



PREPARED BY  
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# HERITAGE STATEMENT

Alterations to existing outbuilding to form gym

Rose Farm House, South End, Seaton Ross, YO42 4LZ

Prepared for Mr & Mrs Chrimes by Benson Planning Studio

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## INTRODUCTION & CLIENT INFORMATION

Benson Planning Studio has prepared this document for Mr & Mrs Chrimes as supporting documentation for proposed internal and external changes at an outbuilding at Rose Farm House, South End, Seaton Ross.

The main dwelling and this outbuilding are Grade II listed structures and the application will be determined in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy ENV3 of the East Riding Local Plan.

The aims of this assessment is:

- to identify the assets which could be affected by the proposed development
- to consider the significance and setting of the identified heritage asset

- to assess the effects of the proposed development on the significance of the identified heritage asset
- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm
- to consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making

Planning Applications are to be determined in accordance with the policies in the Development Plan which comprises the East Riding Local Plan Strategy Document.

## SITE DESCRIPTION

Rose Farm House is a beautiful two storey dwelling located on the western side of South End in the village of Seaton Ross.

The property has been extended to the rear with the addition of two and single storey extensions.

There are two outbuildings at the property which are located to the rear and side.

Access to the site is taken directly from South End and parking is provided on block setts at the front and side of the dwelling.

The land is enclosed by hedgerows and varying sized trees.

The dwelling and associated structures in its grounds are Grade II listed buildings.

The site is located within the defined Development Limits of Seaton Ross and the surrounding land use is residential.

## SITE HISTORY

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
04/05871/PLF	Erection of a summer house	Refused
08/01514/PLB	Erection of single storey extension at rear	Approved
08/01515/PLF	Erection of single storey extension at rear	Approved
11/02873/PLF	Alterations and extensions including erection of two and single storey extensions at rear	Approved
11/02874/PLB	Alterations and extensions including erection of two and single storey extensions at rear	Approved
12/00391/PLF	Alterations and extensions including erection of two and single storey extensions at rear	Approved
12/00392/PLB	Alterations and extensions including erection of two and single storey extensions at rear	Approved

# PROPOSAL

## Project Aims

The redevelopment of the site will provide;

- A sensitive renovation
- The removal of unsightly features such as the roofing material
- Will guarantee the long term future of the building
- Enhanced facilities for occupants

## Project Ethos

Fundamentally any changes should respect the buildings special architectural and historic features due to the Listed status. The individual significance of a building or other heritage assets are primarily an informed professional judgement. A balanced view is taken on the overall merit based on any architectural, artistic or historic interest either inherent or owing to its setting and its contribution to the setting of other heritage assets. Current guidance requires assessment of the nature, extent and level of importance of the particular special interest of each asset potentially affected by development.

It is important that a new use is secured but not to the detriment of the fabric of the building. The shape and general characteristics of the building will not change but the north east elevation will be altered due to the insertion of glazing which will enclose the building which is currently 'open' on this flank.

With regard to the conversion of the existing building to a private gym for the occupants, every aspect of the interior and exterior has been assessed in terms of features which require retention. Sadly, there is little that has any significance which warrants retention but it is important that the footprint of the building is not increased which could change the setting of the main dwelling.

A site analysis exercise was undertaken as part of the planning process. This informed the proposals by identifying key features and characteristics of the site and its surroundings together with constraints and opportunities.

## Constraints and Opportunities have been identified as follows;

### Constraints

- Ensuring a wholly suitable conversion
- Impact upon setting of main dwelling
- Limiting physical changes to the building to allow conversion

### Opportunities

- High quality conversion opportunity
- Continued use of building which allows for optimum and long term use
- Remove poor quality additions on front and rear elevations

## Proposal

The proposed scheme includes the following;

1. Remove fibre cement roof sheets with slate effect roof sheets to match adjacent dwelling
2. Remove fibre cement fascia and replace with timber effect composite fascia and cladding
3. Insert grey powder coated aluminium sliding door and window set
4. Replace pvc rainwater goods with cast iron effect pvc rainwater goods
5. Installation of small wall mounted air conditioning unit on side elevation
6. New insulated concrete floor
7. New insulated dry lining to internal face of external wall
8. Steel ties to be modified to improve internal circulation space

### Photographic Record









Aerial Images

2003



2020



The two aerial images show, aside from more established vegetation, the built form of the locality has changed very little in the intervening period.

## LOCAL PLAN POLICIES

### East Riding Local Plan Strategy Document April 2016

**Policy ENV1** Integrating high quality design

**Policy ENV3** Valuing our heritage

Policy ENV1 expects all development proposals to contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use. Part B of the Policy supports development where it achieves a high quality of design and contributes to a sense of place. To achieve this, development should, amongst other things, have regard to the specific characteristics of the site's wider context and the character of the surrounding area and be of an appropriate scale, height and material. Paragraphs 134 and 135 of the NPPF reinforces the requirement for good design and seeks to ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment. The design characteristics of the proposal are considered to be a significant improvement on what is currently present.

Policy S4 states development will be supported in villages and the countryside where is of an appropriate scale to its location.

The proposed changes would be visible from certain vantage points on South End but would not look out of context with the built form of the locality. The alterations would satisfactorily complement the style and form of the host building and would not cause harm to the character of the existing dwelling or the surrounding streetscape.

Policy ENV3 is concerned with the impact of development upon heritage assets and their setting and this is also reflected in the guidance within the NPPF which states that where a proposal will cause less than substantial harm to the significance will only be permitted where the public benefits of the proposal outweigh the harm. Policy ENV3 advises that in part A that where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use. Part B further requires that the significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including Listed Buildings and their setting. The merits of the proposal are discussed throughout this Statement.

# HERITAGE CONSIDERATIONS

## Overview

The aims of this Heritage Statement are to assess the significance of elements of the historic environment (heritage assets), and any harm to them that will result from the proposed development.

## Policy

All Policies relating to Listed Buildings need to be understood in the context of the statutory requirements. The desirability of preserving the listed building is enshrined within Section 16 (2) the Planning (Listed buildings and Conservation Areas) Act 1990 (the Act) which states, in part ‘in considering whether to grant 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.’

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

In determining planning applications, Local Planning Authorities 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 vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building, park or garden should be exceptional. 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 securing its optimum viable use.

## Listed Building

Grade	Date Listed	Key Features
II	4th March 1986	<p>Built in the early 19th century and constructed of brown brick and it has timber eaves cornice and slate roof. The building is two storeys with a symmetrical front elevation. Double-leaf, glazed doors and overlight in reeded doorcase flanked by 16-pane sashes, with 4-pane underlights and sills, under wedge lintels. The first floor has smaller 16-pane sashes with sills. Modillion eaves cornice, end stacks, hipped roof.</p> <p>Interior contains a cut string stair with slender turned newels.</p>

Source: Historic England

## Key aesthetic elements of dwelling and ancillary structures

- The brown brick of the early 19th century principal house and its contribution to the streetscene
- The survival of a number of external features especially at the front of the dwelling as the rear has been changed
- The garage at the rear is considered to have a positive impact due to its design and use of good quality materials

## Site Context

The outbuilding subject of the proposed development is not identified in any written documentation relating to the listed status. This building and a garage at the rear are ancillary to the main house, which has been extended at the rear. The outbuilding has no significant merit when taken into context with the main building especially taking into context the existing roofing material which has no historic references.

That said, any changes to this building need to respect its context and the absence of an increase in footprint or height ensures that the setting of the main house remains unchanged. When looking at a wider streetscape context, the more 'modern' houses to the south west have a greater relationship with the main dwelling due to their size and form.

The overall characteristics of the site will not change as a result of the changes identified.

## Physical Development

The NPPF states that development proposals should enhance and improve the places in which people live their lives and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Development does not necessarily mean harm. It is only development which reduces the significance (special interest/value) of the asset in a material way which is harmful. The scale of harm can be measured using the 'Scale of Harm' table. Harm within the red section, minor adverse, moderate adverse or substantial adverse may require public benefit to outweigh that harm if it has not been balanced through beneficial effects. If harm is identified then this should be weighed against the benefits of the proposal, including securing its optimum viable use.

The following methodology has been used as a guide to quantify the magnitude of impact, combined with professional assessment;

<b>Level of Impact</b>	<b>Factors in the assessment of the magnitude of impact</b>
Substantial	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting
Moderate	Change to many key historic building elements /setting, such that the resource is significantly modified
Minor	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
Negligible	Slight changes to historic buildings elements or setting that hardly affect it/not readily evident
Neutral	No change to fabric or setting



The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 'Managing Significance in Decision-Taking in the Historic Environment' advises that:

- the significance of the asset is understood
- the impact of development on significance is understood
- ways to avoid, minimise and mitigate impact are explored
- harmful impacts be justified through and balanced
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance

#### Table of Impact

Heritage Asset	Impact of development	Reason	Level of impact
Outbuilding	Beneficial	The building has undergone unsympathetic changes over the years using poor quality materials and the redevelopment of the building presents an opportunity to rectify past mistakes	Negligible
Rose Farm House	None	The existing dwelling will remain unchanged as a result of the development	Neutral

## Harm

Harm in heritage terms is defined as a 'loss of significance,' either by direct physical damage or adverse change to the setting of a heritage asset. The removal of the roof and replacement extension will change the appearance of the building as a whole but due to the physical constraints at ground floor level, the roof is not wholly visible from the public domain.

There are four levels of harm expressed or implied within Policy

1. Substantial Harm
2. Less than Substantial Harm
3. Minor Harm
4. No Harm

Points 1 and 2 equate to 'Material Harm' and 3 and 4 equate to 'Effectively Irrelevant'

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. An assessment of which would have an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.

A vacant or physically poor building within such an area is in no one's best interests but the existing condition of this building is primarily sound but the external and internal changes to the building will help sustain its long term future, sustainability and viability. This is achieved by the removal of a poor quality roof and the use of good replacement and new materials (aluminium sliding door) in this instance, so no harm is caused by the proposed change of use and changes. The provision of a discreetly placed wall mounted air conditioning unit on the north elevation would have no adverse impact on the host building or main dwelling as this would not be wholly visible.

## National Planning Policy Framework (NPPF) 2021

Section 16 of the National Planning Policy Framework (NPPF) states the following:

**Paragraph 191** - 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.

- This document conforms to the requirements in Paragraph 191 and provides a robust assessment of the historic environment within which the application sits.

**Paragraph 197** - In determining 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.

- Based upon this assessment the potential of development to make a positive contribution to the character, appearance and distinctiveness of the site and surrounding area.

**Paragraph 199** - 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.

- Primarily the main house provides the greatest significance and the outbuilding identified for development is an ancillary structure within its curtilage.

**Paragraph 200** - 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.”

- No harm identified

**Paragraph 202** - 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.

- It is the intention of this document to assess the impact of the proposal and it is our general belief that there will be no harm to the special architectural and historic features of the site will occur

#### **Assessment of impact to the historic environment**

The following points are relevant in the assessment of harm upon the historic environment.

- Site is important within the settlement
- Exhibits qualities that align with the design aspirations of applicant and Council using high quality materials that accord with site and historic context
- The proposal will not compromise the character of the area
- In assessing this proposal special attention should be paid to the desirability to preserve or enhance the appearance of the building. In this case and with this in mind, the design team have gone to great lengths to ensure that both the character and the appearance of the building is enhanced and as such meet the statutory test within the Act.

## CONCLUSION

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a Listed Building, its setting, or any features of special architectural or historic interest which it possesses (Planning (Listed Buildings and Conservation Areas) Act s.66(1)).

The National Planning Policy Framework requires 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.

This Heritage Assessment has provided sufficient information for the significance of the heritage assets and the impact of development to be properly considered.

The NPPF states that ‘when considering impact upon significance, great weight should be given to the asset’s conservation, relative to its significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’ ‘Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification.’

Recent appeals and court cases have highlighted the need for Local Planning Authorities to give great weight to the desirability of preserving architectural or historic interest when it comes to determining applications for alterations to Listed Buildings. Any harm to the architectural or historic interest, or the setting of the asset will need to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Sadly, like many listed buildings, unwarranted, unnecessary and unauthorised changes have taken place to this building which are evidenced within the photos and explanatory details within this Report.

The proposal, provides a sympathetic redevelopment to this outbuilding which identifies high quality materials and the use of good design principles throughout.

The proposal is therefore considered to accord with Section 16(2) of Planning (Listed Buildings and Conservation Areas) Act 1990, guidance contained within the NPPF and Local Planning Policies ENV1 and ENV3 as it is considered that the development will preserve any remaining special architectural and historic interest of the outbuilding and will not adversely affect the setting of the main house which is considered to be of primary importance.

