assets will be retained. As such, there is no mitigation necessary to reduce harm to the significance of Half Thatch and Hope Cottage, as designated heritage assets and of the Dog & Partridge PH as a non-designated heritage asset through this development.
- 5.5. As such, with the significance of the heritage assets being preserved from harm, there is no heritage-based reason, when considering the tests both within the statutory framework and within the NPPF, for the proposed development to be refused.

REFERENCES

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Stroud Local Plan 2015

<https://painswicklocalhistorysociety.org.uk/images/PLHS/infoboard4.jpg>

The Delicatessen, The New House, Painswick, Stroud
Miss Lauren Thompson

APPENDIX A: LIST DESCRIPTION

Roman Catholic Church of Our Lady and St Therese

Grade II

List Entry Number 1438752

Date first listed 04-Sep-2017

Summary

A Roman Catholic church, formerly four cottages of the C16, later a slaughterhouse, converted to a place of worship in 1934, remodelled in classical style by Ellery Anderson Roiser and Falconer, 1954-6.

Reasons for Designation

The Roman Catholic Church of Our Lady and St Therèse, converted in 1934 from a domestic Tudor building, remodelled in 1954 by Ellery Anderson Roiser and Falconer, is listed at Grade II, for the following principal reasons: * Architectural interest: the church is a striking building which combines a formal, classical entrance bay with traditional, vernacular building, and has a tranquil interior which combines the same styles; * Historic interest: the church is formed from a domestic building originally of the C16 or C17, whose evolution is reflected in the fabric; its present form is the result of post-war remodelling following damage by a stray bomb, unusual for such a rural location; * Group value: with the surrounding buildings of similar age, including The Gables (Grade II*) and Thorne (Grade II).

History

In 1921, Alice Howard of Painswick, a relative of the Howard family of Norfolk, converted the attic of a cottage in the town to an oratory, where Mass was occasionally said. Later, in 1931, Miss Howard purchased the site of the present Church of Our Lady and St Therèse, which was then a dilapidated building in Friday Street which had started life as four Tudor cottages, later becoming a slaughterhouse. Behind it, accessed through a passage partly under the building, were a slaughter yard and two derelict cottages. Commander Henry Mowbray Howard and Jobie Swan gutted the building and cleared the dirt and rubble themselves; no architect was involved. The church was blessed by Bishop Lee on the Feast of the Assumption, 15 August 1934. Alice Howard wanted to demonstrate that a Catholic church could be very simple, sincere, and in keeping with the Cotswold traditions of stone, wood, wrought iron and good craftsmanship, in accordance with the principles of the Arts and Crafts movement which continued to flourish in the area up to the Second World War. A painting of the period preserved in the church shows bare stone walls, stone flag floors, rush seating, leaded windows and an open timber roof, which accords with Miss Howard's aim.

The completed church was transferred to the Diocese of Clifton in 1937. On the night of 13-14 June 1941, a stray stick of bombs fell on Painswick, with the church taking a direct hit. The right-hand side of the building was blown out to front and rear, and although temporary repairs were carried out and Mass resumed in 1942, a full repair and remodelling did not take place until 1954-6. The work was largely funded by a donation of £4000 from Alice's sister, Jessie Howard, Alice having died in 1942; the War Damage Commission contributed a further £1000. The building was remodelled in classical style by Eric Hill of Ellery Anderson Roiser & Falconer, with a new entrance with raised cupola in place of the bomb damaged portion. The present sanctuary apse was created out of the passage to the slaughter yard. The narthex was made out of the old stables and the gallery above from the hay loft. The columns on which the gallery stands were brought from Stancombe Park, at nearby Stinchcombe. The belfry was created and a new

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doorway opened in the south wall. The classical style caused some controversy, among the town and as far as Bishop Ruddenham, as it was initially felt to be out of keeping with the vernacular character of the town. However, the Bishop was reconciled to the design, and he reopened the church on 19 February 1956.

Details

A Roman Catholic church, formerly four cottages of the C16, later a slaughterhouse, converted to a place of worship in 1934, remodelled in classical style by Ellery Anderson Roiser and Falconer, 1954-6.

MATERIALS Local limestone, with some brick patching; slate roof; timber cupola.

PLAN A simple rectangle with a small outshut for the sacristy.

EXTERIOR The church forms part of a row of buildings on Friday Street. The building is a high single storey, constructed from large squared and dressed blocks of limestone, with stone-mullioned windows with plate glazing, under a shallow-pitched, hipped roof. The main elevation is of three bays; those to the left and centre each have a single, large three-light window. The right-hand bay is classical in style, with slightly projecting quoins, and a central entrance door under a chamfered stone lintel. Over the entrance is an oculus window, above which is a swept parapet with half-columns on carved brackets framing a niche, and above this an octagonal cupola for the belfry, on a scrolling base, surmounted by a gilt orb and cross. To the rear, the left-hand bay has been rebuilt in brick, with a brick outshut. The remainder is in roughly squared and coursed limestone. There are two tiers of stone-mullioned windows, those to the first floor with hood moulds. The window in the outshut is a later, C20 timber casement.

INTERIOR The interior has whitewashed walls, and is simply furnished. The entrance gives access to the narthex beneath the gallery, which is supported on Roman Doric columns brought from Stancombe Park. Between the columns is a pair of wrought-iron gates, with scrolls and stylised flowers, and matching grilles to either side. A high, arched recess behind the sanctuary originally housed the high altar, and now has the tabernacle placed on a columnar plinth to one side. The altar, simply built from large blocks of roughly-squared limestone, is now set slightly forward of the recess. The roughly-hewn stone font stands to the right. The gallery is reached via a flight of closed-string stairs with plain stick balusters and ramped handrails. The half-landing has a moulded stone window seat to the oculus. The front of the gallery has a deep moulding, below a balustrade of short stick balusters. Set above the gallery is a C17 or C18 chestnut cartouche with angel heads and Maria monogram, acquired by Sir Henry Howard in The Hague. The king-post roof structure is partly exposed.

Sources

Books and journals

Harding, J A, The Diocese of Clifton, 1850-2000, (1999), 182-3
Verey, D, Brooks, A, The Buildings of England: Gloucestershire I: The Cotswolds, (1999), 545

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THE GABLES

Grade II*

List Entry Number 1152180

Date first listed 21-Oct-1955

Details

This list entry was subject to a Minor Amendment on 27/04/2016

PAINSWICK FRIDAY STREET (north west side) The Gables

GV II* House. C16 and C17, but remnants of earlier roof possibly to a hall house. Coursed and squared limestone, stone slate roof. Set in corner, the house may originally have extended further left into what is now the Old Inn (q.v.) in George Court. Through passage plan, but difficult to read overall. Two storeys and attics, 2 coped gables, that to left has single light over 3-light over 4-light over 3-light, all ovolo-mould stone mullions and to stopped hoods, but gable lights have drip-mould full width; a further continuous drip-mould under the first floor window in right half. Central arched opening to plank and fillet door with keystone to arch. Two stone stacks, roofs at differing levels. Back has central C17 plank and nail-head door and two gables, that to right with fenestration as front: Interior: dining room with heavy chamfer beams. Sitting room large square fire opening of C16 with moulded stopped surround, and built in to what is now the party wall, a deep moulded C16 transverse beam; ceiling joists are chamfered stopped. One upper room has further C16 square fire opening with moulded mantel shelf and geometrical drops with lozenges; decorative shallow relief plaster ceiling. Small blocked light facing north-east. C16 plaster ceilings surviving at first floor level, revealed following the removal of C20 partitions. Roof retains most of early timber, including two pairs of heavy arch-braced principals, one of which may have been to open hall; arch braces chamfered. An important survival in the town centre.

DAY BY DAY

Grade II

List Entry Number 1091027

Date first listed 24-Aug-1990

Details

GV II Small shop, end of row, possibly once a workshop. C16 remains but principally now C19 or C20 fabric. Cut squared limestone, concrete tile roof. A small remnant of a building part demolished during World War II. 1½ storeys; to left, under a brick arch, a large fanlight over a C20 shop front and door; to right a small segmental headed light. The left gable, now exposed, has remains of a stack and an exposed pair of crucks built into wall, which is rendered. Interior retains a further pair of crucks with single purlin and one brace from former wind bracing; some of rafters in rear roof slope are early. The cruck has no tie or collar. An unprepossessing front concealing significant early remains.

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THE DREAM FACTORY

Grade II

List Entry Number 1152172

Date first listed 24-Aug-1990

Details

GV II House in row, with shop. Late C18 or early C19. Squared coursed limestone with ashlar dressings including a plain string course; plinth. Concrete tile roof. Two storeys, 2 windows, 16-pane sashes to stone sills. Central 4-panel door in deep reveal, under deep transom light, and up one step. Two gable stacks in stone raised in concrete block. Wing to back, left.

TOPHAMS

Grade II

List Entry Number 1340498

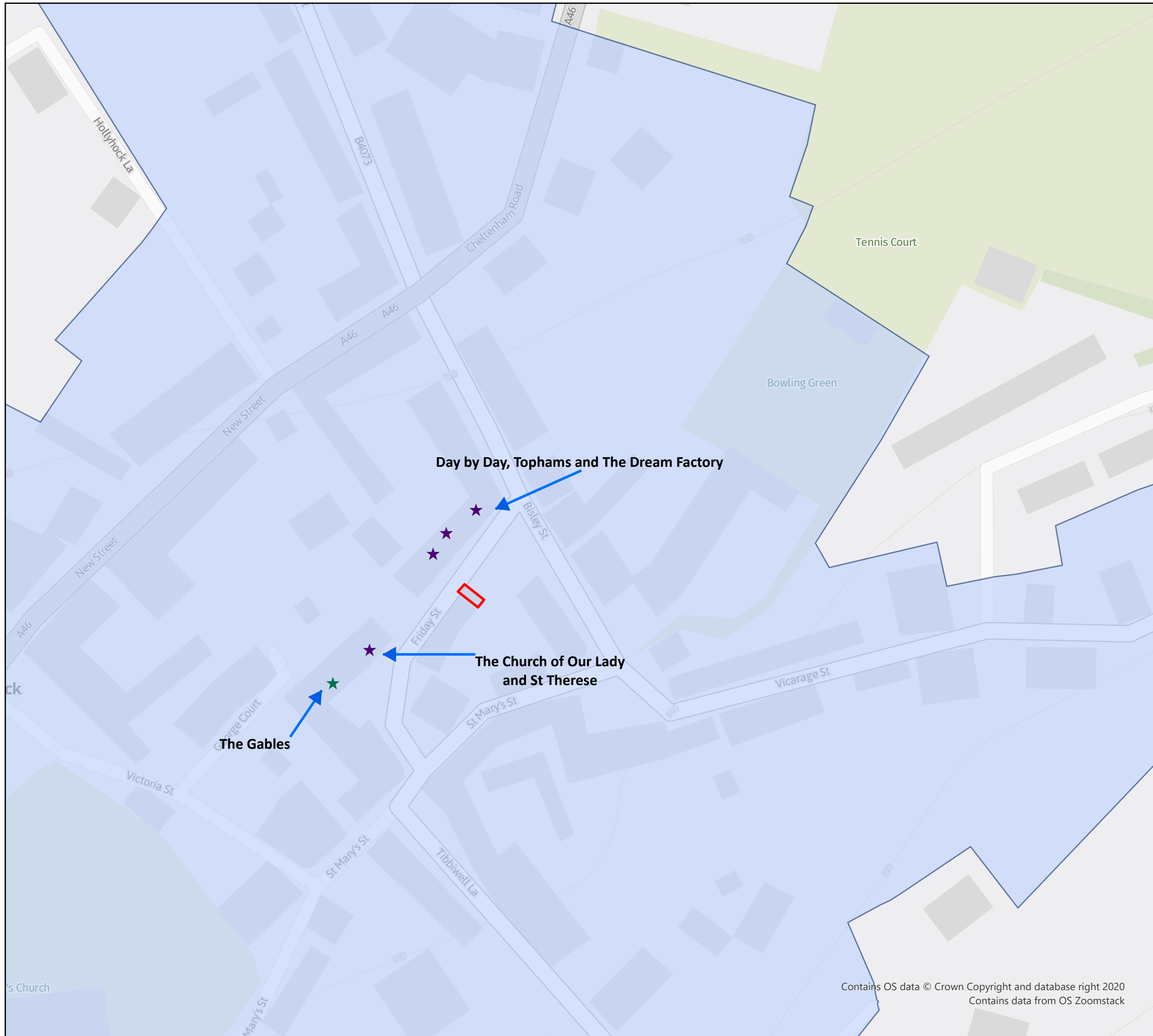
Date first listed: 24-Aug-1990

Details

GV II House in row. Early C19. Ashlar limestone, concrete tile roof. Three storeys, 2 windows, all 12-pane sash to stone sills; to left a cellar opening. Off- centre, right, part-glazed door up 2 steps. Plinth. Gable stack to left.

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APPENDIX B: HERITAGE ASSETS MAP



- Site location
- ★ Grade II* listed buildings
- ★ Grade II listed buildings
- Painswick Conservation Area

Date	Vs
21 February 2021	

Client
Miss Lauren Thompson

Scheme Name
The Delicatessen, The New House Painswick, Glos

Name
Simon Roper-Pressdee

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APPENDIX C: PLATES



Plate 1: Late nineteenth/ early twentieth photograph, Friday Street looking north-east



Plate 2: Newspaper cutting, 1941, showing demolition of building on site of The New House



Plate 3: Friday Street looking north-east with The New House in painted blockwork.



Plate 4: Existing shop-front (the Site), The New House.

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Plate 5: Tophams, The Dream Factory and Day by Day, from Bisley Street



Plate 6: The Church of Our Lady and St Therese.

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Plate 7: The Church of St Mary, Painswick Conservation Area



Plate 8: View north along Main Road

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Plate 9: View along St Mary Street, Painswick Conservation Area



Plate 10: View south along Bisley Street from New Street, Painswick Conservation Area

APPENDIX D: LOCAL PLANNING POLICIES

Stroud Local Plan 2015

Strategic Objective SO6: Our District's distinctive qualities

Conserving and enhancing Stroud District's distinctive qualities, based on landscape, townscape and biodiversity.

Core Policy CP14 High Quality Sustainable Development

High quality development, which protects, conserves and enhances the built and natural environment, will be supported. Development will be supported where it achieves the following:

1. Sustainable construction techniques, including facilities for the recycling of water and waste, measures to minimise energy use and maximise renewable energy production
2. No unacceptable levels of air, noise, water, light or soil pollution or exposure to unacceptable risk from existing or potential sources of pollution. Improvements to soil and water quality will be sought through the remediation of land contamination, the provision of SuDS and the inclusion of measures to help waterbodies to meet good ecological status
3. Adequate water supply, foul drainage and sewage capacity to serve the development and satisfactory provision of other utilities, transport and community infrastructure
4. No increased risk of flooding on or off the site, and inclusion of measures to reduce the causes and impacts of flooding as a consequence of that development
5. An appropriate design and appearance, which is respectful of the surroundings, including the local topography, built environment and heritage
6. Re-use of previously developed land and/or the adaptation of existing buildings that make a positive contribution to the character of the site and surroundings, unless demonstrably unviable
7. No unacceptable adverse effect on the amenities of neighbouring occupants

8. Contribute to the retention and enhancement of important landscape & geological features, biodiversity interests (including trees, hedgerows and other natural features)
9. Contribute to a sense of place both in the buildings and spaces themselves and in the way in which they integrate with their surroundings including appropriate landscaping, biodiversity enhancement, open space and amenity space
10. A design and layout that aims to assist crime prevention and community safety, without compromising other design principles
11. Efficiency in terms of land use, achieving higher development densities in locations that are more accessible by public transport and other non-car modes and where higher densities are compatible with the character of the area and the setting of the development
12. It is not prejudicial to the development of a larger area in a comprehensive manner
13. Safe, convenient and attractive accesses on foot and by cycle and suitable connections with existing footways, bridleway, cycleways, local facilities and public transport
14. It is at a location that is near to essential services and good transport links to services by means other than motor car. Major development should contribute to the provision for allotments and/or community gardens where there is an identified need. Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements and relevant technical reports. It is important that the applicant provides clear and informative plans, elevations and street scenes and, where required, Masterplans, Development Briefs, Concept Statements and Design Codes to show how these criteria have been taken into account where necessary.

Delivery Policy ES10 Valuing our historic environment and assets

Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:

1. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk-

based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.

2. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage assets, especially those elements which contribute to the distinct identity of the District.

These include:

A. the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest;

B. the stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villages;

C. the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes;

D. the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley. 3. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.

4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills.

5. Any harm or loss would require clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden. A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.

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Delivery Policy ES12 Better design of places

The District Council will require the layout and design of new development to create well designed, socially integrated, high quality successful places, where people enjoy living and working, with legible and well planned routes, blocks and spaces, integrated residential, commercial and community activity, safe attractive public spaces and pedestrian/cycle routes without traffic conflict, secure private areas, better designed buildings and landscaped spaces. New development should be designed to offer flexibility for future needs and uses taking into account demographic and other changes. The Council will expect the improvement of existing buildings to meet changing needs and to sustain the District's housing and commercial building stock. All new development must be based on thorough site appraisal including reference to any Design Statements, Design Codes, Neighbourhood Plans, Secured by Design standards and be sensitive to its context as well as contributing to sustainable living. 'Design Quality', reflecting a thorough understanding of the site context, must be demonstrated as part of any proposal. The Council will require the submission of a Design and Access Statement which clearly demonstrates the design and suitability of the proposal in its local context where necessary.

APPENDIX E: Heritage Impact Assessment Methodology

In order to understand the impact of proposed development on heritage assets, an understanding of the significance of the assets needs to be undertaken. Following this, the steps set out in GPA3 (Historic England, 2017) provide a tool for assessing the impact on the setting of heritage assets, and these are utilised herein to assess the impact on significance.

Significance

Conservation Principles, Policies and Guidance (Historic England, 2008) outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being:

- Evidential value: which derives from the potential of a place to yield evidence about past human activity.
- Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Assessment of Impact

In order to understand the impact of proposed development on a listed building within the Site, an assessment of the proposed development on the heritage values described above is undertaken, using professional judgement.

Following this, and in considering the impact on the setting of heritage assets, GPA3 (2017) states that the conservation or enhancement of an asset by taking its setting into account need not prevent change and that decisions relating to such issues need to be based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal. It is further stated that the contribution made to an asset's significance by its setting will vary depending on the nature of the asset and the setting. Different heritage assets have the capacity to accommodate change differently within their settings, possibly without harming the significance of the asset (or even enhancing its significance) and, therefore, setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, Historic England recommend using a '5-step process' to assess any effects of a proposed development on the setting and significance of a heritage asset:

- Step 1: Identification of built heritage assets and their settings.

A search of the Historic Environment Record (HER), together with the National Heritage List (NHL) and the Council's website provides an initial list of potential heritage assets to be considered, including listed buildings, conservation areas, and other national or local heritage designations which may need to be considered. This is augmented with a site visit and additional research, where other buildings and structures not included in any of the above, but potentially considered as non-designated heritage assets, can be identified. Each heritage asset is visited, as far as public access allows, and its surroundings are examined in order to understand the degree to which elements of the surroundings allow for the building to be experienced or better understood, therefore identifying its setting, as defined within the NPPF.

- Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage assets.

In order to undertake this stage, the significance of the heritage assets has to be understood, whether designated or non-designated. Although there is no proscriptive method for assessing significance, this Appraisal utilises the heritage values¹ set out in Conservation Principles, Policies and Guidance (English Heritage, 2008), and considers each heritage asset against these values. Whilst the British

Standard suggests a variety of additional potential values, the ones set out by in Conservation Principles are generally recognised as appropriate and proportionate values to assess. Once each heritage asset has been assessed against the five heritage values, and its significance is understood, an assessment of the contribution of setting to this significance can be undertaken. This is achieved through assessing each element of setting against the heritage values of the asset, and identifying whether it a positive, negative or neutral contribution, if any—and if so, identifying which heritage values it contributes to and how. The final stage is to identify the relative extent of significance arising from setting, in comparison to other sources of heritage value.

- Step 3: Assess the effect of the proposed development on the significance of the heritage assets.

GPA3 sets out suggested, although non-exhaustive, potential attributes of a development which may affect the setting of heritage assets, which include location and siting of the development; the form and appearance of the development; other effects such as planting, lighting, noise, change to general character, and changes to skylines or built surroundings and spaces; permanence of the development; and longer term or consequential effects of the development. These are used as a guide and a basis from which to assess how a development may alter a particular element of setting, and to understand which heritage values the proposed development may impact upon. Details of the design of the proposed development will often vary, and will range from initial concepts through to detailed plans and elevations, verified photographs and photomontages. Where details are lacking, assumptions based on professional judgement and knowledge can be used to undertake assessment—where this is the case, this will be set out clearly in the report, and caveated accordingly. Where harm is identified to the significance of a designated heritage asset, the nature of harm is explained, and the extent of harm to significance is set out in terms of substantial harm, or in degrees of less than substantial harm, as appropriate. Where harm is identified to the significance of a non-designated heritage asset, the nature of harm is set out in terms of high, moderate, low or negligible. This is in recognition that the NPPF

differentiates the extent of weight to be afforded to the conservation of a heritage asset, dependant on its status of designation. Where benefit is identified, this is identified in terms of substantial, moderate, low or negligible, for the purpose of clarity.

- Step 4: Maximising enhancement and minimising harm

Although this Step generally relates to identification and assessment of potential impact during design, and the subsequent mitigating harm through re-design, for the purposes of this assessment, this Step will be used to identify areas of where there is heritage benefit within the scheme, and/or elements of mitigation integral to the design (for instance, landscaping, or repairs to a listed building). In order to be able to undertake a quantitative balancing exercise between heritage benefit and heritage harm in the next Step, benefit is referred to in terms of substantial, moderate, low or negligible.

- Step 5: Making and documenting the decision and monitoring the outcomes

As this final stage is explicitly for the decision-maker, this Step is not undertaken within this assessment. However, as any decision will be based on the compliance of the proposed scheme with legislation and policy at both national and local level, this Step is used to assess whether the scheme is in line with the requirements stemming from such. A synopsis of the identified impacts on each heritage asset is provided, followed by an assessment of cumulative harm on the surrounding historic built environment. Where both heritage harm and heritage benefits are identified, a balancing exercise of these is undertaken. Finally, the assessment will identify whether the proposed scheme is compliant with relevant legislation and policy, and whether any additional balancing of harm against public benefit is required. This final Step will take account of all relevant and up-to-date case-law as it pertains to the scheme, as well as the planning history of the site where relevant, including (but not exclusively) any previous applications, appeals, together with any formal or informal pre-application advice from both the Local Planning Authority and from Historic England.