



**PROPOSED SINGLE STOREY EXTENSION,
INTERNAL AND EXTERNAL ALTERATIONS, HARD AND
SOFT LANDSCAPING, INSTALLATION OF CCTV AND
ASSOCIATED WORKS**



**TREWSBURY HOUSE,
COATES
CIRENCESTER
GL7 6NY**



PLANNING, DESIGN & ACCESS STATEMENT

ON BEHALF OF MR AND MRS C. BOX

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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APPENDIX 1: HERITAGE ASSESSMENT

1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by RAW Planning Ltd to accompany a householder Planning and Listed Building Consent application which is submitted on behalf of Mr and Mrs Box (“The Applicant”). The application relates to Trewsbury House, Coates, Cirencester GL7 6NY (the “Application Site”).
- 1.2 Permission is sought for a single storey extension, together with internal and external alterations, hard and soft landscaping.
- 1.3 Mr and Mrs Box have recently purchased Trewsbury House, and wish to make alterations that sensitively restore the heritage of the property, whilst also making it suitable for modern living.
- 1.4 This Planning, Design and Access Statement is submitted in support of the application and provides a summary overview of the proposals as well as identifying the Planning Policy Framework within which it should be considered.
- 1.5 Section 2 provides a description of the application site and the surrounding area. Section 3 summarises the application proposals. Section 4 sets out the Planning Policy Framework that is applicable to the application. Section 5 provides Design and Access details, and Section 5 sets out a summary and conclusions. Appended to this Statement is a Heritage Assessment, prepared by Pegasus Group.
- 1.6 This Statement should be read in conjunction with the following documents:
- Statement of Significance, prepared by Pegasus Group, dated August 2021
 - CCTV Plan
 - Drawing Package as follows, prepared by Verity & Beverley Architects, dated August 2021
 - Site Location Plan (dwg ref: 21.1493/00)
 - Block Plan (dwg ref: 21.1493/12)
 - Existing Site Plan (dwg ref: 21.1493/01)
 - Existing Floor Plans (dwg ref: 21.1493/02)
 - Existing Elevations (dwg ref: 21.1493/03)
 - Proposed Floor Plans (dwg ref: 21.1493/04)
 - Proposed Elevations (dwg ref: 21.1493/05)
 - Proposed Site Plan (dwg ref: 21.1493/06)
 - Masterplan (dwg ref: 21.1493/09)
 - Demolition Plan (dwg no: 21.1493/10)

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 Trewsbury House is a Grade II listed, Gothic style country house. It is located c. 500m to the south of the village of Coates, and c. 3km to the south west of Cirencester. The general application site is indicated in Image 1 below.

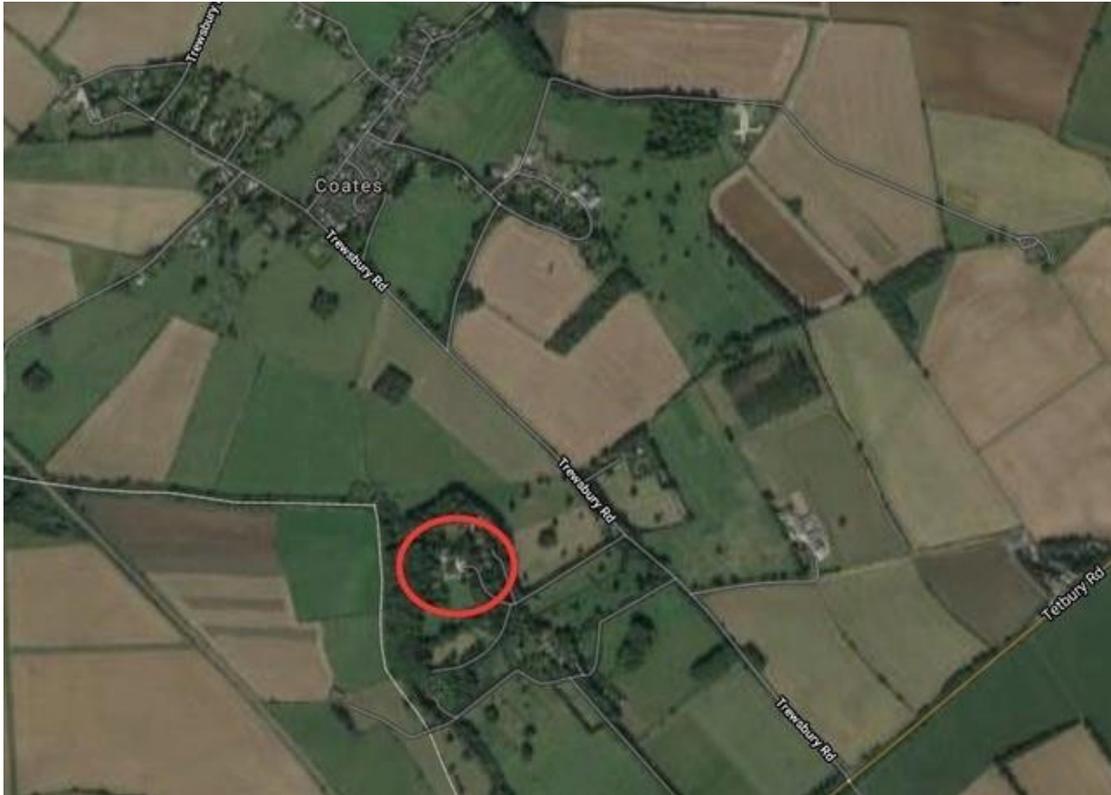


Image 1: General site location

- 2.2 The site is accessed via a private drive, to the west of Trewsbury Road. The site is easily accessible from Cirencester, off Tetbury Road to the south.
- 2.3 Trewsbury House was designed and constructed in the Gothic Revival / Arts and Crafts style and is a good example of a carefully detailed country house in this style. The trefoil fenestration, tall chimney stacks, use of stone detailing are all typical of the style.
- 2.4 The house is comprised of two storeys with attics and cellars with the principal elevations facing East and South. The elevations are constructed with coursed rubble stone with fine dressed ashlar stone detailing including stone mullioned trefoil headed windows, decorative friezes, embattled parapet details, turrets and string courses. This treatment and choice of materials relate to the local vernacular and traditional use of materials and building techniques.
- 2.5 The elevations are accentuated by bay windows, tall chimney stacks and decorated gables. The house is roofed with plain clay tiles.

- 2.6 Trewsbury House sits centrally within its grounds, as seen in Image 2 below. The private drive sweeps in from the east, and ends at the front of the house. There are areas laid to lawn to the north east, and the south. To the south east of the house is a tennis court, and a swimming pool is located to the south west.
- 2.7 To the north of Trewsbury House is a coach house, stables, and a number of modern breeze block structures generally used for the horses.



Image 2: Trewsbury House and grounds

3. RELEVANT BACKGROUND AND PLANNING HISTORY

- 3.1 The house and grounds have a detailed and interesting past, which is set out in the accompanying Statement of Significance.
- 3.2 It is believed that Trewsbury House dates back to 1876. Originally, it was quite compact in plan, but was then substantially extended in 1902 to create west and north wings, and conservatories to the south and east.
- 3.3 However, by 1980, a large proportion of Trewsbury House had been demolished. The northern and western wings were removed, leaving only the south west element, and part of the northern wing (which corresponds with the existing Coach House).
- 3.4 The grounds were truncated at the same time, along with demolition of some modern structures and the introduction of a swimming pool and tennis court.
- 3.5 Unfortunately, Trewsbury House suffered from extensive fire damage in 2000 which resulted in the loss of the majority of the upper floors and roof structure of the property.
- 3.6 Five years later, the upper floors and roof were reinstated and a small single storey extension built.

Planning History

- 3.7 A review of planning history records at Cotswold District Council has presented a number of applications that are relevant to this application:

Application Reference	Proposal	Decision
CT.0973/1/K and CT.0973/1/1Q	Winery and associated implement shed and open store. Not implemented.	Approved 1992 and 1997
CT.0973/1/R	Erection of single storey extension to the west flank of Trewsbury House.	Approved 2003

4. PROPOSED DEVELOPMENT

- 4.1 The application seeks permission for an extension of the existing kitchen, along with a series of internal works to restore and improve the house. Details of the proposed works are set out below.

External Works

Amount

- 4.2 Fundamentally, this proposal aims to restore the compromised floor plan of the original manor (affected by fire damage and other works as set out in Section 3) by completing the square-form footprint of the dwelling. The proposed extension would result in an additional 68 sqm.

Layout

- 4.3 A new enlarged Kitchen will form the main part of the extension. A new glazed link will connect this new area with the original house to improve the circulation.
- 4.4 This extension will provide a larger kitchen / dining area and will enhance and contribute to the overall accommodation of the house. This will all contribute to a much better visual relationship to the garden and the enjoyment thereof. The addition of the kitchen extension allows the building to adapt and function for the modern family whilst still respecting and embracing its historic character. The extension has been carefully designed to sit and blend harmoniously in with the existing architectural language of the dwelling.

Appearance

- 4.5 The kitchen extension will be constructed in natural ashlar stone to complement the existing building. A decorative frieze above the door openings will borrow stone detailing from the East Elevation of the main dwelling. String courses and a simplified stone coping will cap the parapet wall. Doors and windows will have pseudo (four-centred) arch heads to reflect and acknowledge the Gothic styled architectural elements of the house. Doors and windows will be crittle style metal/aluminium framed units to complement the existing metal window of the house. A traditional flat lead roof with a fine timber pyramid roof lantern will be behind a parapet wall.
- 4.6 The glazed link will have large frameless windows set behind a traditional timber pergola structure to provide shade and to soften this element and link between the extension and the existing house. A traditional flat lead roof with a fine timber roof lantern will be behind a parapet wall for the link element.

- 4.7 Windows, roof lanterns and openings will be centred on the new axes to enhance the formality and to provide order in the design. The scale and proportions of the extension relate to the stature of the existing house and provide a new composed and balanced West elevation.

Landscaping

- 4.8 Externally, hard and soft landscaping is proposed, as seen in Image 3 below.



Image 3: Proposed Masterplan

- 4.9 It is proposed to remove the existing garden wall to the north of the proposed extension, which will open up the house to views from the driveway. It is proposed to alter the layout and re-pave the existing terrace which is in need of restoration.

-
- 4.10 The low garden wall will be removed to the north east of the house, to make way for an amended driveway entrance to the north of the house. It is also proposed to re-surface the tennis court. The existing unsightly modern concrete structures to the north west of the house will be demolished, and the existing oil tank removed.
- 4.11 All of these proposed changes can be undertaken by utilising permitted development rights, but are included in the masterplan to illustrate the comprehensive package of improvements.

Access and Parking

- 4.12 The main access and parking areas to Trewsbury House will be unchanged. However, amendments to the driveway adjacent to the house are proposed to open up the area, and create a more spacious access to the rear of the property.

CCTV Cameras

- 4.13 It is proposed to upgrade the existing system of CCTV cameras which were installed following the fire (with permission). The new cameras will be fixed dome units which are compact cameras within dome cases. They have a discreet design and size, allowing them to sit unobtrusively in their locations.

Internal Works

- 4.14 A detailed schedule of the internal works is attached at Appendix 1 to the appended Heritage Assessment. The proposed internal works involve redecoration and renovation of the ground floor of the property, including some minor specific works to the structure.

5. RELEVANT PLANNING POLICIES

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.
- 5.2 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Sections 66(1) and 72(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings.
- 5.3 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:
- National Planning Policy Framework (NPPF)
 - The Development Plan

National Planning Policy Framework (NPPF)

- 5.4 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. A third version of the NPPF was published in July 2021.
- 5.5 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.6 Paragraph 11 sets out a presumption in favour of sustainable development and states that for decision making this means approving development proposals that accord with an up-to-date development plan without delay (sub-section(c)).
- 5.7 Section 12 is entitled "Achieving well-designed places". Paragraph 126 explains that good design is a key aspect of sustainable development. Paragraph 130 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 5.8 Section 16 is entitled "Conserving and enhancing the historic environment". Paragraph 199 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). Paragraph 202 states that where a 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 optimal viable use. Paragraph 206 states that local planning authorities should look for opportunities for new development within Conservation Areas to enhance and better reveal their significance. Proposals that preserve elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Development Plan

5.9 The Statutory Development Plan covering the application site comprises the:

- Cotswold District Local Plan (2018)

5.10 The main two relevant policies applicable to this application are as follows:

5.11 Policy EN1: Built, Natural and Historic Environment requires new development to ensure protection and enhancement of existing natural and historic assets and their settings, in proportion with the significance of the asset. It also requires design standards to complement the character of the area and the sustainable use of the development.

5.12 Policy EN10: Historic Environment: Designated Heritage Assets states that development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

6. PLANNING ASSESSMENT

- 6.1 A Heritage Assessment has been prepared to consider the impacts of the proposed development, and assess them in the context of relevant legislation, national and local planning policy. The Heritage Assessment is attached as **Appendix 1** to this Statement.
- 6.2 The Assessment concludes that the proposed internal works will preserve the special historic and architectural interest of the Listed Building; and would therefore accord with the statutory obligations set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national guidance contained within the NPPF and PPG as well as the relevant local policy.
- 6.3 A summary of the Assessment is set out below:

Proposed Extension

- The extension will in part restore the compromised footprint of the building.
- The proposed natural ashlar stone will complement the existing building.
- The design of the new doors and windows in the extension reflects and acknowledges the Gothic style of the original house.
- The new glazed link is simple and attractive, with no impact on the significance of the Listed Building.

Proposed Pergola

- The pergola will sit comfortably in front of the glazed link.
- It will be unobtrusive and located in the less formal/significant part of the Listed Building, and therefore will not have an impact on its significance.

Demolition of Existing Extension

- The existing extension does not relate well to the building, and it blocks views from the terrace across the lawns.
- It's loss will not result in the loss of any historic fabric.
- The demolition works will protect and enhance the Listed Building.

External Works

- Removal of the modern boundary wall and creation of a new terrace will not lose any historic fabric, and help to enhance the grounds.
- Realigning the driveway and resurfacing the tennis court will upgrade the grounds.

Internal Works

- The works will benefit the building, protect the historic spaces and upgrade the property.

7. CONCLUSION

- 7.1 Householder planning and listed building consent is sought for a single storey extension, together with internal and external alterations, hard and soft landscaping, installation of CCTV and associated works at Trewsbury House, Coates, Cirencester.
- 7.2 The property has been significantly altered since it was built in the 1800s. Furthermore, it suffered extensive fire damage in 2000.
- 7.3 The proposed works will restore and protect the original historic fabric, which will not be undermined by the proposed works.
- 7.4 Overall, the proposals will see a package of investment into the building and its fabric. There will be some heritage benefits (general repair works and addressing areas which are degrading, removal of incongruous modern features, etc).
- 7.5 Fundamentally, the proposals will not cause harm to the intrinsic heritage significance of Trewsbury House, and enhancements will result in some heritage benefits.
- 7.6 It is concluded that the proposed works accord with all relevant legislation and planning policy, and as such, we trust that the application will be approved without delay.

APPENDIX 1

HERITAGE ASSESSMENT



TREWSBURY HOUSE, COATES

HERITAGE IMPACT ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF MR AND MRS BOX

P21-1289 | AUGUST 2021



Document Management				
Version	Date	Author	Checked/approved by:	Reason for revision
1	19 th August 2021	JT	AR	-

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DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

HERITAGE IMPACT ASSESSMENT

TREWSBURY HOUSE, COATES, GLOUCESTERSHIRE, GL7 6NY

ON BEHALF OF: MR AND MRS BOX

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1. Introduction

1.1 Pegasus Group have been commissioned by Mr and Mrs Box to prepare a Heritage Impact Assessment to consider the proposed extension and renovation works at Trewsbury House, Coates, as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site Location Plan

1.2 Trewsbury House is a Grade II Listed country house located approximately 850m south-south-east of the settlement core of Coates village. It is accessed via a private driveway off Trewsbury Road to the east.

1.3 The application seeks the extension and renovation of the property, including associated works within the grounds. Conversion works to the Coach House have also been submitted for consideration under a separate application.

1.4 This Heritage Impact Assessment should be read alongside the Statement of Significance prepared for the Site as a whole, which provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

*"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*²

1.5 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 199 to 203 of the NPPF, any harm to the historic environment resulting from the proposed development

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, July 2021).

² MHCLG, *NPPF*, paragraph 194.

will be described, including impacts to significance through changes to setting.

- 1.6 As required by paragraph 194 of the NPPF, the detail and assessment in this Report is considered to be "*proportionate to the asset's importance*".³

³ MHCLG, NPPF, paragraph 194.

2. Proposed Development

2.1 The application seeks both Planning Permission and Listed Building Consent for the extension and renovation of Trewesbury House, including associated landscaping works.

2.2 The description of development is as follows:

"Proposed single storey extension, internal and external alterations, hard and soft landscaping, installation of CCTV and associated works."

2.3 The proposed works can be summarised as follows:

- **Construction of new single storey kitchen extension and associated glazed link;**
- **Demolition of existing, modern, single storey extension and installation of new doors;**
- **Resurfacing of existing tennis court;**
- **Proposed new pergola;**
- **Demolition of existing modern garden walls and realignment of access, installation of new patio and associated landscaping works;**
- **Replacement of CCTV cameras; and**
- **Internal alterations and refurbishment works.**

2.4 A detailed schedule of the proposed internal works is provided at Appendix 1.

APPENDIX 1: INTERNAL SCHEDULE OF WORKS

2.5 Section 5 of this Report presents an analysis of the harm or benefits of the proposed development on the identified heritage assets discussed within the associated Statement of Significance.

2.6 The analysis of the harm or benefits is based upon the proposals as detailed on the following plans which form the wider application package and which this assessment considers:

- **Site Location Plan reference 21.1493/00;**
- **Site Plan as Existing reference 21.1493/01;**
- **Floor Plans as Existing reference 21.1493/02;**
- **Elevations as Existing reference 21.1493/03;**
- **Floor Plans as Proposed reference 21.1493/04;**
- **Elevations as Proposed reference 21.1493/05;**
- **Site Plan as Proposed reference 21.1493/06;**
- **Masterplan as Proposed reference 21.1493/09;**
- **Floor Plans Demolition Works ref 21.1493/10;**
- **Proposed Block Plan ref 21.1493/12; and**
- **Proposed CCTV Plan.**

3. Methodology

3.1 The aims of this Heritage Impact Assessment are to assess and identify any harm or benefit to the historic environment which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

Sources

3.2 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for information on designated heritage assets;**
- **The Gloucestershire Historic Environment Record (HER), accessed via Know Your Place, for information on the recorded heritage resource and previous archaeological works;**
- **Historic maps accessible online via Know Your Place and Promap;**
- **Archival sources, including historic maps, held at the Gloucestershire Archives;**
- **Archival sources held at the Historic England Archive that are accessible online;**
- **Historic planning application documents held by Cotswold District Council;**
- **Aerial photographs accessible online via Britain from Above;**

- **Modern satellite imagery accessible via Google Earth Pro; and**
- **D. Verey and A. Brooks, *The Buildings of England: Gloucestershire: The Cotswolds* (Yale, 1999).**

Site Visit

3.3 A site visit was undertaken by a Heritage Consultant from Pegasus Group on 11th May 2021, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

3.4 The visibility on this day was clear. Surrounding vegetation was largely in leaf at the time of the site visit, and thus the potential screening that this affords was also considered when assessing potential intervisibility between the site and surrounding areas.

Assessment of harm

3.5 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

3.6 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** *It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;*⁴ and
- **Less than substantial harm.** *Harm of a lesser level than that defined above.*

3.7 With regards to these two categories, the PPG states:

*“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”*⁵

3.8 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

3.9 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.

⁴ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

⁵ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

3.10 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed Building or preserving the character and appearance of a Conservation Area, ‘preserving’ means doing ‘no harm’.⁶

3.11 Preservation does not mean no change; it specifically means no harm. GPA 2 states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.⁷ Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

3.12 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating “*what matters and why*”. Of particular relevance is the checklist given on page 13 of GPA 3.

⁶ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

⁷ Historic England, GPA 2, p. 9.

3.13 It should be noted that this key document also states that:

"Setting is not itself a heritage asset, nor a heritage designation..."⁸

3.14 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

3.15 With regards to changes in setting, GPA 3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".⁹

3.16 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission or Listed Building Consent to be refused.¹⁰

Assessing change through alteration to setting

3.17 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹¹ (henceforth referred to as 'GPA 3'), particularly the checklist given on page 11. This advocates the clear articulation

of "what matters and why".¹²

3.18 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

3.19 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

3.20 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with

⁸ Historic England, *GPA 3*, p. 4.

⁹ Historic England, *GPA 3.*, p. 8.

¹⁰ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

¹¹ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹² Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)¹³:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).”

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Benefits

- 3.21 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.
- 3.22 As detailed further in Section 6, the NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.
- 3.23 Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 and 202.
- 3.24 The PPG provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to

¹³ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation.”¹⁴*

3.25 Any ‘heritage benefits’ arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

¹⁴ MHCLG, *PPG*, paragraph 020, reference ID: 18a-020-20190723.

4. Planning Policy Framework

4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the site, with a focus on those policies relating to the protection of the historic environment.

Legislation

4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,¹⁵ which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*¹⁶

¹⁵ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

¹⁶ *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

4.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

*"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*¹⁷

4.5 A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 202 of the current revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.¹⁸

4.6 In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the

¹⁷ *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

¹⁸ *Jones v Mordue* [2015] EWCA Civ 1243.

Development Plan unless material considerations indicate otherwise.¹⁹

National Planning Policy Guidance

The National Planning Policy Framework (July 2021)

- 4.7 National policy and guidance is set out in the Government’s National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.8 The NPPF sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 4.9 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the ‘presumption’) sets out the tone of the Government’s overall stance and operates with and through the

other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 4.10 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three ‘objectives’ to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

“Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change*

¹⁹ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

(including by making effective use of land in urban areas) and adapt to its effects;

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:

a. approving development proposals that accord with an up-to-date development plan without delay; or

b. 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:

i. the application policies in this Framework that protect areas or assets of particular importance

provides a clear reason for refusing the development proposed; 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."²⁰

4.11 However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change."²¹ (our emphasis)

4.12 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.13 Heritage Assets are defined in the NPPF as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting

²⁰ MHCLG, *NPPF*, para. 11.

²¹ MHCLG, *NPPF*, para. 11, fn. 7.

*consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*²²

4.14 The NPPF goes on to define a Designated Heritage Asset as a:

*"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."*²³ (our emphasis)

4.15 As set out above, significance is also defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*²⁴

4.16 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 195 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into

²² MHCLG, *NPPF*, p. 67.

²³ MHCLG, *NPPF*, p. 66.

²⁴ MHCLG, *NPPF*, pp. 71-72.

*account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*²⁵

4.17 Paragraph 197 goes on to state 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 including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness."*²⁶

4.18 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

"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

²⁵ MHCLG, *NPPF*, para. 195.

²⁶ MHCLG, *NPPF*, para. 197.

*to substantial harm, total loss or less than substantial harm to its significance.*²⁷

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*²⁸

4.19 In the context of the above, it should be noted that paragraph 201 reads as follows:

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

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. no viable use of the heritage asset itself can be found in the medium term through*

²⁷ MHCLG, *NPPF*, para. 199.

²⁸ MHCLG, *NPPF*, para. 200.

appropriate marketing that will enable its conservation; and

- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*²⁹

4.20 Paragraph 202 goes on to state:

*"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."*³⁰

4.21 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

²⁹ MHCLG, *NPPF*, para. 201.

³⁰ MHCLG, *NPPF*, para. 202.

National Planning Practice Guidance

- 4.22 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.23 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 4.24 The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

*"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."*³¹

- 4.25 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF.

³¹ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."*³² (our emphasis)

Local Planning Policy

- 4.26 Planning applications within Coates are currently considered against the policy and guidance set out within the Cotswold District Local Plan 2011–2031. This was adopted on 3rd August 2018.

³² MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

4.27 Policy EN10 'Designated Heritage Assets' states:

"1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.

2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- the importance of the asset;*
- the scale of harm; and*
- the nature and level of the public benefit of the proposal."*

4.28 Part of Policy EN1 'Built, Natural and Historic Environment' is also relevant, specifically where it states:

"New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

a. ensuring the protection and enhancement of existing natural and historic environmental assets

and their settings in proportion with the significance of the asset; ..."

4.29 Further to this, Policy EN2 'Design of the Built and Natural Environment' reads:

"Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality."

4.30 The following heritage assessments have been informed by the 'Cotswold Design Code' which comprises Appendix D of the Local Plan.

4.31 Local Plan Policies with regards to the NPPF and the 1990 Act

4.32 With regard to Local Plan policies, paragraph 219 of NPPF states that:

"existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

4.33 In this context, where local plan policy was adopted well before the NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within paragraph 202 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF paragraph 203) then local planning policies would be considered

to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

- 4.34 In this case, the Cotswold District Local Plan was adopted after the inception of the NPPF and is considered to reflect the guidance within the latter since it allows for the balancing exercise to be undertaken in the decision-making process.

Emerging Policy

- 4.35 A partial update of the Cotswold District Local Plan is underway but is not expected to be completed until 2023.

5. Assessment of Harm or Benefits

- 5.1 This Section addresses the heritage planning issues that warrant consideration in the determination of the applications for Planning Permission and Listed Building Consent, in line with the proposals set out in Section 2 of this Report.
- 5.2 The Planning and Compulsory Purchase Act (2004) requires that planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.
- 5.3 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66 confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings. In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets such as Listed Buildings, and therefore this needs to be the primary consideration when determining the proposed application. It is also important to consider where the proposals cause harm. If

³³ MHCLG, Planning Practice Guidance, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019)

they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to the identified designated heritage assets, in the context of paragraphs 201 and 202 of the NPPF.

- 5.4 The PPG clarifies that within each category of harm ('less than substantial' or 'substantial'), the extent of the harm may vary and should be clearly articulated.³³
- 5.5 The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. The PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed.³⁴ In addition, it has been clarified in both a High Court Judgement of 2013³⁵ that substantial harm would be harm that would "*have such a serious impact on the significance of the asset that its significance was either vitiating altogether or very much reduced*".
- 5.6 From the outset, it should be reiterated that Trewsbury House has been much altered and remodelled since the mid-20th century. Historic maps and aerial photographs from the 1920s and 1950s record that the building was once double its current

³⁴ Ibid

³⁵ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

size, with much of its original architectural detailing now removed. The building also suffered a devastating fire which ripped through the upper floors of the building, causing considerable damage, as evidenced by photographs held on the Council's planning files.

Proposed New Extensions

- 5.7 The proposed new kitchen extension and glazed link is to be constructed within the west courtyard, in the area which was once occupied by the original footprint of the building. This demolition, in the mid-late 20th century, resulted in this elevation being an almost entirely modern manifestation.
- 5.8 The single storey kitchen extension will in part restore the compromised footprint of the building, and be constructed in natural ashlar stone to complement the existing building. It will have a decorative string course and simple stone coping to the parapet, behind which a traditionally detailed lead roof with fine timber roof lantern will be set.
- 5.9 The new doors and windows within the extension have been designed to reflect and acknowledge the Gothic styled architectural elements of the original house. They will be simple metal framed units to complement the existing metal windows through the property.
- 5.10 The extension will connect through to the remodelled kitchen, which will involve the opening up of the section of walling and loss of the existing fenestration. However, this has been identified as a modern manifestation and thus no historic fabric

will be lost.

- 5.11 The new glazed link will connect the new extension through to the playroom, through a previously blocked opening, and be constructed of simple, frameless structural glazing. The new link will also provide access to the existing basement space which is currently accessed through a modern timber structure set within the corner of the terrace and which looks incongruous, having a negative impact on this elevation.
- 5.12 The new glazed link will have a simple and attractive design which will have no impact upon the significance of the Listed Building.
- 5.13 Overall, the proposed new extension and glazed link have been designed so as to relate to the existing scale and proportions of the house and provide a new composed and balanced west elevation, which will preserve and enhance the historic and architectural significance of the Listed Building.

Proposed Pergola

- 5.14 The proposed new pergola is to be installed adjacent to the proposed new extension and glazed link.
- 5.15 The pergola will be traditionally designed and constructed of timber.
- 5.16 As discussed above, this elevation of the building has seen substantial change in the latter half of the 20th century and no longer reflects the original, historic form of the building. The new pergola will sit comfortably in front of the glazed link, softening

this structure with plating and provide shade in this location, adjacent to the new terrace.

- 5.17 The new pergola will be unobtrusive and sit within the building line. It is not considered that its addition to this part of the building, which is less formal and less significant, will have any impact on the significance of the Listed Building.

Demolition of existing extension

- 5.18 The proposals see the demolition of the single storey extension which was constructed in 2013 following the grant of both Listed Building Consent and Planning Permission. As evident from the planning history files held by the Council, this extension was created to provide both a small amount of additional footprint, but also to hide a previous large opening which was filled with modern, incongruous sliding doors.
- 5.19 Whilst overall being of an inoffensive design, the existing extension is not considered to relate well to the building nor assimilate into the built form as perhaps it was thought it would do. It also blocks views from the terrace on the west of the house, south across the lawns.
- 5.20 Being a modern addition, its loss will not involve the loss of any historic fabric.
- 5.21 It is proposed to infill the large opening to match the existing facade, and insert a more appropriately scaled and detailed pair of doors within stone quoins.

- 5.22 These works are considered to protect and enhance the appearance of this part of the building

External Works

- 5.23 In association with the proposed new extension and glazed link, it is proposed to remove the existing modern boundary wall and create a new terrace enclosed by a new hedgerow.
- 5.24 The existing wall and fountain are modern features of no historic interest and thus their loss will have no impact on the significance of the Listed Building, with the proposed landscaping works enhancing this part of the grounds.
- 5.25 The existing concrete block buildings to the north west of the house will be removed, which will enhance the setting of the building and the existing oil tank will also be removed and replaced with a below ground LPG tank which again will beneficially remove clutter from the setting of the Listed Building.
- 5.26 It is also proposed to realign the driveway to provide a more direct route to the stables and coach house. This will involve the loss of part of the small wall which encloses the planting to the east and north of the house, but this is of no interest and thus will have no impact on the significance of the building.
- 5.27 The existing tennis court is in poor condition and thus its resurfacing will positively upgrade this part of the grounds.

CCTV Cameras

- 5.28 The proposed new CCTV cameras will upgrade the existing system which was previously granted consent following the fire. The new cameras will be fixed dome units which are compact cameras within dome casings. Their discrete design and size will allow them to sit unobtrusively within the proposed locations.
- 5.29 Whilst their fixing will involve fixing into the fabric of the building, this very minor intervention will have no impact on the overall significance of the Listed Building.

Internal Works

Ground Floor

- 5.30 Aside from the construction of the new extension, it is proposed to beneficially redecorate and renovate the ground floor of the property, including some specific minor works to the structure as set out within the detailed schedule of works at Appendix 1.
- 5.31 The new timber and glazed screen door between the hall and the proposed new study will be of a bespoke design which will give privacy to the room, yet still allow for the plan form to be readily understood and appreciated, thus preserving the significance of the building.
- 5.32 The other works to create the new WC and larger utility room are focussed within the northern wing of the building which is the part of the building which has previously been radically altered when the property was reduced in size, and thus the current layout is not considered to be historic or architecturally

significant. Any fabric being removed likely to date from the later part of the 20th century when the works were understood to have been undertaken.

- 5.33 These works also do not relate to any of the principal rooms with the building, i.e. those within the south-east corner of the property, and thus protect the most significant spaces.
- 5.34 The proposals for new panelling within the study and dining room will enhance these spaces and form part of the decoration scheme which will enhance the property as a whole. Modern, decorative joinery will be removed to reopen the spaces and be replaced with bespoke furniture.
- 5.35 It is also beneficially proposed to restore all of the existing fireplaces within the ground floor.
- 5.36 Overall, it is considered that the proposed works to the ground floor will see a beneficial investment into the building, protecting the historic spaces and remaining fabric, whilst upgrading and investing into the property.

First Floor

- 5.37 On the first floor, it is proposed to reorganise the master suite, with the introduction of a new doorway in the previously blocked entrance and block the existing doorway, remove the existing modern built in joinery and create a new bathroom and dressing room. These works will not involve the loss of any historic fabric and will see the existing proportions and plan form of the rooms retained. The new suite will be beneficially redecorated and

restored, thus preserving the historic and architectural interests of this part of the building.

- 5.38 A family bathroom, with dumb waiter drop to the utility room below will be created within the north west corner of the first floor, through the removal of modern partitions. These works are not considered to have any impact on the overall significance of the building
- 5.39 A new doorway will also be created to provide access to the new linen closet from the hallway. Whilst a section of walling will need to be removed in order to facilitate this, it is not considered that this will have any impact on the significance of the Listed Building as a whole.
- 5.40 Overall, whilst the proposals on the first floor see some reorganisation of the spaces, it is not considered that this will have any impact on the historic and architectural interest of the building, with those elements which are considered to contribute to the building's significance being protected.

Second Floor

- 5.41 The existing second floor arrangement is largely dictated by the existing roof form. However, the landing, bathroom, kitchen and staircase area is a manifestation of the restoration works which took place following the fire in 2000, with all joinery dating from this period.

- 5.42 The proposed works see the realignment of the modern partitions to provide a new bathroom and larger landing area at the top of the stairs, including removal of a section of modern flooring to open up the stairwell.
- 5.43 Given the proposals will not see the removal of any historic fabric, and will not compromise the historic plan form of the building, the reorganisation of the space and works to the partitions are not considered to have any impact on the historic or architectural interest of the Listed Building.
- 5.44 The general refurbishment and redecoration of the second floor represent a beneficial commitment and investment into the general condition and structure of the building.

6. Conclusions

- 6.1 This Heritage Impact Assessment has been prepared to consider the proposed new extension and package of renovation works at the Grade II Listed Trewsbury House, Coates.
- 6.2 It has been demonstrated within the accompanying Statement of Significance that the property has been previously significantly altered, through both the demolition of a large part of the original property in the mid-late 20th century, as well as a result of the devastating fire in 2000.
- 6.3 The proposed works have been carefully considered and designed to focus on restoration and protection of the original historic fabric and detailing of the building and limit changes to those areas of the building which have previously been altered and thus more suitable for further change.
- 6.4 The historic and architectural interest of the building will not be undermined by the proposed works, which form a package of investment into the building and its fabric.
- 6.5 Moreover, the proposed changes are anticipated to result in some heritage benefits, including general repair works, addressing areas which are degrading, redecoration, removal of previously added modern features and enhancement to the grounds and gardens.
- 6.6 Overall, the proposals will cause no harm to the intrinsic heritage significance of the Grade II Listed Trewsbury House, with the enhancements described above resulting in some heritage benefits.
- 6.7 For these reasons, the proposals are compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990, historic environment policies within the NPPF, and relevant policies of the Cotswold District Local Plan, including EN1, EN2, and EN10.

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1909 Photograph of the south elevation of Trewsbury House, ref. 1476/20.

Appendix 1: Internal Schedule of Works

Trewsbury House Schedule of Works

Floor	Room Number	Room Description	Proposed Works
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Basement	B1	Basement Area	* Install new glass trap door over entrance
	B2	Basement Area	* Remove redundant heating system

	G1	Porch	* Redecorate throughout
	G2	Hall	* Redecorate throughout * Repair existing flooring
	G3	Inner Hall	* Redecorate throughout * Lay new flooring
	G4	Study	* Redecorate throughout * Add new panelling to walls * Install new flooring * Install new screen doors * Clean and restore fireplace
	G5	Sitting Room	* Redecorate throughout * Lay new flooring * Clean and restore fireplace
	G6	Inner Hall	* Redecorate throughout * Lay new flooring

Ground

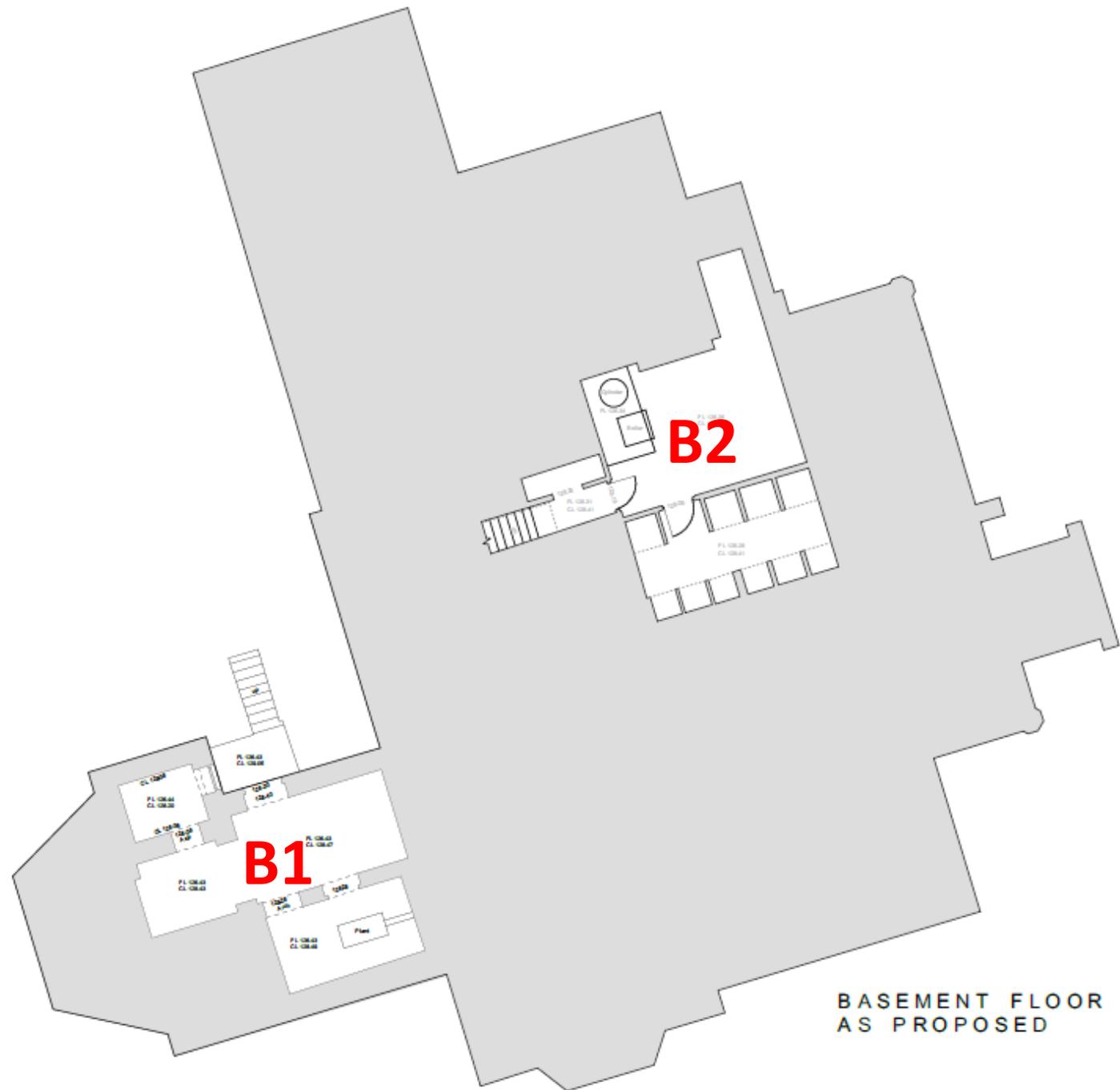
G7	Dining Room	<ul style="list-style-type: none">* Redecorate throughout* Add new panelling to walls* Install new flooring* Remove modern shelving and arch* Block existing doorway to Utility Room* Clean and restore fireplace
G8	Utility Room	<ul style="list-style-type: none">* Strip out dividing partition* Install new dumb waiter drop from above* Install new boiler and extract* Block existing doorway to hall* Redecorate throughout
G9	Kitchen	<ul style="list-style-type: none">* Strip out old Kitchen* Create new opening through to new extension* Redecorate throughout including laying new flooring
G10	Hallway	<ul style="list-style-type: none">* Block external door and install new window* Create new WC with installation of new sanitary wear and doorway* Redecorate throughout
G11	WC	<ul style="list-style-type: none">* Redecorate throughout* Lay new flooring* Replace sanitary wear
G12	Playroom	<ul style="list-style-type: none">* Redecorate throughout* Lay new flooring* Clean and restore fireplace
G13	Playroom with WC	<ul style="list-style-type: none">* Remove modern single storey extension* Make good opening to match existing* Install new glazed timber doors* Redecorate throughout
G14	Boot Room	<ul style="list-style-type: none">* Remove existing window* Create new doorway with timber door and porch* Redecorate throughout
G15	Kitchen Extension	<ul style="list-style-type: none">* Construct new kitchen extension

	G16	Glazed Link	<ul style="list-style-type: none"> * Create new glazed link structure * Reopen doorway to playroom * Install new glazed trapdoor to cellar
	G17	Back Stair	<ul style="list-style-type: none"> * Redecorate and make good

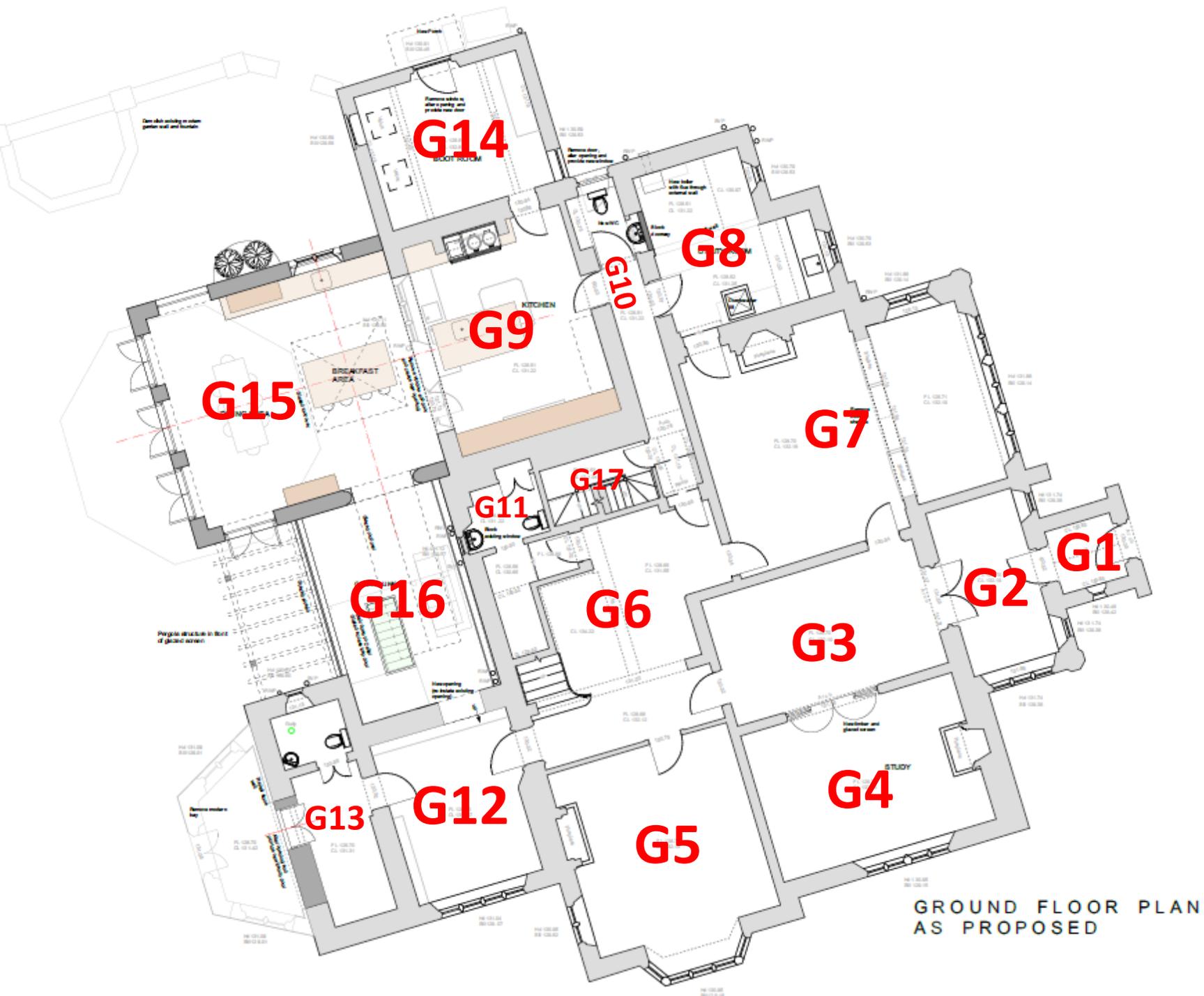
First	F1	Bedroom & Ensuite	<ul style="list-style-type: none"> * Redecorate throughout * Replace bathroom suite
	F2	Family Bathroom	<ul style="list-style-type: none"> * Redecorate throughout * Remove modern partitions * Strip out and install new bathroom * Install new dumb waiter drop
	F3	Hallway	<ul style="list-style-type: none"> * Redecorate throughout
	F4	FF-SF Staircase	<ul style="list-style-type: none"> * Redecorate throughout
	F5	Bedroom	<ul style="list-style-type: none"> * Redecorate throughout
	F6	Bedroom	<ul style="list-style-type: none"> * Redecorate throughout * Block doorway to new linen cupboard
	F7	Master Suite	<ul style="list-style-type: none"> * Redecorate throughout * Replace and relocate bathroom suite * Block existing opening * Reopen blocked doorway * Remove built in cupboards and wall recess * Form new dressing room partition
	F8	Hallway	<ul style="list-style-type: none"> * Redecorate throughout
	F9	Bedroom and Ensuite	<ul style="list-style-type: none"> * Redecorate throughout * Replace sanitray wear
	F10	Main Staircase and Hall	<ul style="list-style-type: none"> * Redecorate throughout * Lay new carpet runner and stair rods

	F11	Linen Closet	<ul style="list-style-type: none"> * Create new doorway from hall way * Install new shelving * Decorate throughout
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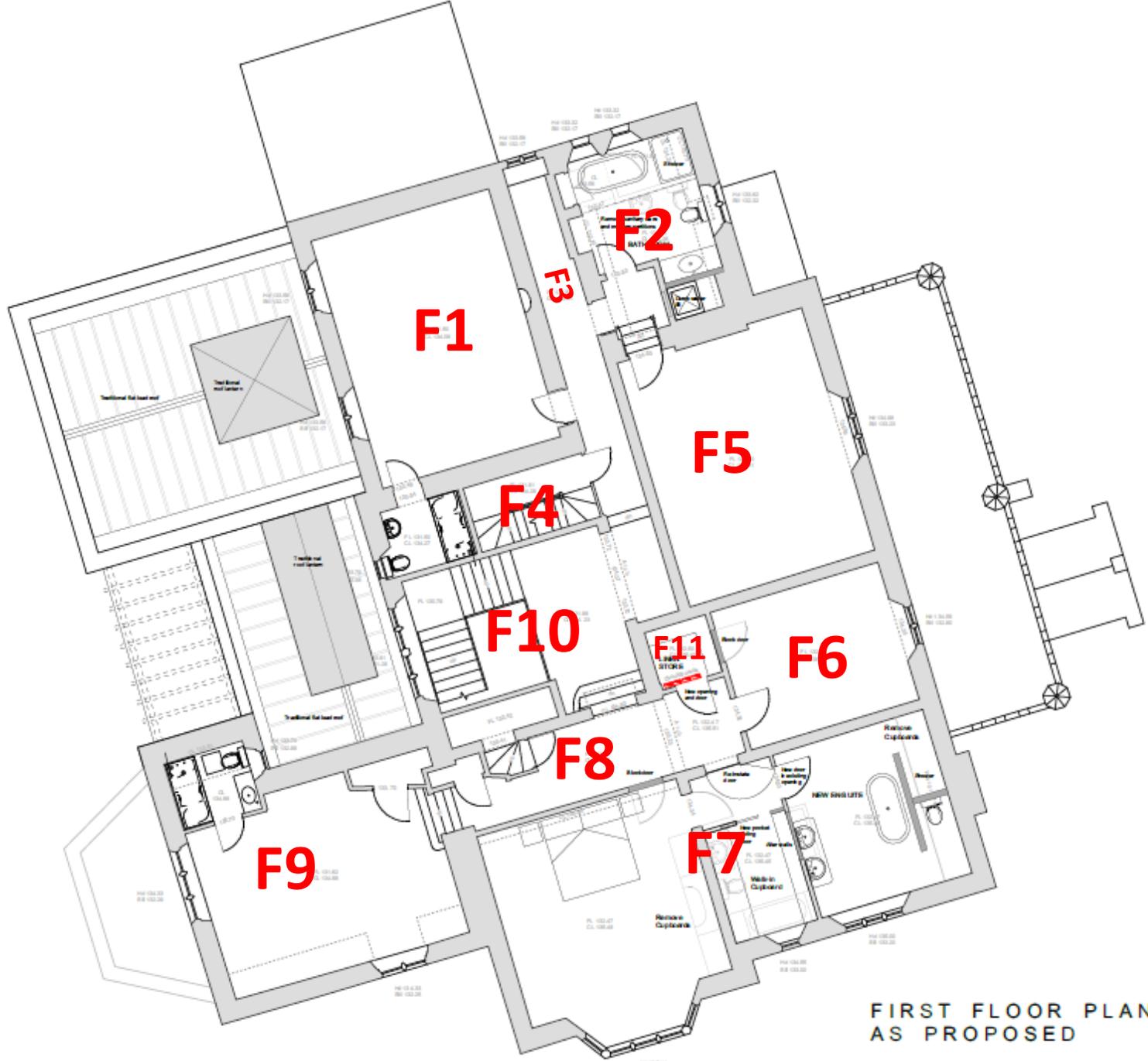
Second	S1	Bedroom	<ul style="list-style-type: none"> * Strip out modern built in shelving * Redecorate throughout
	S2	Storage	<ul style="list-style-type: none"> * Redecorate throughout
	S3	Bedrom	<ul style="list-style-type: none"> * Redecorate throughout
	S4	Bathroom	<ul style="list-style-type: none"> * Remove modern partitions * Create new bathroom and install bathroom suite * Redecorate throughout
	S5	Staircase and Hallway	<ul style="list-style-type: none"> * Remove modern partitions to create new landing * Redecorate and make good thoroughout



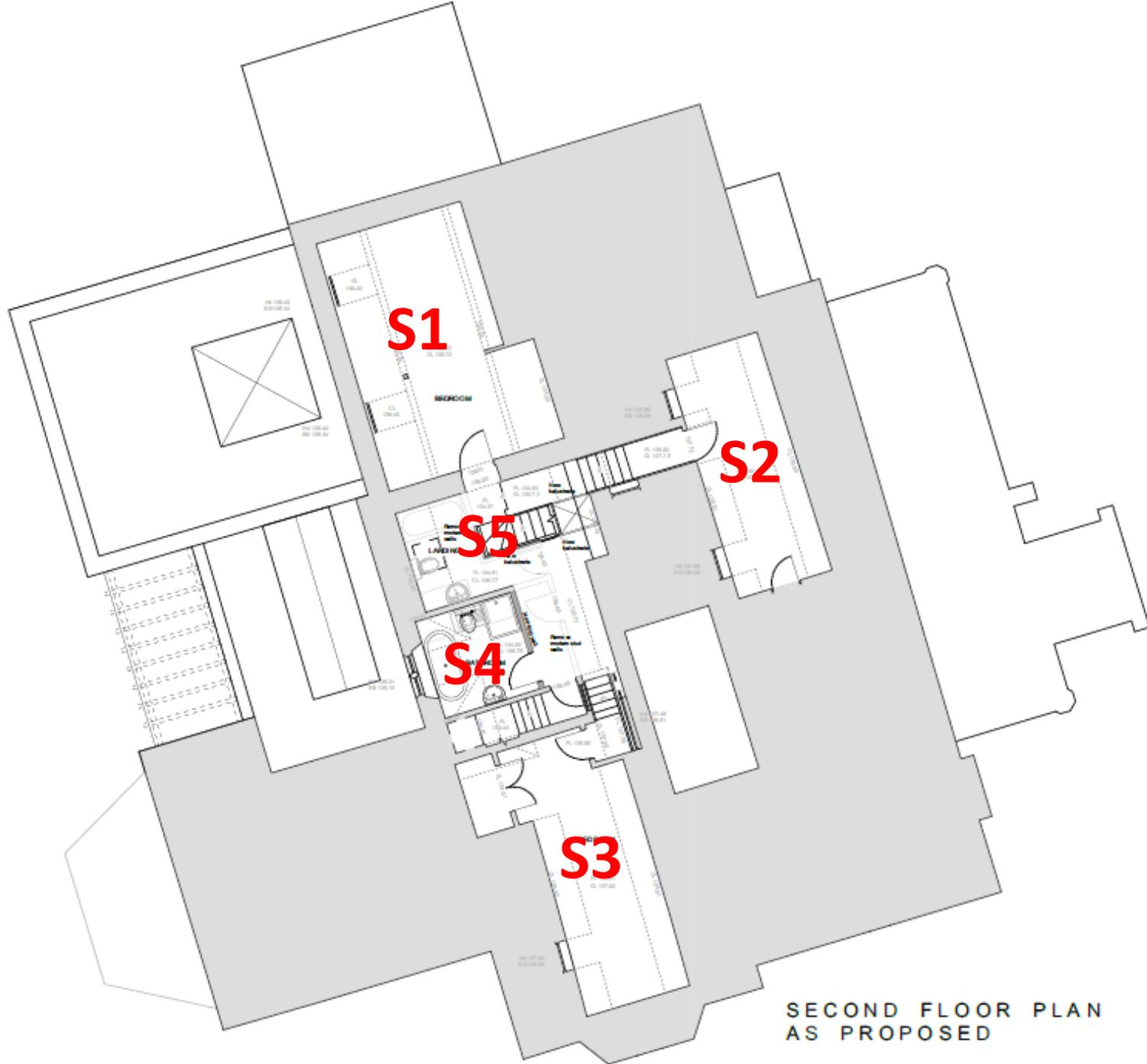
BASEMENT FLOOR PLAN
AS PROPOSED



GROUND FLOOR PLAN
AS PROPOSED



FIRST FLOOR PLAN
AS PROPOSED



SECOND FLOOR PLAN
AS PROPOSED



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

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