

An aerial photograph of a rural landscape, showing a mix of agricultural fields, some with distinct patterns, and a small village or hamlet with buildings and roads. The image is in grayscale and serves as the background for the document.

# Heritage Statement

Version 1.1

Land Adjacent to Lydford,  
Carnkie,  
Redruth,  
TR16 6RZ

November 2021

Chartwood Planning  
Heritage & Planning Consultancy

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## INTRODUCTION

Chartwood Planning was appointed to provide a heritage statement and impact assessment in support of a planning application for a proposed development involving the construction of two detached houses with parking on land adjacent to Lydford, Carnkie, Redruth, TR16 6RZ. This report has been prepared by Colin Sellars PGDip MA MRTPI IHBC, Director of Chartwood Planning (Heritage & Planning Consultants).

The purpose of this document is to provide the Local Planning Authority (LPA) with an assessment of the significance of the site and the effect the proposed development may have on the overall significance of the Cornwall and West Devon Mining Landscapes World Heritage Site (WHS), as a heritage asset.

This heritage statement has been prepared with reference to:

- National Planning Policy Framework. Ch. 16 Conserving and Enhancing the Historic Environment (Ministry of Housing, Communities & Local Government, 2021).
- Cornwall and West Devon Mining Landscapes World Heritage Site Management Plan 2013-2018.
- The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning (Historic England, 2015).
- Conservation Principles Policies and Guidance (Historic England, 2008).
- BS 7913: 2013. Guide to the Conservation of Historic Buildings (British Standards Institute, 2013)

## Methodology

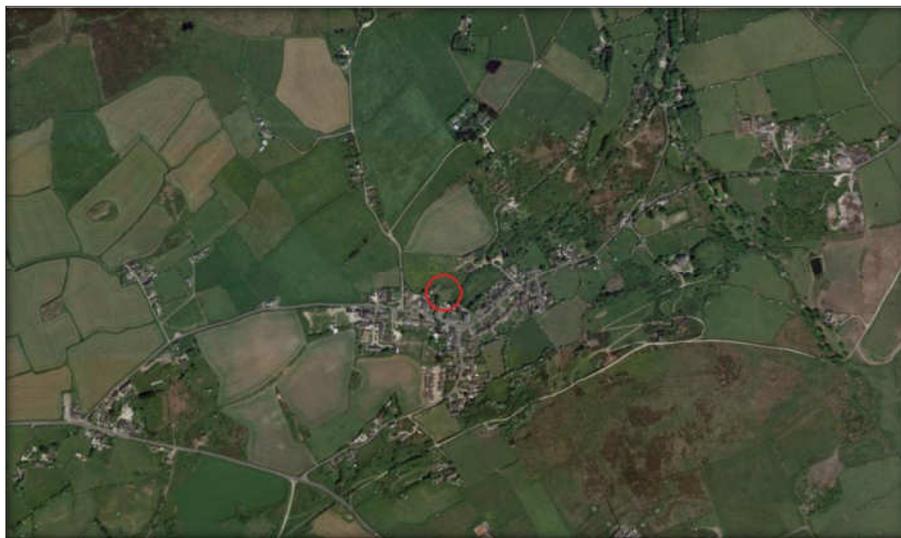
This appraisal has been augmented by desk-based research and limited cartographic analysis to further inform the assessments and conclusions. This heritage statement focuses principally upon the impact assessment of the proposed development with observational comments being provided, as appropriate, using relevant guidance along with the principles and philosophy below, and professional judgement.

## Conservation Philosophy

- Respect for authenticity and integrity
- Avoidance of conjecture
- Respect for the setting
- Respect for significant contributions of all periods
- Respect for age and patina

## Location

Approximate location of site shown centred on NGR: SW 68661 39976



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## Summary of the Development Proposal

The proposal provides for two dwelling houses with parking and associated amenity space on the site which is currently an unused piece of land generally to the north of the property known as Lydford. The layout of the proposed dwellings can be seen in the associated drawings and involves replacing the block built shed, to the west, with a single dwelling and the construction of a further dwelling to the east of the site. The proposed development site is contained within the Camborne and Redruth Mining District (A5) area of the Cornwall and West Devon Mining Landscapes World Heritage Site (WHS). The site is not within a Conservation Area or any other notable landscape designation areas.

## RELEVANT PLANNING POLICY AND LEGISLATION

### National Planning Policy Framework 2021 (NPPF)

The NPPF was revised on 20 July 2021 and sets out government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development. This requires the planning process to consider three dimensions, being economic, social and environmental considerations, and requires that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. The NPPF goes on to state that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including widening the choice of high quality homes. This proposal seeks to realise this aspiration with a sensitive development program closely related to the existing built environment of Carnkie.

Chapter 16 of the NPPF sets out the policies relating to the conservation and enhancement of the historic environment. Notably, paragraph 194 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." Paragraph 199 goes on to state "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."

Paragraph 200 explains that 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 and that substantial harm, or the total loss of the significance of a heritage asset, should be wholly exceptional. Paragraph 201 notes that "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". This is worthy of note but does not appear to be the case with this development.

Perhaps a more challenging scenario is set by paragraph 202 which has regard to less than substantial harm and outlines that 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. In this case it is considered that there may be elements which could be considered to reach this threshold but, overall, there is a clear public benefit in the provision of housing and the proposals will not have an adverse effect upon the designated heritage asset.

### National Planning Practice Guidance (NPPG)

The NPPG provides guidance on the policies in the NPPF echoing and explaining the prevailing policies contained in the NPPF, Circulars and best practice guidance. The NPPG says that heritage assets may be affected by direct physical change or by change in their setting and goes on to say that 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 understand any potential impact and the acceptability of proposals.

The NPPF defines setting as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral." In this respect, the NPPG notes a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration.

### Planning (Listed Buildings and Conservation Areas) Act 1990

This Act sets out the legislative duties placed upon the LPA with Section 66(1) stating that "In considering whether to grant planning permission 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".

This heritage statement has due regard to the implications of the Court of Appeal judgement in the Barnwell Manor Wind Energy vs East Northamptonshire et al [2014] case which ruled that considerable weight should be attached to the preservation or enhancement of the setting of heritage assets. The Court held that: "to make an assessment of the indirect impact of development or change upon an asset it is first necessary to make a judgement about the contribution made by its setting". In the subsequent decision it was stated that there remains a strong presumption against granting planning permission for development which would cause harm to heritage assets as the desirability of preserving the special interest is of considerable importance and weight.

Furthermore, the heritage balance was clarified in *Palmer vs Herefordshire Council & ANR* [2016]. In this case it was confirmed that, where a development would affect a heritage asset or its settings in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, the overall effect is taken on the basis of the development as a whole. On this basis, paragraphs 201 and 202 of the National Planning Policy Framework (NPPF) would only be engaged where the harm is not outweighed by the heritage benefits delivered by a development. In other words, paragraphs 201 and 202 are only engaged when harm arising from the proposals outweighs the benefits, and the residual effect is considered harmful. In this case, it is not considered that there will be any such residual harmful effects relating to the built environment that may need to be considered.

## HERITAGE ASSETS

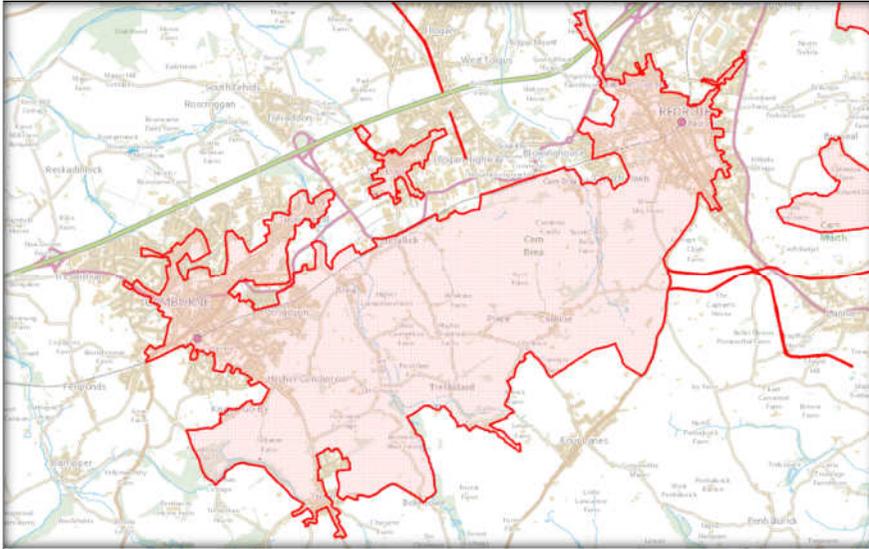
This heritage statement focusses principally upon the impact assessment of the proposed development within the World Heritage Site, as a heritage asset, and other identified listed buildings, with observational comments being provided, as appropriate, using relevant guidance, professional judgement and being mindful of the prevailing conservation principles and philosophy.

### Area 5: Camborne and Redruth Mining District with Wheal Peevor and Portreath Harbour

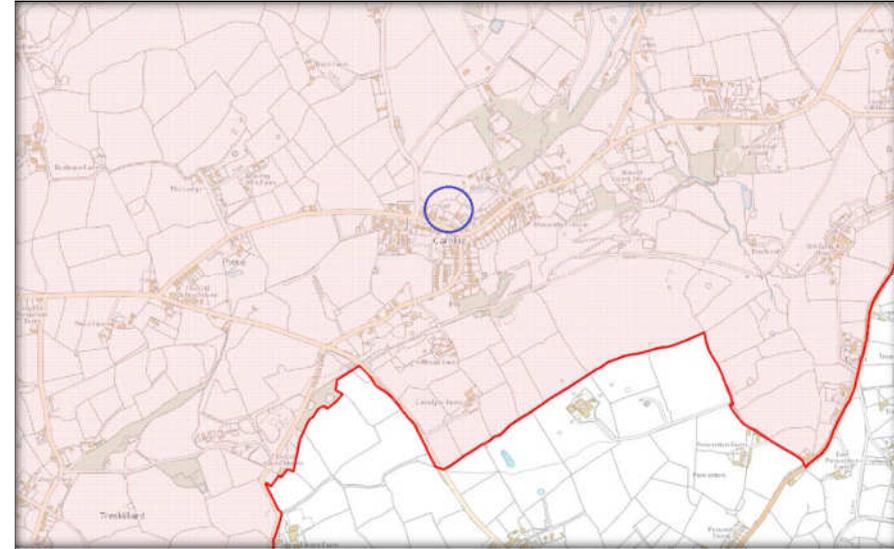
The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018 provides an overview and notes key characteristics of this area. It describes the wider site as being a rural mining district which produced a major proportion of the world's supply of copper during the eighteenth and first half of the nineteenth century. The site includes mining villages, notable Methodist sites and the houses and estates of industrial entrepreneurs along with major ancillary industrial sites, important early railway networks and the remains of an early nineteenth century mining port. The boundary has been drawn to include all of the principal mines, large areas of mineworkers' smallholdings in the north and east, and country houses and estates in the south and west.

Along with the key characteristics the document describes this area as being the most heavily industrialised tin and copper mining district in the WHS, and also contains its most significant urban centres of mining population. It includes the remains of mines, related transport infrastructure, ancillary industries and important mining settlements.

The extent of the Camborne and Redruth Mining District Area (A5) of the Cornwall and West Devon Mining Landscapes World Heritage Site can be seen below, hatched in pink.



Camborne and Redruth Mining District Area (A5) of the WHS (Cornwall Council, 2020).



Zoomed in view with the proposed development site circled in blue.

As a whole, the WHS comprises of a collection of heritage assets, cultural landscapes, and an associated cultural legacy that enable it to meet the three inscription criteria giving the WHS Outstanding Universal Value (OUV). These assets have been categorised within the WHS Management Plan under seven different attribute types that individually and collectively express OUV. The seven attribute types for the Cornwall and West Devon Mining Landscape WHS are noted as:

- Mine sites, including ore dressing sites
- Mine transport infrastructure
- Ancillary industries
- Mining settlements and social infrastructure
- Mineworkers' smallholdings
- Great houses, estates and gardens
- Mineralogical and other related sites of particular scientific importance

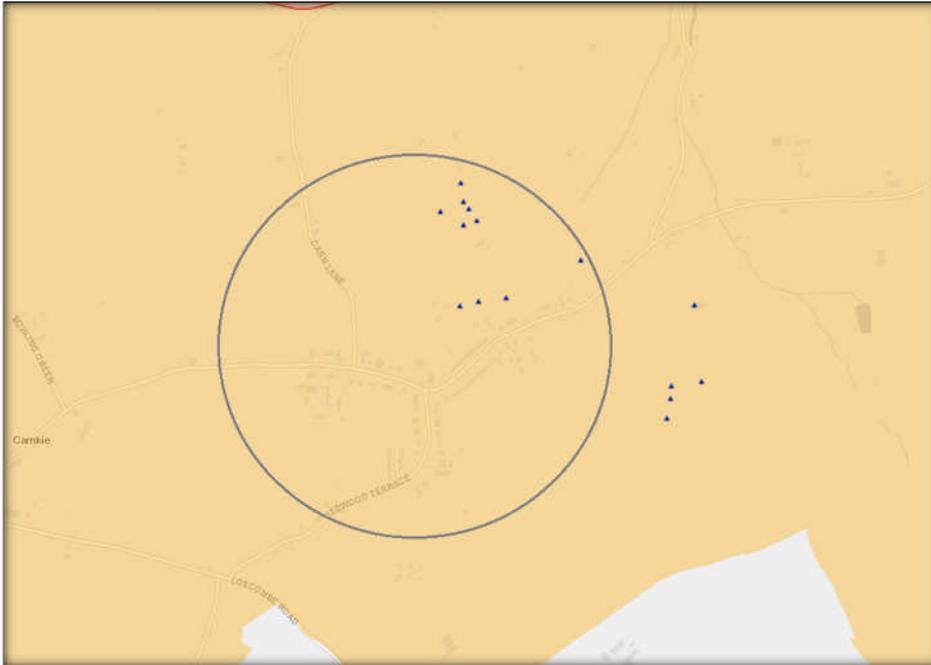
It is these attribute types, and the features which are encapsulated within the respective attribute classifications, that are considered the focus of management activities. Whilst the inscription criteria that established OUV are considered to be fixed and non-negotiable, the authenticity and integrity of the WHS are vulnerable to change. If the authenticity or integrity of the WHS was diminished this could, in turn, put the OUV of the WHS at risk.

As it stands, this area of the WHS is a huge area whose boundaries are always too far distant for one to be able to get a feeling of the whole from within and whose identity and boundaries are not readily distinguishable from outside it.

There are no other designated, or otherwise, heritage assets adjoining the site. The nearest designated heritage assets to the site, as noted on the National Heritage List for England (NHLE), are  $\pm 200\text{m}$  away and, due to the surrounding built form and prevailing topography, there is limited inter-visibility between them and the proposed development leaving the setting of these assets predominantly unaffected.

## Relevant Listed Building Details

The details below show the noted heritage asset(s) within an approximate radius of  $\pm 300\text{m}$ , centred upon the development site, as denoted by the grey circle.



Historic England NHLE Map, 2020

CALCINER CHIMNEY APPROXIMATELY 40 METRES NORTH-WEST OF CALCINER AT WEST BASSET STAMPS

Grade II. List Entry Number: 1328158

BUDDLE FLOOR OF DRESSING PLANT TO WEST BASSET STAMPS ON NORTH WHEEL BASSET SETT, AT SW 687 401

Grade II. List Entry Number: 1160461

CHIMNEY AT SW 688 400

Grade II. List Entry Number: 1328156

CALCINER AT WEST END OF BUDDLE FLOOR OF WEST BASSET STAMPS ON NORTH WHEEL BASSET SETT AT SW 687 401

Grade II. List Entry Number: 1142622

WINDING ENGINE HOUSE TO LYLE'S SHAFT AT SW 688 401

Grade II. List Entry Number: 1328155

CHIMNEY AT SW 689 401

Grade II. List Entry Number: 1142620

FRUE VANNER HOUSE TO WEST BASSET STAMPS ON NORTH WHEEL BASSET SETT AT SW 687 401

Grade II. List Entry Number: 1328157

STAMPS ENGINE HOUSE TO WEST BASSET STAMPS ON NORTH WHEEL BASSET SETT AT SW 687 402

Grade II. List Entry Number: 1142621

PUMP ENGINE HOUSE TO LYLE'S SHAFT AT SW 688 401

Grade II. List Entry Number: 1142619

CHIMNEY APPROXIMATELY 20 METRES NORTH OF STAMPS ENGINE HOUSE TO WEST BASSET STAMPS AT SW 687 402

Grade II. List Entry Number: 1160446

## Setting and Views

The principal guidance on this topic is contained within Historic England's publication 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)'.

It is useful to consider the immediate landscape context and the environment within which the site and surrounding heritage assets are seen, experienced, and viewed. That is to say, whether these are designed or fortuitous vistas experienced by the onlooker when at the site or heritage asset itself, or that include the heritage asset. Setting is the primary consideration of many visual impact assessments, albeit it can be viewed as a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a structure.

Setting is not a heritage asset, nor a heritage designation in its own right. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the surrounding of the heritage asset. Notably, the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time. In some instances, the contribution made by setting to the asset's significance is negligible, whereas in other cases it may be the greatest contribution to significance.

A fundamental issue is that proximity and visual relationships may affect the experience of a heritage asset and where setting is peripheral to the significance of that asset the impact assessment will reflect this. Historic and significant views are the associated and complementary element to setting, but can be considered separately as new developments may appear in a designed view without necessarily falling within the setting of a heritage asset. As such, any significant views ought to be considered as an aesthetic value of a heritage asset, and consideration given to whether these are deliberately designed or purely fortuitous.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Consideration also needs to be given to the fact that topography, the natural and built environment, and public access may restrict the theoretical ability to see anything from anywhere, in this report the view includes both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It is accepted that there may be distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. At some point this site will become an indistinct component within the wider historic landscape. By extension, where assets cannot be seen or recognised, such as those that are entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot.

## CARTOGRAPHIC REGRESSION ANALYSIS

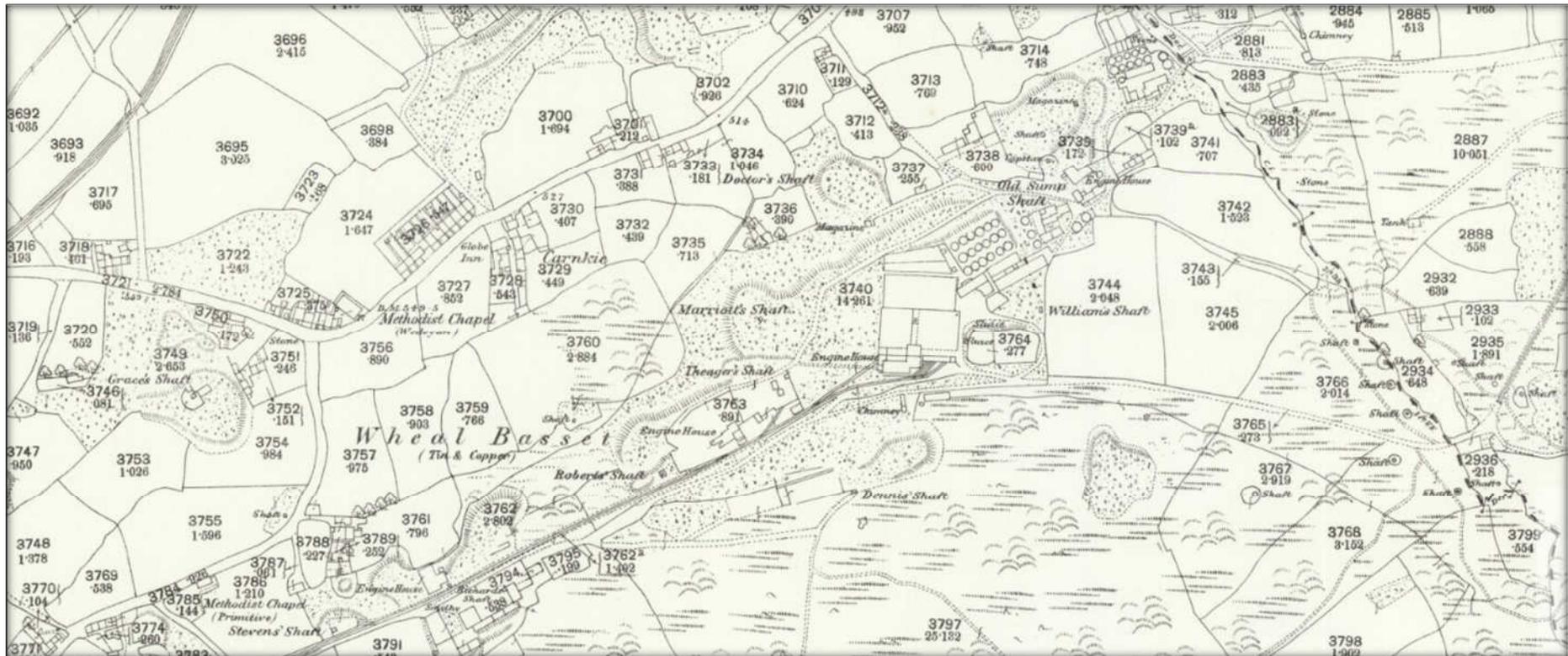
In this section a brief description of the historical development of the proposed development site is provided which informs the overall assessment of significance.

The Ordnance Survey revisions, as noted below, provide varying levels of clarity throughout the evolution of the site. Some of these editions are drafted as outline maps and provide little to see that would assist in the understanding of the buildings and their uses. Indeed, the level of detail does not indicate, with any accuracy, the delineation of buildings on some albeit definitive plots of land are perceptible. Interestingly, the buildings shown on some are displayed as a homogenous block but this does not necessarily mean that they were conjoined but may be displayed this way for the sake of expediency or, of course, this could be as a result of a recording or drawing anomaly. Notably, there are no buildings apparent on the site (field no 3722 on the 1880 Ordnance Survey edition) until the issue of contemporary plans published after 1960 where two buildings are annotated.

The following Ordnance Survey editions were reviewed:

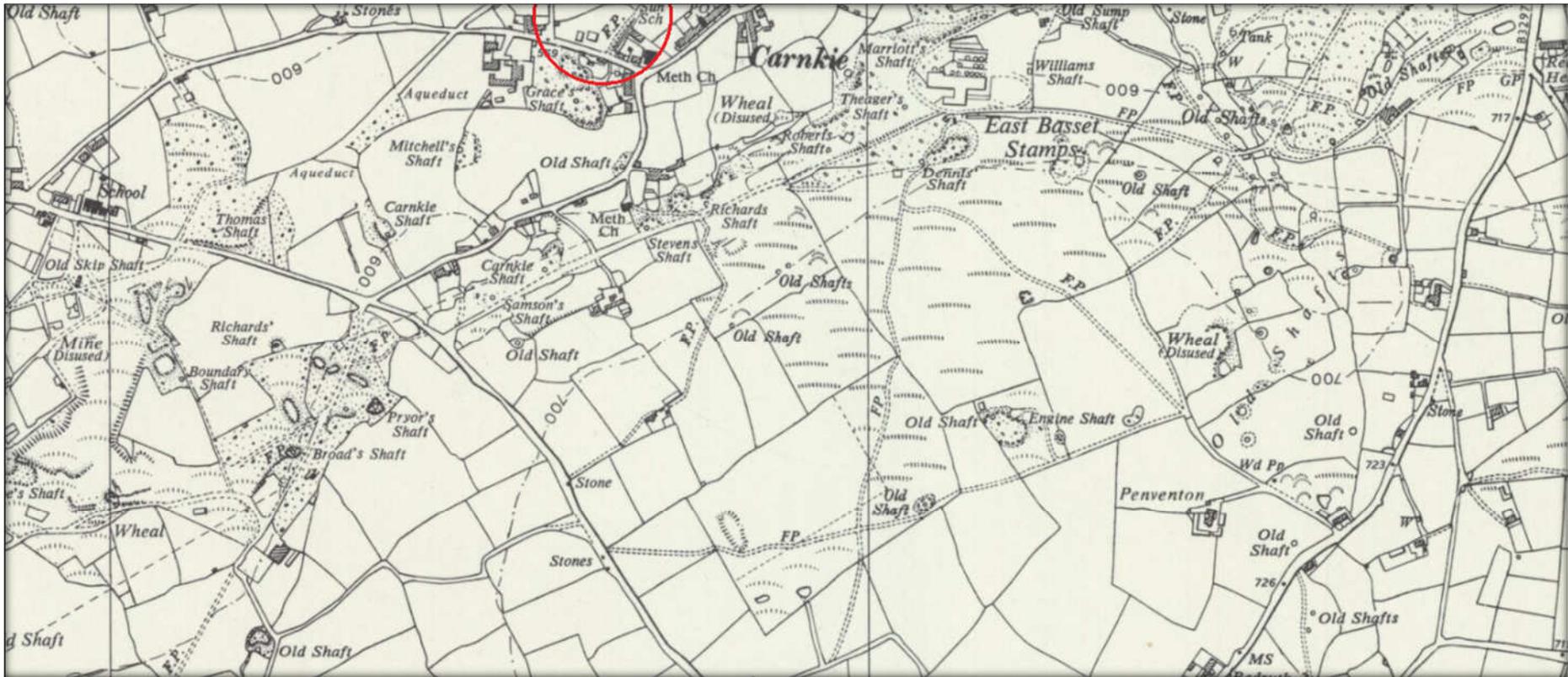
- Ordnance Survey, Cornwall LXIII.11 (Camborne Redruth; Wendron). Surveyed 1877 and published in 1880
- Ordnance Survey, Cornwall LXIII.SE (Camborne Redruth; Gwennap; Stithians; Wendron). Surveyed in 1878 and published in 1888
- Ordnance Survey, Sheet 352 - Falmouth (Outline). Published in 1896
- Ordnance Survey, Sheet 352 - Falmouth (Hills). Published in 1907
- Ordnance Survey, Cornwall LXIII.11 (Camborne Redruth; Wendron). Revised in 1906 and published in 1908
- Ordnance Survey, Cornwall LXIII.SE (Camborne Redruth; Gwennap; Stithians; Wendron). Revised in 1906 and published in 1908
- Ordnance Survey, 10/63 - A (Camborne Redruth; Gwinnear Gwithian; Sithney; Wendron). Revised 1906-1938 and published in 1951
- Ordnance Survey, 10/63 - A (Camborne Redruth; Gwinnear Gwithian; Sithney; Wendron). Revised 1906-1938 and published in 1951
- Ordnance Survey, SW63 - B (Camborne Redruth; Gwinnear Gwithian; Sithney; Wendron). Revised 1906-1958 and published in 1960
- Ordnance Survey, SW63NE - A (Camborne Redruth; Crowan; Stithians; Wendron). Revised 1930-1962 and published in 1963

Ordnance Survey, Cornwall LXIII.11 (Camborne Redruth; Wendron). Surveyed 1877 and published in 1880



(Crown Copyright. OS Licence 105995644)

Ordnance Survey, SW63NE - A (Camborne Redruth; Crowan; Stithians; Wendron). Revised 1930-1962 and published in 1963



(NLS, Open Source)

## STATEMENT OF SIGNIFICANCE

### Basis for Assessment of Significance

Significance means the sum of the cultural and natural heritage values of a place (English Heritage, 2008). Cultural heritage value has many aspects, including:

**Evidential Value:** The potential of a place to yield primary information about past human activity;

**Historical Value:** The ways in which it can provide direct links to past people, events and aspects of life;

**Aesthetic Value** (including Architectural Value): The ways in which people respond to a place through sensory and intellectual experience of it; and,

**Communal Value:** The meanings of a place for the people who identify with it, and communities for whom it is part of their collective memory.

In addition, the historic environment is a cultural and natural heritage resource shared by communities characterised not just by geographical location but also by common interests and values. As such, emphasis may be placed upon important consequential benefits or potential, for example as an educational, recreational, or economic resource, which the historic environment provides.

The basis for assessing significance therefore allows consideration of the varying degrees of significance of different elements. By identifying those elements that must not be lost or compromised and are vital to the significance there is, by definition, a number of elements which are identified of lesser value, as well as those which may have little value or even detract from the significance of the site. For consistency the degrees of significance adopted and used in this statement are:

**Outstanding Significance:** Elements of the place which are of key national or international significance, as among the best (or only surviving example) of an important type of monument, or outstanding representatives of important social or cultural phenomena, or are of very major regional or local significance.

**Considerable Significance:** Elements which constitute good and representative examples of an important class of monument (or the only example locally), or have a particular significance through association, although surviving examples may be relatively common on a national scale, or which make major contributions to the overall significance of the monument.

**Moderate Significance:** elements which contribute to the character and understanding of the place, or which provide an historical or cultural context for features of individually greater significance.

**Low Significance:** elements which are of individually low value in general terms or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.

## Statement of Significance

### Evidential Value

The evidential value of the site remains predominantly within the WHS area itself, the associated previous uses and the built heritage related to the changing fortunes of the Camborne and Redruth Mining District Area with the various modifications and additions which culminate in the surviving buildings today. Taken in context with the wider WHS, and considering the noted absence of any transformation within the proposal site, the evidential value of the proposed development site is considered to be of low significance.

### Communal & Historical Value

Albeit the wider WHS area has a significant association with the evolution of Cornwall and the families who either worked or resided here, the site itself appears to have no tangible connection to local people and events of the past which would add to this rich history. As such, the development site holds interest which is considered to be low in this respect.

### Aesthetic Value

Again, the predominant value in this respect lies within the character of the WHS area and the associated built heritage including the views into and within the WHS area itself. The proposed development site lies in a location, adjoining contemporary developments, where it is unlikely to significantly affect this by punctuating or disturbing prevailing views and vistas. The proposal site is located to the north of a line of buildings which extended Carnkie from the mid 1960s. In this respect, the proposed development site is considered to have low significance in its relationship and contribution to the WHS, in itself.

### Overall Significance

The evidential, historical and aesthetic values of the development site are assessed as being low when considered as a whole.

## ASSESSING THE MAGNITUDE OF THE PROPOSALS

### General Considerations

When considering proposals such as this, it is important to emphasise that the WHS ought to be understood and considered as a single entity, and that it is the WHS as a whole, including all ten areas over the two counties, and the noted attributes that represents the singularity which is the OUV.

“Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.” (Historic England Principle 4.2).

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (NPPF, 2021).

Given the location of the proposal, within a WHS, the guidance contained within the NPPF is clearly relevant. The overall context is set out in paragraph 189 which states that LPAs should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Specific guidance for LPAs in the determination of planning applications is further given within paragraphs 197 to 208. Paragraph 197 sets out that LPAs should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Understanding character, significance, features, relationship with setting and context should inform as to sensitivity to change and any ensuing adaptations. Design often requires careful balances and compromises between the requirements and expectations of modern living and lifestyle with protecting character and significance. This includes maintaining the setting with regard to the relationship between buildings, their immediate vicinity and wider landscape. This is important when considering the sense of enclosure, access, boundaries and materials.

There are often tensions between different solutions for varying elements but the core conservation principles provide a transparent means of reconciling these based on relative heritage values and the inter-relationship between the elements. As such, professional judgement is used to determine the importance of the resource and the magnitude of any impact is derived using the International Council on Monuments and Sites (ICOMOS) grading scale in the table below. Notably, the table is not intended to be exhaustive.

	Description of Impact		
Magnitude of Impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited changes to historic landscape character.
Negligible	Very minor changes to archaeological materials, or setting.	Slight changes to historic buildings elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No Change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

Guide for Assessing the Magnitude of Impact (Excerpt from ICOMOS, 2011)

## IMPACT ASSESSMENT

### Overall Impact of Proposals on the Heritage Asset

Policy 24 of the Cornwall Local Plan relates to the historic environment and seeks development to conserve and where possible, enhance, the significance of designated and non-designated assets and their settings. Notably, this assessment does not attempt to disaggregate the WHS into disconnected and separate receptors such as historic buildings, archaeological sites or specified viewpoints in isolation but considers this relatively modest proposal within the WHS as a whole.

This proposal has been revised from a previous application, PA20/09207, in that it has reduced the number of dwellings, utilised an existing building and positioned the other so as to retain the generally open character of the site. The reduction of the site area allows the proposal to be delivered within what is reasonably considered to be regarded as the boundary of the settlement and retains the prevailing built form and linear pattern of the village.

The proposal itself does not involve development that would give rise to any significant adverse impact on the prevailing heritage in this instance but will provide two dwellings which, once complete, will physically appear to fit comfortably into the local settlement pattern of dwellings within Carnkie. The dwellings will not be readily visible from the main village road and, when seen from along Carn Lane, the dwellings will be viewed in a relatively contemporary setting with the properties of Lydford, San Jo, Ambleside and the Carnkie Community Institute providing the immediate backdrop. It is accepted that the views may be marginally altered with the delivery of this proposed development but the views across the site will be retained, in as much as the heritage assets, designated or otherwise, will remain entirely legible.

Although there will be a change within the setting of the WHS, due to the topography of the site, this will not reduce its authenticity by interrupting, reducing or destroying key visual, functional, cultural or symbolic relationships with other assets or landscape features and the physical extent of the WHS will be utterly preserved. Moreover, the positioning of the proposed dwelling takes account of the grain and character of this mining settlement and avoids truncating the currently legible attributes of the former mine site and settlement, ensuring the relationship to one another remains extant.

The proposal echoes elements of the local character, without creating any false narrative, to preserve and enhance the character of the wider area through sensitive design and the use of local materials. As such, the proposed development is entirely consistent with Policy 24 of the Cornwall Local Plan (Historic Environment), which seeks development to protect, conserve and where appropriate, enhance designated and non-designated heritage assets. Furthermore, it is accepted that any development which can be seen within a view of a listed building effectively lies within what could be viewed as the setting of that listed building and it is generally beyond dispute that any such development has the potential to affect its setting. In this case, as noted earlier, the development lies within a contemporary setting and the addition of a modest number of dwellings closely located within the settlement is unlikely to adversely inhibit the setting of any listed buildings.

## SUMMARY & CONCLUSION

This report assesses the historic interest of the area and identifies where its significance lies. The evidential, communal, historical and aesthetic values of the site indicate the sum total of heritage values at the site as being low.

The key findings are:

- The character and appearance of the WHS will not be substantially or inappropriately altered and, post development, the physical condition of the noted heritage assets, alone and in relation to each other, remain adequate to continue to carry the OUV of the WHS;
- The choice of design and materials for the dwelling are similar to the existing housing surrounding the site; and
- The identified heritage values of the WHS have not been eroded by this proposal and the authenticity and integrity of the WHS are not threatened or put at risk in any way.

### Overall Assessment of the Impact of the Proposals

There will be minor physical and aesthetic impact on the WHS and the impact on the setting of this and other noted heritage assets is also considered to be minor, when assessed using the Guide for Assessing the Magnitude of Impact (ICOMOS, 2011).

### Conclusion

Care has been taken in the design and placement of the dwellings to minimise the extent of the development so as to reduce or negate any potential adverse impact upon the heritage values of identified heritage assets and their setting. The dwellings have been well designed, in terms of their mass, textures and materiality which culminate in buildings which seeks to enhance the sense of place and respect the grain and diversity of the surrounding built form.

The proposed scheme, as designed, does not cause substantial harm or lead to the loss of significance of heritage assets but will bring public benefits which decisively outweigh the less than substantial harm to the heritage values of the identified heritage assets, especially when considering the site's current significance, the impact on that significance, and the overall benefits such a development will bring to the village and wider community.

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## ANNEX 1: TERMS AND CONDITIONS OF REPORT

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