

Heritage Statement

Woodlark, Manor Farm,
Woodhill Lane, Long Sutton,
Hook, Hampshire, RG29 1SU

Prepared For
Mr and Mrs Wiltshire

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bell cornwell

CHARTERED TOWN PLANNERS

Bell Cornwell LLP, Unit 2, Meridian Office Park, Osborn Way,
Hook, Hampshire RG27 9HY



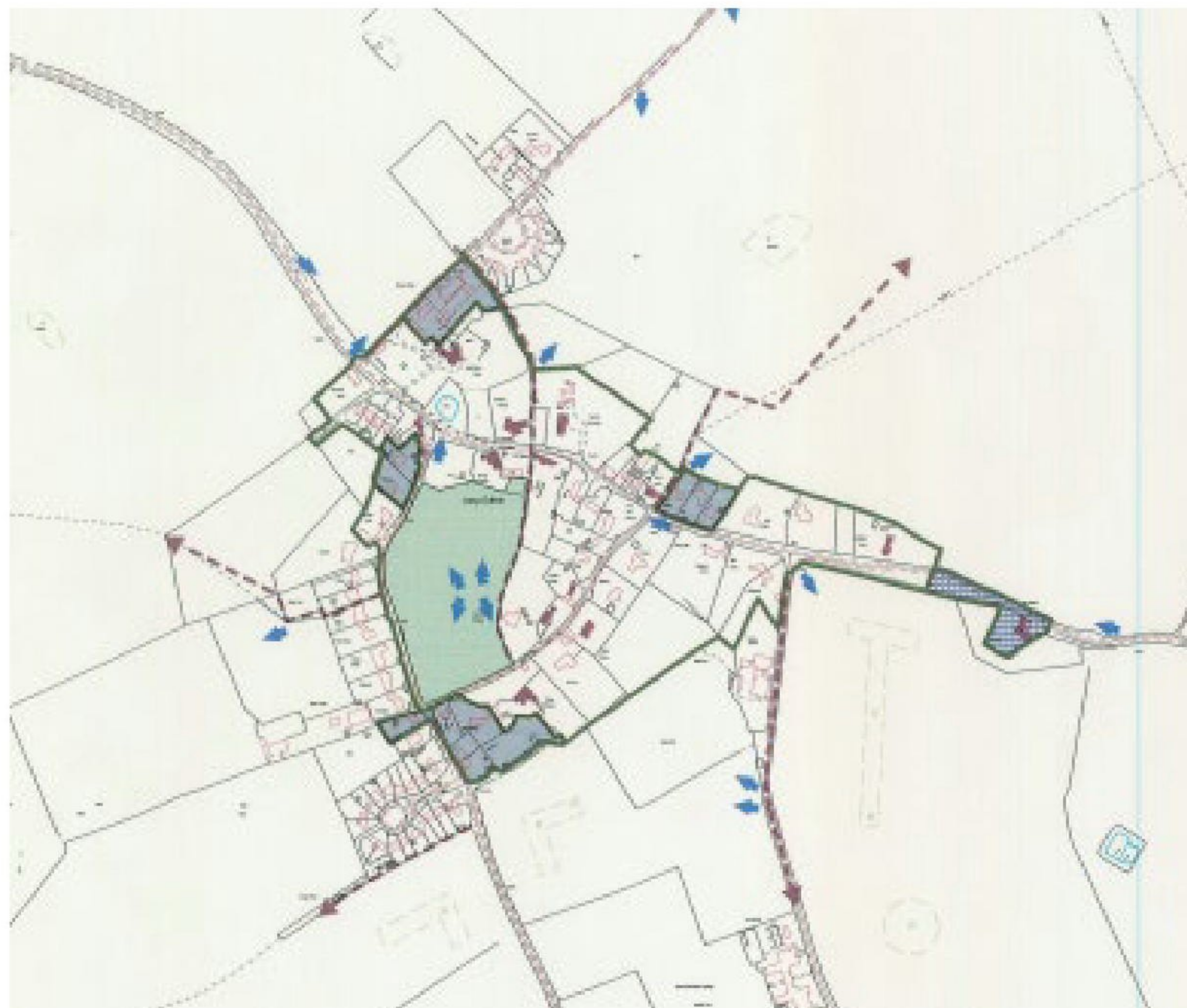
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1 INTRODUCTION

1.1 Woodlark is located within Long Sutton Conservation Area.



1.2 The site was included within the Conservation Area back in 1999 when extensions to the Conservation Area were agreed.

1.3 The property is set back from Woodhill Lane in the south eastern corner of the Manor Farm site. To the north there are the other dwellings secured through the grant of planning permission 14/00186/FUL; Brambling, Greenfinch and Fieldfare. To the south and west are further residential properties these are known as Manor Stables (locally listed) and The Manor House (Grade II*) and Manor Court. A 1.8m wooden close boarded fence runs along the rear boundary of The Manor House.

1.4 There are no important viewpoints into or out of the site.

1.5 Wooden close boarded fences are a feature of the Manor Farm development and neighbouring properties.

1. Adjacent to the public Right of Way and to the side and rear of Greenfinch:



2. Within the rear courtyards to the four properties at Manor Farm:



3. To the rear of the Grade II* Manor House – visible from the Manor Farm site and the footpath:



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1.6 Planning permission for two separate elements is sought:

1. Erection of a 1.8m high wooden close boarded fence around the boundary of the plot for Woodlark;
2. Erection of a canopy to the side of the dwelling.



2 SIGNIFICANCE, ASSESSMENT AND JUSTIFICATION

- 2.1 Conservation Areas are designated under provision 69 of the Planning (Listed Building Conservation Areas) Act 1990. A Conservation Area is defined as *‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’*.
- 2.2 Section 69 also explains that the Council should *‘determine which parts of their area are areas of special or historic interest the character of appearance of which it is desired to preserve or enhance’*.
- 2.3 Section 72 (1) of the same Act then goes on to state that, *‘in the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of **preserving** or **enhancing** the character or appearance of that area’*.
- 2.4 Consequently, the location of the site within the Conservation Area does not prevent development, it simply means consideration must be had to ensure the proposal preserves or enhances the Conservation Area.
- 2.5 Paragraph 192 of the NPPF sets out that in determining planning applications, local planning authorities should take account of:
- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *The positive contribution that conservation of heritage assets can make to sustainable communities;*
 - c) *The desirability of new development making a positive contribution to local character and distinctiveness.*
- 2.6 When considering the potential impact (in heritage terms), paragraph 193 states that, *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’*.



- 2.7 The NPPF then goes on to set out the tests for substantial harm and less than substantial harm (paragraph 194, 195 and 196).
- 2.8 Woodlark is one of four new houses that were constructed following the grant of planning permission 14/00186/FUL. It is also within an extension area of the Conservation Area. Meaning the significance of the asset is, whilst important, not of the highest significance. Upon granting planning permission and discharging the landscape conditions the Council approved 1.8m high wooden close boarded fences within and across the site.
- 2.9 In addition to this, as demonstrated above, 1.8m high close boarded fences form the boundary of neighbouring houses such as Manor House. The grounds of Manor House are on a higher level than those of Woodlark and the surrounding Manor Farm site this is shown in No.3 of the photos.
- 2.10 The proposed wooden fencing is in keeping with fences seen within and around the Manor Farm site and is not a new feature proposed in this area. Due to the fencing proposed for Woodlark being at a lower level than that of Manor House, it would not be visible from within the curtilage of the listed building, nor would it impact on the setting of the listed building itself.
- 2.11 The proposed fencing would not cause harm to the Conservation Area or adjacent listed building.
- 2.12 The proposed canopy is located within the grounds of Woodlark. It is of a high-quality design that is sympathetic to the modern host building. The canopy, due to the presence of the fence is not overly visible from any public vantage points. The presence of the canopy would not cause harm to the Conservation Area or nearby listed building.
- 2.13 In line with the Councils Local Plan policies for heritage, the proposed fencing and canopy will preserve the Conservation Area.