

INTRODUCTION

This Design Access and Heritage Statement has been prepared to support a planning application for a single storey rear extension at 33 High st Warsop. The property is not a Listed Building but lies within the Conservation Area in Warsop.

SITE DESCRIPTION

The property was built in the late 20th C . The existing property is a detached Shop with flat above in the main town center, adjacent town center parking and a single garage to the rear accessed via a drive between 35-and 37 high st.

HERITAGE IMPACT ASSESSMENT

The house is late addition to the high st. The proposed extension is modest and has been designed to be subordinate to the existing house. The original view from the high street will be unaffected by the extension to the rear . The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. The National Planning Policy Framework (NPPF) advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting.

The host building has no historic and architectural interest. The building and plot contribute positively to the Conservation Area. The proposals will not harm the significance of the house or adjacent heritage asset. The proposals will produce approximately 20.0 sqm of additional internal storage space.

The roof finish will be will be single ply rubber replacing the mineral felt. The facing bricks and mortar joint profile will match the existing brickwork to the rear of the shop.

The extension will not impact on neighboring properties and the current car parking arrangement will be maintained.

CONCLUSION

The NPPF recognizes that the conservation of heritage assets in a manner appropriate to their significance is one of the core land use planning principals and this is reflected in the objectives of conservation area policies. Decisions should be made that are appropriate and proportional to the potential impact of the proposals on the elements that contribute to the significance of any heritage assets within the vicinity of the site.



The proposed single story rear extension will be sympathetic to the host dwelling, its surroundings and to the area as a whole. The proposals will have no direct bearing on any of the nearby properties, Listed Buildings or indeed the Conservation Area.

These proposals therefore comply with the objectives set out in the NPPF and the relevant local planning policies, thereby helping to preserve the setting of this heritage asset and its significance.