

LARK

architects

HERITAGE STATEMENT

Hawbank, 32 Main Street, Embsay

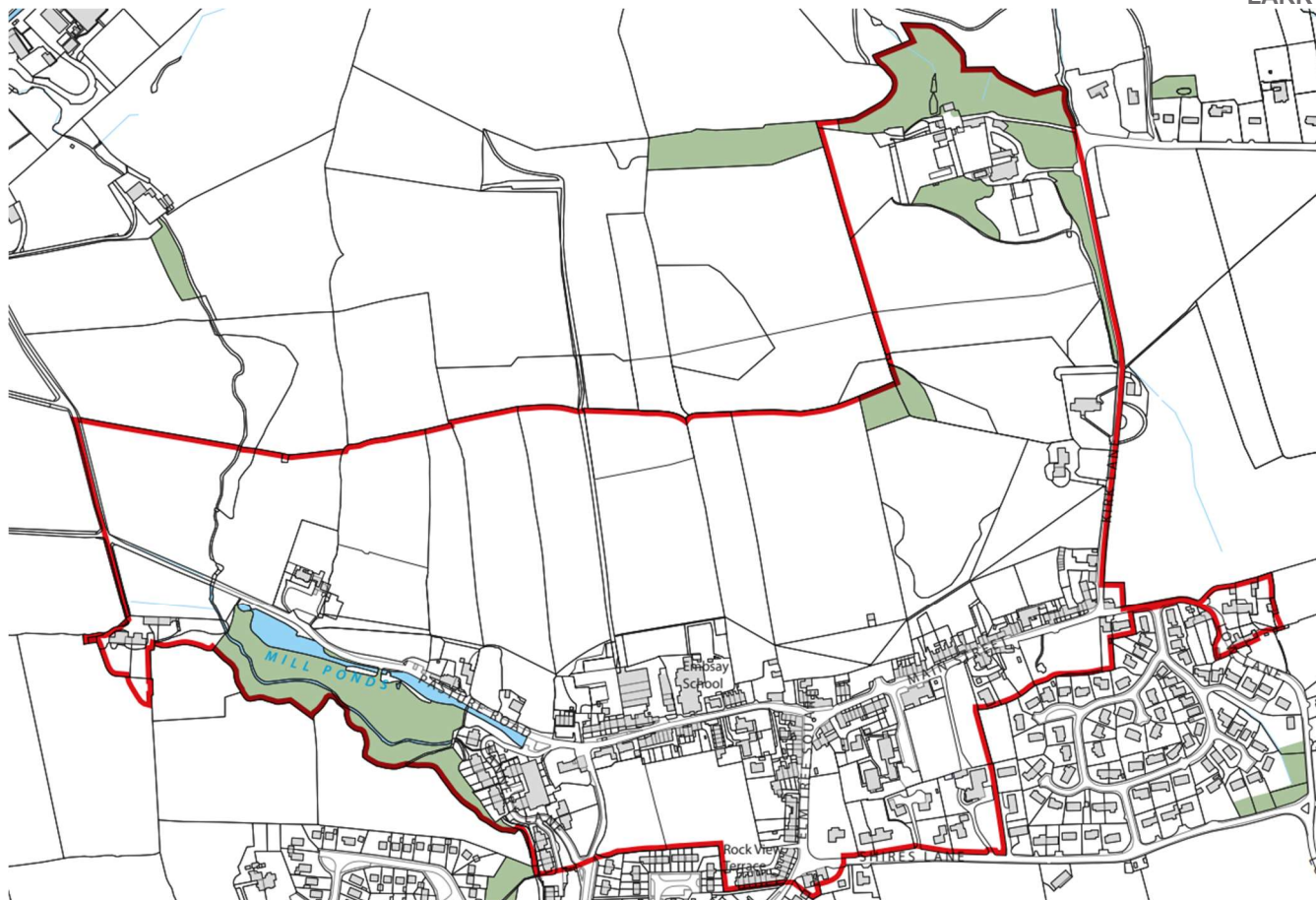


INTRODUCTION

This Heritage statement has been prepared by LARK Architects to accompany a householder planning application relating to a proposed single storey rear extension to an existing detached dwelling.

The proposal is located within the Embsay Conservation Area.

The aim of this document is to explain the significance of the existing building's location within the local conservation area and enable the impact of the proposed scheme to be understood.



Embsay conservation area map extract

SITE/EXISTING BUILDING

The site is located off Main Street, Embsay.

LEGISLATIVE AND POLICY CONTEXT

Legislation

In addition to section 38 of the Planning and Compulsory Purchase Act 2004, which requires that planning applications for development are determined in accordance with the development plan unless material considerations indicate otherwise, section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires:

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

And Section 66 requires:

“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”.

Planning Policy

Section 12 of the NPPF closely reflects the legal obligations placed upon decision-makers. The general position set here is that development should maintain or enhance conservation areas and the setting of listed buildings, unless harm can be justified by the public benefits of a proposal.

THE IMPACT OF THE PROPOSAL

In terms of conservation the following three issues must be considered: -

- The principal of the development
- The impact of the proposal upon the character and appearance of the building and its contribution to the conservation area.
- The impact of the proposal upon the setting of nearby listed buildings

The Principal of the Development

It is proposed to extend the kitchen to create a kitchen/dining/living space. The extension will be a flat roof with a parapet. Two roof lanterns are to be added to the proposed kitchen space and extended passageway to allow more natural light. Additional alterations include forming a utility space, downstairs w/c and a proposed decking area at the rear which is to be partially covered by the roof canopy.

The impact of the proposal upon the character and appearance of the building and its contribution to the conservation area.

The proposed works are modest and would not have a negative impact on the conservation area, they would be an improvement to the existing elevations and in keeping with the original dwelling in line with planning guidance.

The Impact of the Proposal upon the setting of nearby Listed Buildings

The only impact on any neighbouring listed buildings will be positive. This will be achieved by the sensitive use of materials and design to match in with the surroundings and existing building.

CONCLUSION

The proposed scheme should be considered for approval based on the following:-

- The proposed materials will be to match, enhance and complement the existing building.
- The proposal will enhance the vitality and vibrancy of the local conservation area.
- The character and appearance of the existing building will be enhanced through a carefully considered addition improving its contribution to the local conservation area.
It will preserve and improve the setting and context for any nearby listed buildings.