

# HERITAGE STATEMENT.

IN SUPPORT OF  
PROPOSED WORKS  
TO  
BROOK COTTAGE  
BARFORD HILL, BARFORD  
CV35 8BZ



*Area where barn is to be sited*

## HERITAGE STATEMENT

The application property is a two-storey cottage located on the Eastern side of Barford Hill. The site is located, in the outskirts of Barford Village and is located on a B road linking Barford to the outskirts of Warwick

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a conservation area. Section 66 of the same Act

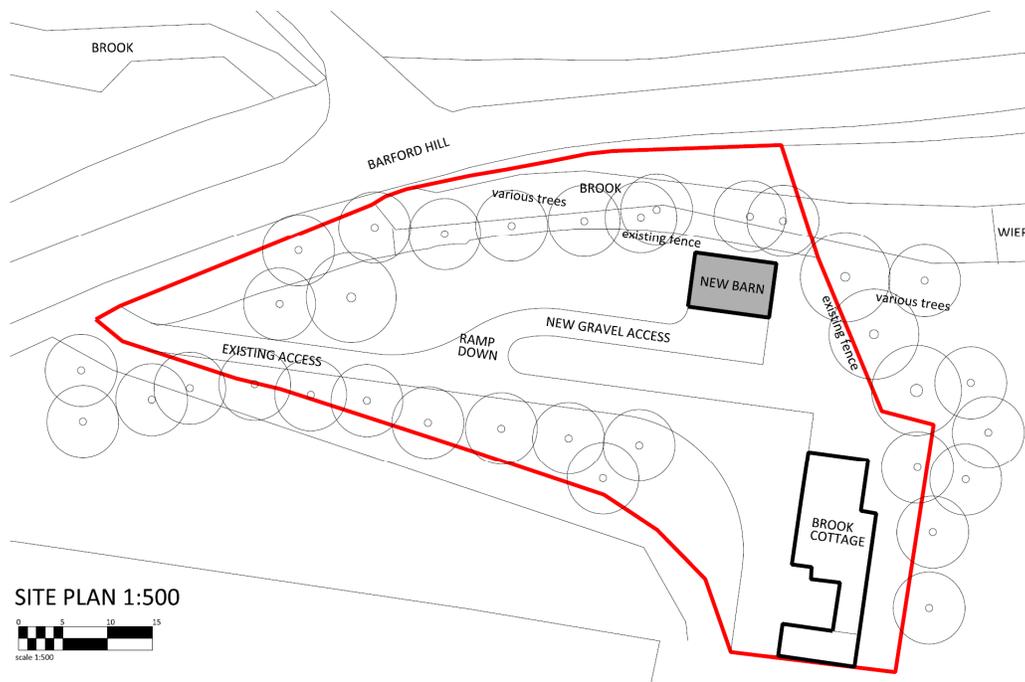
imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting. The dwelling is not currently listed and the boundary of the conservation area includes the entrance to plot and not the siting of dwelling or proposed building.

The village of Barford has been selected as a place with special characteristics worthy of designation as a Conservation Area. The maintenance of the character of this area is an important working partnership between those who live in the Conservation Area, the Parish Council and the District Council, with a view to householders and visitors to the village enjoying its special characteristics.

The conservation area was introduced in 1969 and extended in 2002, this includes part of Barford Hill.

There are important views into the Conservation Area from various roads and areas There are also fine views along the river frontage on the northern boundary of the Conservation Area and through the wooded approaches to the village from Barford Hill. There are a number of views where mature tree belts from an important part of the Conservation area, particularly on Barford Hill

The formal definition of a Conservation Area within the Planning (Listed Buildings and conservation Areas) Act 1990 is “an area of special architectural historic interest, character or appearance of which it is desired to preserve or enhance”.



*Site plan indicating the location of proposed barn*

The dwelling itself is not subject to any alterations for this application.

The proposed barn is for tractor storage and for storage of other small agricultural machines, most of which are currently placed ad-hoc around the front garden of plot. This application also seeks to gain planning consent for the proposed mono-pitch barn as indicated on the drawings submitted

There is no impact on the wooded land around this proposal, the existing fence to rear of proposal is to remain insitu.

The building itself is predominantly a timber framed and clad construction, which will blend in with the surrounding woodland.

The proposed works do not impact on the heritage significance or views into or from the conservation area

We believe this is an on-balance approach to allow an erection of timber barn whilst protecting the character and appearance of the surrounding area and mitigating the impact on living conditions and the Conservation Area

## **PLANNING STATEMENT**

- Relevant planning policy in consideration of this proposed development is contained within the National Planning Policy Framework (NPPF).
- At paragraph 8 the NPPF explains that there are three dimensions to sustainable development; an economic role, a social role and an environmental role.
- Section 16 sets out core planning principles, including that planning should 'conserve heritage assets in a manner appropriate to their significance'.
- The NPPF deals specifically with conserving and enhancing the historic environment. Paragraph 189 states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- Annex 2 of the NPPF (the Glossary) defines 'conservation' in relation to heritage as: 'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'
- It is the case therefore that the NPPF places an emphasis on the cultural value of a heritage asset rather than its physical state. Thus the NPPF is not always concerned with the protection of fabric or specific features, or even original appearance or setting (although these may all be material considerations having regard to the facts of any individual case) – the NPPF places a policy impetus on sustaining ('preserving') or enhancing, where appropriate, 'significance'. The focus on significance is integral to the operation of the NPPF and to the delivery of sustainable development.