

Heritage Statement

Proposal: Application for Log Store

Location: Meadow View, main Street, Carleton, BD23 3BY

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Introduction

Site Location & Description

Meadow View is located within the settlement of Carleton. It is accessed from a public road which is shared with other properties. The site is located within the Conservation Area.

The site comprises part of the domestic garden of a detached bungalow set within a good level of garden amenity and with off-street parking and garaging. The site is set within the Character Area 3 designation of the Conservation Area Appraisal.

The Impact of the Proposal Upon Carleton Conservation Area

Carleton conservation area is dominated by St Mary's church and mill/ mill chimney and is set around a triangular historic centre with three main roads in and out of the village. The site area is not attributed to any contribution to the special character of the conservation area as a whole, and appears in none of the identified key views. The proposal is in the curtilage of a relatively modern bungalow of a style distinct from the historic core of buildings in Carleton.

The Identification & Special Interest of Heritage Assets

The only designated heritage assets within the vicinity of the proposal are the grade II-listed Spence's Court Almshouses dating from 1693; The Grade II Rectory dating 1821; South View - grade II pair of houses, and; Grade II late C18 Grundy's Farmhouse.

Spence's Court is 80m due east and not visible from the site. Similarly The Rectory is 112m south east and also obscured from view by other housing. South View and Grundy's Farmhouse lay due west at about 86m. The entrance to the site can be seen from South View but the proposed Log Store can not be seen in conjunction with South View or Grundy's, and therefore does not impact upon the setting.

The site is not identified as part of any key view within the conservation area appraisal and is not identified as making any positive contribution to the conservation area and there is no specific reference to the property within the document.

The proposal will therefore not have any additional negative impact upon the character, appearance and interest of Carleton Conservation Area and therefore accords with policy ENV2 and section 11 of the National Planning Policy Framework. The special interest of Carleton Conservation Area is outlined in detail by Carleton Conservation Area Appraisal (2016), which should be read alongside this document to ensure full understanding.