

Householder Planning Application Heritage Impact Assessment

Erection of 'garden' structures for the further enjoyment of the dwelling and re-siting of the oil tank

Clifton Barn, Vicarage Road, South Clifton. NG23 7AQ



August 2022

Heritage Impact Assessment

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1.0 Introduction

1.1 To comply with Paragraph 194 of the National Planning Policy Framework (NPPF) this application is accompanied by a Heritage Impact Assessment (HIA). This is to provide a description of the heritage assets, significance and/or its setting. This information is required to understand the impact of the proposal on the significance of any heritage assets affected and provide clear and convincing justification of the proposal.

1.2 The site subject of this application lies on the former Highfield Farm Yard, Vicarage Road, South Clifton. The site has since been developed for residential use and has the following heritage assets to consider:

- South Clifton Conservation Area
- Grade II listed cottage 'Bonnington', Vicarage Road, South Clifton
- Historic core of the medieval village of South Clifton

1.3 This document should be read in conjunction with all of the accompanying submitted supporting application documents and drawings:

- ARQ/1200/01 – OS Location Map
- ARQ/1200/02 – Existing and Proposed Block Plan
- ARQ/1200/03 – Existing and Proposed Plans and Elevations for Pergola 1
- ARQ/1200/04 – Plans and Elevations of Pergola 2 and Greenhouse
- ARQ/1200/05 – Proposed Garage, Shed and Greenhouse Details
- ARQ/1200/06 – Plans and Elevations of Oil Tank
- Flood Risk Assessment

2.0 Existing Site Context

2.1 South Clifton is located to the east of the River Trent, approximately 10miles north of Newark and 10miles west of Lincoln. The village has a population of approximately 300 residents and the application site is located to the south side of Vicarage Road. The site extends to approximately 0.22ha and is predominantly rectangular in shape, with the frontage of the dwelling set back from Vicarage Road. On the corner of Vicarage Road and Coal Yard Lane, immediately north of the application site, lies Highfield Cottage, a two-storey dwelling set with its gable facing Vicarage Road. To the east and west lies new residential development with agricultural land to the south.

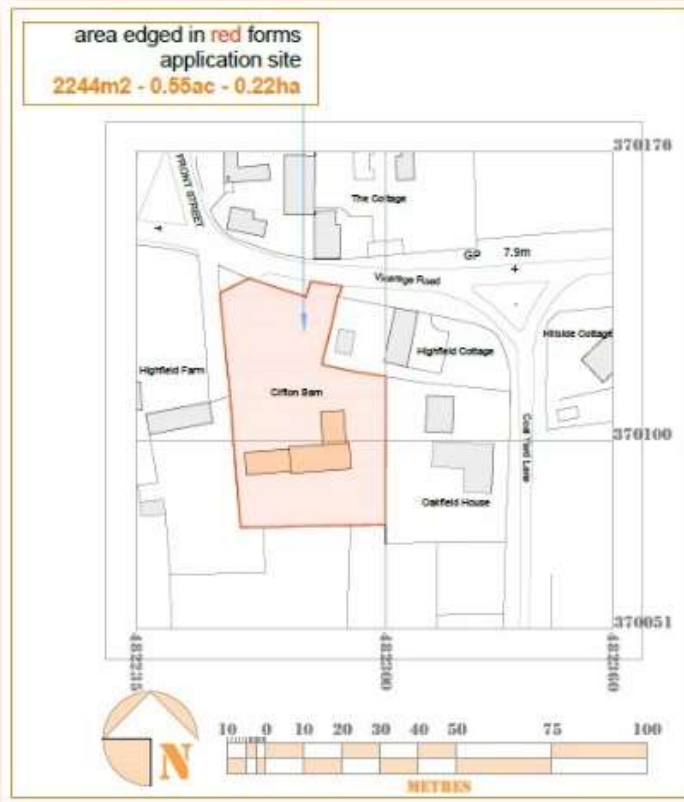
2.2 The application site comprises a two storey dwelling with integral garaging approved under planning permission 17/00214/FUL, with the prior use being agricultural land formerly occupied by 19th Century brick farm buildings. The site is generally level and on a similar level to the surrounding land.

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2.3 Fig.1 – Location Map for the Planning Application



2.4 Fig.2 – View of the principal elevation of Clifton Barn



2.5 Fig.3 – View of rear amenity space of Clifton Barn



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3.0 Site Planning History

3.1 Planning permission was granted for the parent dwelling to this application on the 4th July 2017 under reference 17/00214/FUL. This was on an extended site area to include an additional dwelling immediately to the east and both dwellings are now built and occupied.

3.2 From historical information available the table in section 3.4 sets out the relevant planning history for the application site.

3.3 The most recent planning application (22/00828/HOUSE) for the erection of several garden structures and the re-siting of the oil tank was subject to amendment during the application stage following discussions with the planning officer. The application was amended to remove the garden structure, detailed as 'Pergola 1', adjacent to the main dwelling following the consultation with the conservation department and was duly approved on the 8th June 2022.

3.4 Table of Recent Relevant Planning History

App Ref No.	Application Description	Decision
92/50970/FUL	Conversion of Barn to Dwelling and erect Garage	Refused
93/51495/FUL	Demolition of Barn and Erection of 5 Starter Homes	Approved
94/51555/CAC	Demolition of Barn	Approved
98/51630/FUL	Erect 6 Dwellings and Garages	Approved
99/51527/FUL	Demolition of Barn and Construction of 4 Two Bedroom Starter Units	Approved
08/00486/FUL	Construct 4 Two Bedroom Starter Units in Terrace and Six New Detached Dwellings with Garages	Refused
10/01729/FUL	Erection of 4 No. Detached Houses and Garages, together with associated works	Refused
12/01691/FUL	Erect a Terrace of 3 Two Bedroom Affordable Houses and 3 Detached Dwellings	Withdrawn
17/00214/FUL	Two Detached Dwellings	Approved
17/01892/FUL	Application to vary condition 02 related to permission 17/00214/FUL	Approved
22/00828/HOUSE	Erection of 'Garden' structures for the further enjoyment of the dwelling and re-siting of the Oil Tank.	Approved

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4.0 Proposed Development Description

4.1 The proposal seeks planning permission for a detached brick built shed, a traditional timber shiplap shed, a greenhouse and two pergolas, one of which will be situated adjacent to the rear of the existing dwelling and the other to the south west corner of the dwellings amenity space.

4.2 The proposed 'garden' structures will be for the further enjoyment of the dwelling and will also result in the relocation of the oil tank that is sited in the north eastern corner of the plot by some 9m to the west along the same northern boundary.

4.3 Although all of the proposed would ordinarily be considered permitted development under the Town and Country Planning Order 2015, these rights were revoked as part of the Planning Permission for the dwelling, under condition 8 of approval 17/00214/FUL.

4.4 It should be noted that the local planning authority have approved a similar scheme to this that omitted 'Pergola 1'. During the previous application the conservation department considered 'Pergola 1' to be *"alien in its setting with the larger element against the dwelling being assessed as obtrusive and cutting against the door header. In design terms the form of development was considered to undermine the rural farmstead characteristics that formed the original approval (i.e., you would not expect to see a pergola next to a threshing barn)."*

Still with this being said the conservation officer concluded that 'Pergola 1' would result in minor, less than substantial harm to the Conservation Area of South Clifton.

4.5 The shed marked as 'Shed 1' on the accompanying proposed block plan is detailed to be built in facing brickwork with a pantile roof. This is mainly due to its more prominent location forward of the main dwelling and will follow similar patterns within the village, where dwellings are accompanied by smaller single storey brick buildings. Shed 1 will be used for the storage of larger gardening equipment and garden furniture during the colder months.

4.6 The shed will include framed ledged and braced main double doors to the gable end with a framed ledged and braced personnel door located on the southern elevation, both to have a natural stain finish. There will be a softwood window positioned on the northern elevation to provide a degree of natural light into the shed, which will also receive a natural stain finish.

4.7 As indicated on drawing ARQ/1200/05, Shed 1 will be constructed using a 'Forterra' woodside mixture brick and a 'Wienerberger' natural red clay Pantile. Whilst this provides a material contrast to the parent dwelling it is consistent with the facing materials used on nearby Highfield Cottage and Oakfield House.

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4.8 The rainwater goods will match those of the main dwelling using the Osma 'Stormline' range in black.

4.9 Surface water is proposed to discharge to an existing infiltration basin within the front amenity space of the dwelling.

4.10 Although Shed 1 will not be viewable from the public domain its setting is important from within the plot of 'Clifton Barn' where the chosen position, form and use of materials will ensure a welcome addition to the dwelling as a whole.

4.11 Fig.4 – Elevations of 'Shed 1'



4.12 Shed 2 and the Greenhouse will take more traditional forms as garden buildings and positioned along the eastern boundary. Shed 2 will be used for smaller gardening items and the Greenhouse used for the applicants hobby for the cultivation of spring and summer plants and shrubs.

4.13 Adjacent to the dwelling on the southern elevation it is proposed to site a contemporary aluminium framed pergola (Pergola 1) that will be fitted with manually operated vented roof shutters. This choice of pergola is preferred due to its smaller section members opposed to that of a traditional timber pergola and provide clean lines when viewed against the dwelling.

4.14 The applicant has amended this element of the proposal, which was removed during the last application and has proposed the roof section is raised so it no longer cuts across the door header and instead frames the existing opening. The applicant did agree to remove 'Pergola 1' as part of application '22/00828/House' but upon reflection wishes the local planning authority to consider its redesign as part of this new application. This pergola will not only help provide a much needed shaded area to a south facing garden that is exposed to direct sunlight throughout the day, it will also provide relief to the existing formal lounge without the need to keep the curtains drawn shut in the summer months allowing the occupants to retain the benefits of natural light.

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4.15 Fig.5 – Sunlifestyle ‘Rota’ 5.3m w x 3.6m l x 2.8m h Vented Pergola to be positioned adjacent to the existing dwelling



4.17 Fig.6 – Sunlifestyle ‘Rota’ 3.6m w x 3.6m l x 2.5m h Vented Pergola to be positioned in the south west corner of the garden.



4.16 Within the garden space in the south western corner, it proposed to site a smaller pergola (Pergola 2) to that positioned against the dwelling also using an aluminium framed construction. The following [LINK](#) provides assembly instructions so sectional details can be analysed by the local authority.

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5.0 Relevant Planning Policy Relating to the Historic Environment

5.1 Planning legislation requires that decisions on planning applications comply with the planning policies set out in the adopted development plan, unless material considerations indicate otherwise. The applicable local development plan for the area is the Newark and Sherwood Amended Core Strategy (NS CS), adopted in March 2019. The Local Plan policies, together with those set out in the National Planning Policy Framework (NPPF), relating to the Historic Environment are considered below.

5.2 The strategic approach taken in the NS CS is built around the core principles outlined in the NPPF paragraph 11 in its desire to deliver sustainable development. Where there are no relevant development plan policies, or the policies which are most important in determining the application are out of date, permission shall be granted unless:

- a) The application of policies in the Framework that protect areas or assets of particular importance provided a clear reason for refusing the development proposed; or
- b) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.3 **Core Policy 14** of the NS CS seeks to protect the **Historic Environment** of the District and its identified assets that include listed buildings, conservation areas, scheduled monuments and registered parks and gardens. The District Council has a duty of care to protect important assets but in order to ensure their active use and continued upkeep, it may be necessary to accommodate historically appropriate, sensitive and sustainable changes. The District Council will seek to ensure that any proposals concerning identified heritage assets will secure their continued conservation and enhancement.

5.4 A large part of the Districts built heritage is contained within the designated Conservation Areas, each with their own distinctive character that has been defined by its historic importance and its architectural integrity amongst other things. Developers and others looking to make changes within a conservation area should look to ensure schemes accord with the aims and objectives of the Core Policy.

5.5 **The District Council will work with developers in order to secure:**

- The continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy:
 - Designated assets and environments comprising Listed Buildings, Conservation Areas, Registered Historic Parks and Gardens, and Scheduled Monuments.

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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. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;

- The preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD;

5.6 The National Planning Policy Framework (NPPF) (revised July 2021) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.7 The NPPF states that “the purpose of the planning system is to contribute to the achievement of sustainable development” and the NPPF constitutes the Government’s view of what “sustainable development in England means in practice for the planning system”. Sustainable development is defined as having three dimensions: economic, social and environmental.

These roles are described as mutually dependent and “economic, social and environmental gains should be sought jointly and simultaneously through the planning system”

5.8 The presumption in favour of sustainable development is at the heart of the NPPF and for decision making this means:

- Approving development proposals that accord with the development plan without delay;
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.9 Planning authorities should look to approach decisions on proposed development in a positive and creative way, using the full range of planning tools available, including brownfield registers and permission in principle and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

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Decision makers should seek to approve applications for sustainable development where possible.

5.10 **Section 16** of the NPPF sets out the need for conserving and enhancing the **historic environment** and describes heritage assets from sites and buildings with local historic interest to those of the highest significance such as World Heritage sites. Assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of the existing and future generations.

5.11 Development plans should set out a positive strategy for the conservation and enjoyment of the historic environment and should include:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

5.12 When considering the designation of conservation areas, local planning authorities should ensure an area justifies such status because of its special architecture or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.

5.13 Local planning authorities should maintain or have access to a historic environment record that should contain up to date evidence about the historic environment in their area. Information regarding the historic environment should be publicly accessible.

5.14 When determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail provided 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.

5.15 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account of the available evidence and any necessary expertise. They should take this into account when considering the impact of the proposal on a heritage assets conservation and any aspect of the proposal.

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5.16 When 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.

5.17 When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the assets conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.18 Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

5.19 Where a proposed development will lead to substantial harm to 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.

5.20 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.

5.21 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

5.22 Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 of the NPPF or less than substantial harm under paragraph 202 of the NPPF, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

5.23 Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

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6.0 Historical and Archaeological Background

6.1 Information has been obtained from the Nottinghamshire Heritage Environment Record (HER) for the application site and the surrounding area (a 120m radius buffer zone around the site was examined). The history of the application site from the late 19th Century onwards has been examined from historical maps. Information on Scheduled Ancient Monuments, Registered Parks, Registered Battlefields and Listed Buildings has been obtained from Historic England and Newark & Sherwood District Council; and information for Conservation Areas from Newark & Sherwood District Council.

6.2 Analysis of historical maps indicate the presence of a range of agricultural buildings attached to Highfield Cottage, from at least 1884 (shown on Fig.7 following). These buildings were identified during a survey of vernacular buildings in the 1960s as being of historical interest. A small 'L' shaped building, possibly a piggery/stable is shown on the Vicarage Road frontage of the site which faces south east and has a small enclosed yard. This building approximately fits the 'gap' between the Highfield Cottage boundary wall and the Vicarage Road frontage wall that remains on site. This arrangement of buildings remains the same on the 1915 OS Map.

6.3 Fig.7 – Extract of the OS Map 1884 showing the barn attached to Highfield Cottage and a small L shape outbuilding on the roadside of Vicarage Road



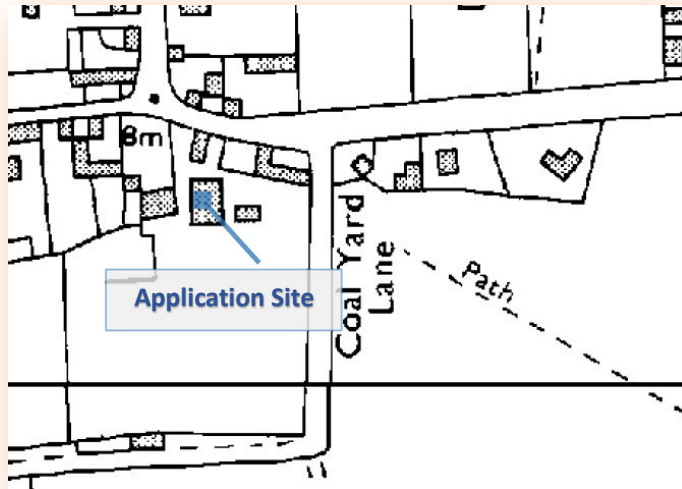
6.4 By 1973 the OS Map shows that the eastern wing of the L shaped Vicarage Road frontage building has been removed and the area between it and the boundary of Highfield Cottage enclosed. The main access to the farmyard is to the west of the remaining part of the building onto Vicarage Road. A large, possibly portal framed building such as a Dutch barn, has been erected in the south west corner of the site, along with a smaller building running east-west east of the Dutch barn. These are shown on the OS Map extract circa 1975, Fig.8.

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6.5 Fig.8 – Extract of the OS Map circa 1975 showing the remaining portion of the Vicarage Road building, the Dutch barn and another small building



6.6 It is believed the Highfield Cottage barn was removed in approximately 1995 following the grant of Conservation Area Consent to demolish. It is unclear from the documents examined when, or if the other three buildings were removed at the same time.

6.7 The application site is located within the historic core of the medieval village of South Clifton. The village is listed in the Domesday Survey 1086. This suggests that the village was established twenty years after the Norman Conquest and therefore is believed to originate in the Anglo-Saxon period.

6.8 The information obtained from the HER and Historic England indicates that there are no Scheduled Ancient Monuments, Registered Parks or Registered Battlefields in the vicinity of the application site.

6.9 Eight Listed Buildings are recorded within the village of South Clifton, although only one is considered in close proximity to the application site. Approximately 40m to the north of the application site, on the northern side of Vicarage Road is 'Bonington', a Grade II listed cottage dating to the early 19th Century, with later 19th Century extensions.

6.10 The application site lies within the South Clifton Conservation Area, which was designated by Newark & Sherwood District Council in 1994.

6.11 With the exception of the site being included within the South Clifton Conservation Area, there are no archaeological or other heritage assets identified within the application site.

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7.0 Impact of Development on Identified Heritage Assets

7.1 **South Clifton Conservation Area** – The site has recently been developed for residential use within the Conservation Area comprising a barn style dwelling accessed from Vicarage Road, which provides a positive contribution to this part of the Conservation Area on the southern fringe of the village. The recently built dwelling enhances the character and appearance of the conservation area due to the carefully thought out development principles agreed with the LPA and Conservation Department.

7.2 The proposed development has been carefully designed both in its layout and detailed design in order to reflect the character, appearance and grain of development typically found within the village. The proposed development will not have a significant impact upon the Conservation Area due to the minor scale buildings proposed and their location out of site within the residential plot.

7.3 Fig.9 – Extract of the South Clifton Conservation Area



7.4 'Bonington', Vicarage Road (list entry number 1046013)

'Bonington' is an early 19th Century two storey cottage. It sits to the north of the application site, on the opposite side of Vicarage Road. The building is constructed in brick with pale headers with a pantile roof and carries features such as brick band course, cogged eaves, coped gables with tumbling gables. There is a later 19th Century extension to the east over two storeys and 20th Century porch.

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Impact from the Proposed Planning Application

The house is set well back from the road, with a number of mature trees located on its frontage, along with a single storey open fronted garage structure, both of which provide screening from views from the road. It is therefore considered that the impact of the proposed development upon the setting of this heritage asset will not be non-existent.

7.5 Fig.10 – Grade II listed building 'Bonington', Vicarage Road, South Clifton.



7.6 Archaeology - The NCC Archaeology consultation response upon the 2008 planning application for residential development states that "Evidence of the Anglo-Saxon period of activity is very sparse within Nottinghamshire. The study of the origins of historic settlements such as South Clifton is a regional research priority and any evidence that is discovered during the course of development could provide valuable information about the earliest phases of occupation of this long-established village."

Within this area there is potential for the survival of archaeological features from earlier occupation, although the demolition of the outbuildings and clearance of the site means that there is a lower likelihood of there being any significant remains being found intact. The data obtained shows that there is no specific information within the HER with regard to archaeological sites or finds in the search area, suggesting that it is unlikely that any features of note will be found within the application site.

7.7 The NCC Archaeology consultation response upon the 2010 residential planning application for this site states that "Parts of the medieval plan of this village are preserved within the modern pattern of property and field boundaries. This layout is characterised by long thin property plots running perpendicular to the main road, with a house fronting the plot and ancillary buildings positioned further down the plot, with the rear area (furthest from the road) used for industrial activities, gardening and rubbish disposal.

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The size of the current day plot suggests that it may result from the amalgamation of a number of medieval properties, giving rise to the possibility that remains of a number of houses and associated occupation remains may exist within the site. Furthermore, Sanderson's map of 1835 shows a number of buildings on the site of the proposed development. The site therefore has archaeological potential."

7.8 The recommendation of NCC Archaeology was to approve subject to two conditions:

- Approval of an archaeological investigation scheme.
- Implementation of that scheme which was envisaged to entail a "strip, map and record" exercise, where the topsoil is stripped under archaeological supervision and any archaeological remains sampled and recorded.

7.9 In the residential permissions for the two new dwellings (Clifton Barn and Oakfield House) there was no comment passed on archaeological interest and the permission carried no conditions relating to any investigations.

7.10 The most recent permission under application 22/00828/HOUSE once again carried no conditions relating to any archaeological investigations.

8.0 Conclusion

8.1 Having reviewed the available sources of information, this assessment has confirmed that the application site and surrounding area contains a designated heritage asset in the form of a Grade II listed building (Bonington) and the site and its surroundings fall within the South Clifton Conservation Area.

8.2 Although the application is situated within the Conservation Area of South Clifton, the proposed small scale development is situated away from any public viewpoints and is considered to have little or no impact upon the character, appearance and setting of both the Conservation Area and the nearby listed building.

8.3 The proposal is a form of sustainable development and meets the needs of the occupants to provide garden structures of a scale and design for the further enjoyment of and to complement their dwelling without providing a negative impact or substantial harm upon the Conservation Area of South Clifton.

8.4 Planning permission has previously already been granted for a similar scheme to the proposed, which the Local Planning Authority would have concluded it not to have substantial harm upon its setting within the Conservation Area. The addition of 'Pergola 1' with this new application has responded to previous comments from the conservation department and been raised to frame the existing opening to the formal lounge and not cut across the door header.

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8.5 Examination of the information contained within the Nottinghamshire Historic Environment Record for the application site and its immediate surrounding area has identified the site as being within the historic core of the medieval settlement. The demolition of the previous buildings and stripping of the site for the new dwelling will have affected the significance of any archaeological features.

8.6 A review of historic maps and the site inspections carried out have not identified any other heritage assets likely to be affected by the proposed development.

8.7 The site has had extensive development over the years with substantial buildings and hardstanding's leading to significantly disturbed ground. Given this and noting the information in previous applications on the site regarding archaeology there is no evidence of archaeological remains present on the site.

8.8 It is concluded that no further measures or investigations are required prior to the determination of the application proposal in order to satisfy the relevant national planning policies and guidance or those of the development plan.

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