

Full Planning/LBC application

Proposed single storey extension formed by the enclosure of a small courtyard area, resurfacing driveway area and re-rendering the north facing wall surrounding the garage doors

Fort Lodge, Newstead Abbey Park, Notts NG15 8GE.

Heritage Impact Assessment

August 2022

Introduction

We are instructed to prepare this Heritage Impact Assessment to accompany a carefully considered full planning and Listed Building Consent application for a proposed single storey extension formed by the enclosure of a small courtyard area, resurfacing driveway area and re-rendering the north facing wall surrounding the garage doors at Fort Lodge, Newstead Abbey Park, Notts NG15 8GE.

This report seeks to assess the potential impact of the development proposals on the significance of the nearby designated and non-designated heritage assets.

This assessment has been prepared in conjunction with the advice set out in section 16 of the National Planning Policy Framework (NPPF) which relates to conserving and enhancing the historic environment.

Paragraph 194 of the NPPF requires an applicant to describe the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. The level of detail, as the NPPF identifies, should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. When undertaking such an assessment as a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise, where necessary.

Paragraph 195 states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.

The Framework places an emphasis on significance which is defined as: *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.* (NPPF Annex 2: Glossary).

Paragraph 197 states that in determining planning applications, local planning authorities should take, amongst other criteria, account of the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 202 states 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 securing its optimum viable use.

The glossary to the NPPF does not define 'public benefit(s)', however paragraph 020 of the NPPG (ID: 18a-020-20190723) states the following:

'Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework ([paragraph 8](#)). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.'

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation.'

Paragraph 208 states that 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 any disbenefits of departing from those policies.

The NPPF makes it clear that the setting of a heritage asset is: *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 Annex 2: Glossary).

Heritage Assets can include a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

A Heritage Impact Assessment should therefore provide the local planning authority (LPA) with enough information to adequately understand the impact of the proposals on the significance of any heritage assets affected.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan currently comprises the Gedling Borough Aligned Core Strategy (2014) and the Gedling Borough Council Local Planning Document Part 2 Local Plan (2018) (the LPD).

Gedling Aligned Core Strategy (Adopted December 2014)

The policies contained within the Core Strategy shall be considered in the decision-making process, the main policies in relation to the proposal are as follows:

Policy A sets out a positive approach in favour of sustainable development.

Policy 3 – The Green Belt

Policy 10 – Design and Enhancing Local identity sets out the criteria against which all new development proposals shall be assessed against.

Policy 11- The Historic Environment – supports proposals where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance.

Gedling Local Planning Document Part 2 Local Plan (Adopted July 2018)

The main policies in relation to the proposal are as follows:

LPD 13 –sets out the criteria against which proposals for extensions to buildings within the Green Belt will be assessed. The policy states in all cases extensions or alterations will be expected to:

- i. be in keeping with surrounding character in terms of height, bulk, form and general design;

- ii. conserve any historic significance the building may have;
- iii. not adversely affect valuable views into or out of settlements or previously developed sites; and
- iv. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.

LPD 26 – Heritage Assets - supports development proposals that conserve and/or enhance the significance of a heritage asset.

LPD 27 – Listed Buildings - requires proposals including extensions to Listed Buildings to protect the significance of the heritage asset, including its setting.

LPD 29 – Historic Landscapes, Parks and Gardens states that development proposals affecting Registered Parks and Gardens should seek to conserve and/or enhance features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Registered Park or Garden including key views or prejudice its future restoration.

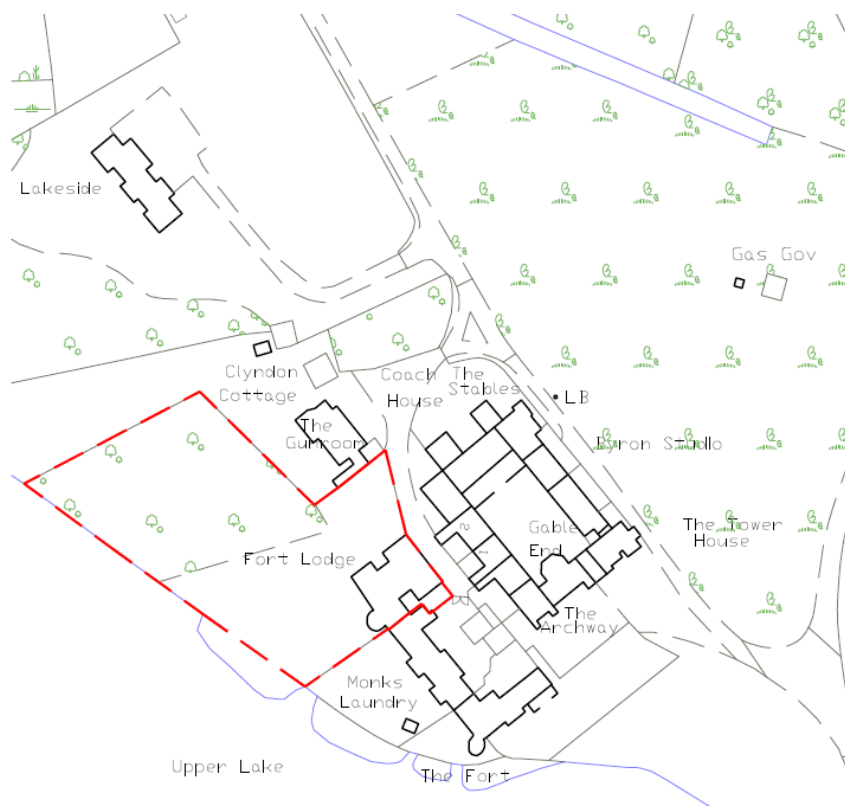
LPD 32 – Amenity - seeks to ensure that nearby residents are not significantly adversely affected in terms of matters such as overshadowing, overlooking, noise, level of activity on site etc.

LPD 61 – Highway Safety grants permission provided there is not a detrimental effect on highway safety, patterns of movement and the access needs of all people.

Site and surroundings

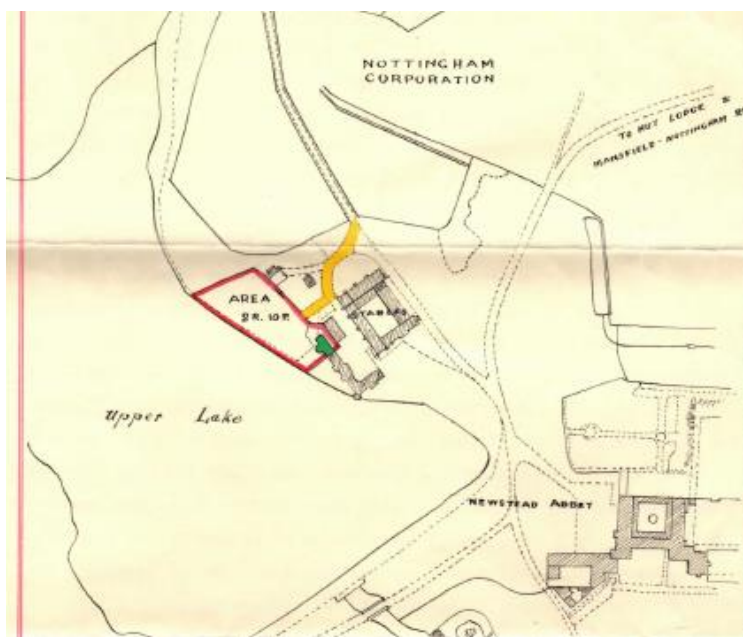
Fort Lodge is a very attractive residential property that is located in the historic park and gardens at Newstead Abbey and is situated on the northern bank of the Upper Lake.

The dwelling, along with others in its group (namely Monks Laundry and The Fort), are Grade II Listed and the collective Listed buildings, as per the historic building record, were constructed for the fifth Lord Byron as a mock fort in c1770 and mid c19. A further range of Grade II Listed buildings, known as the Stables, are located to the north and Newstead Abbey, which is Grade I is situated to the southeast. The Park and Gardens at Newstead Abbey are Grade II* and the site is also situated in the Nottinghamshire Green Belt. The subject property is identified on the extract of the site location plan below.

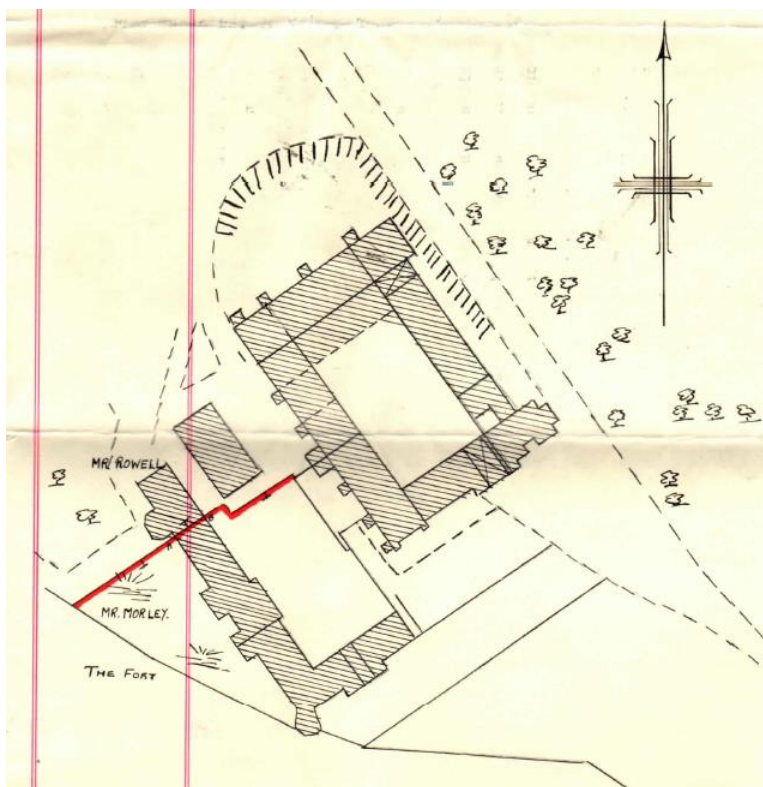


By way of background, in terms of the site's evolution, the following plans taken from historic records for the property show how the site as it is today, and existed on 1st July 1948, was purchased and assembled.

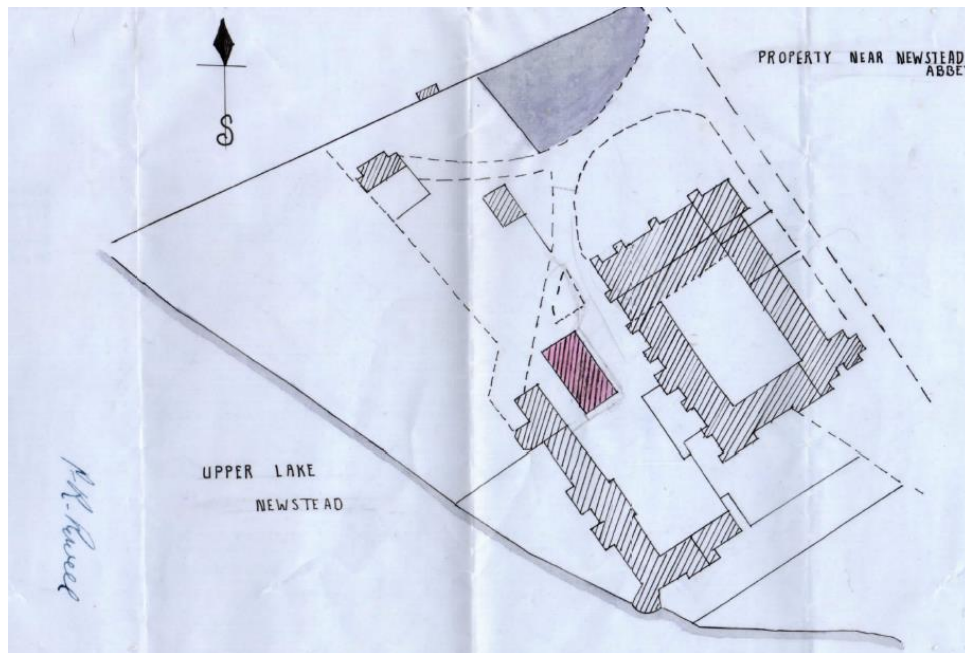
'Two roods and 10 perches of land' conveyed 28.02.1939



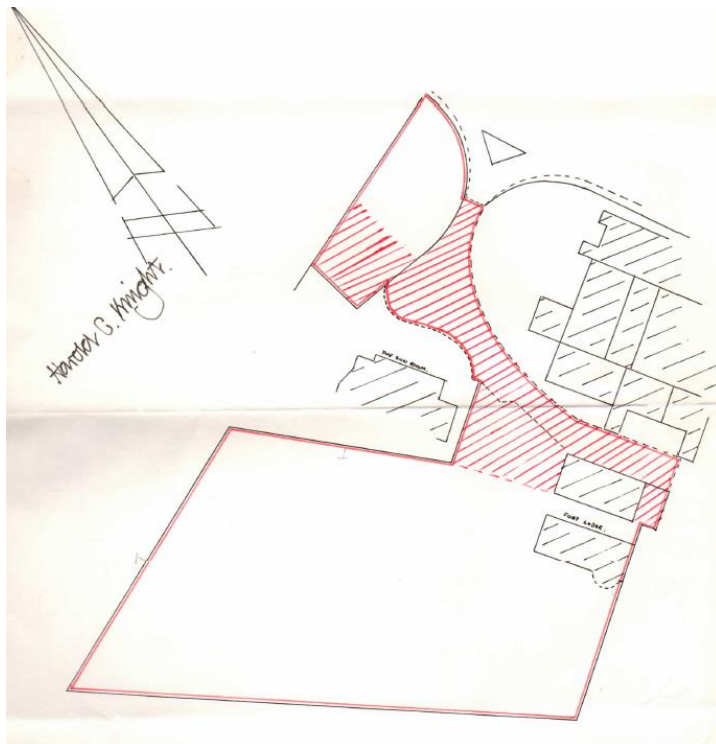
'a Wall and the site thereof' conveyed 13.12.1939



'Garage and piece of land' conveyed 17.04.1947



'Fort Lodge' conveyed 09.10.1975



The 1975 plan above shows how we believe the property existed on 1st July 1948, which is the date cited in Local Plan Policy LPD 13 which we will return to later.

Planning History

In terms of planning history and having interrogated the Councils records, only a small amount of development and works has been carried out at Fort Lodge which include:

89/1668- Planning permission granted to Convert part of garage to residential and erect 2 storey extension. Approved 15.11.1989.

89/1670- Listed Building Consent unconditional approval to insert French windows, convert part of garage to snooker room, internal alterations and extensions. Approved 15.11.1989.

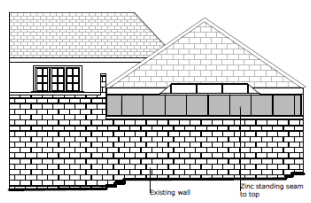
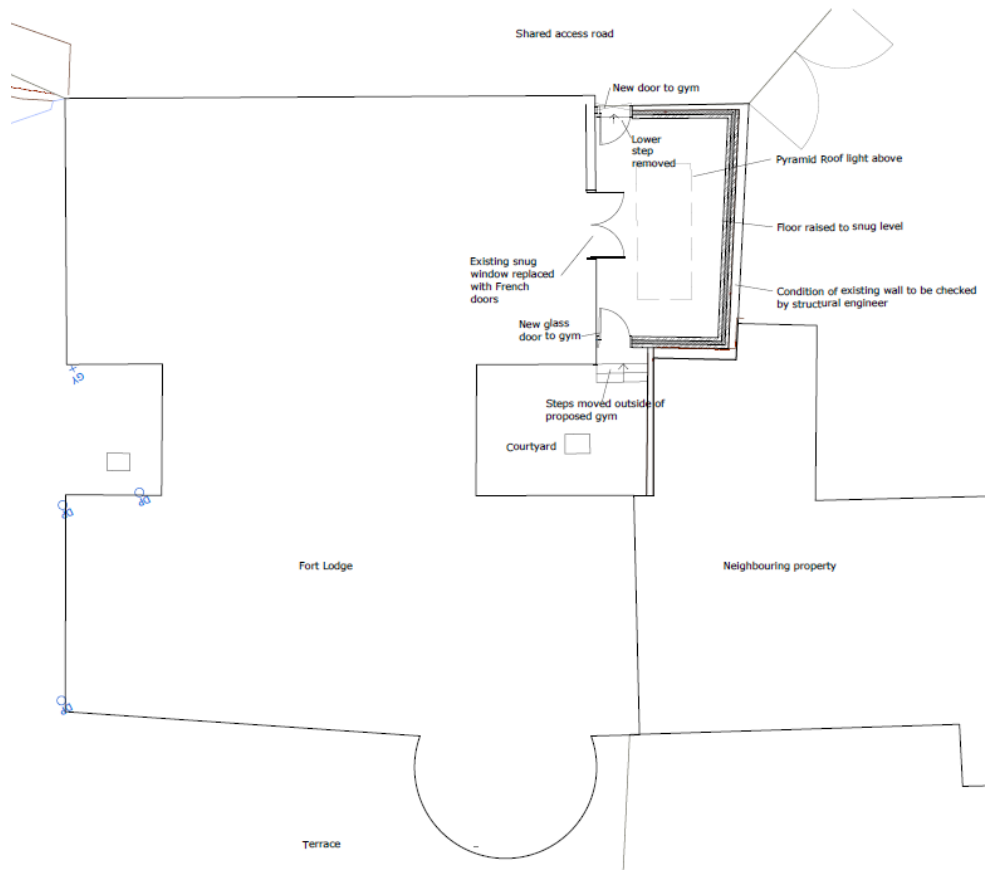
90/1802- Listed Building Consent approved for new metal entrance gates and stone boundary walls. Approved 18.07.1990.

Pre-application Advice

Prior to the submission of this application, pre-application advice has been sought from the Local Planning Authority (See Ref 2021/0970/PRE). In relation to the proposed development we were advised that *'the proposed extension is small and proportionate to the space, so that its visual impact on the setting of adjacent listed buildings is minimised and on balance it is considered that the proposed extension is likely to be considered acceptable in terms of its impact on the Listed Building.'*

Proposed Development

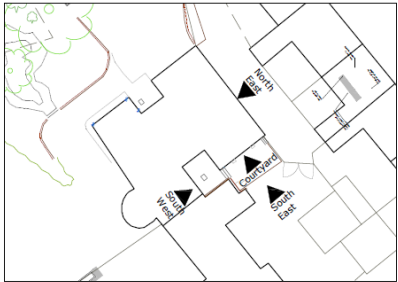
It is proposed to construct a single storey extension formed by the enclosure of a small courtyard area as indicated on the extract of the submitted plans below:



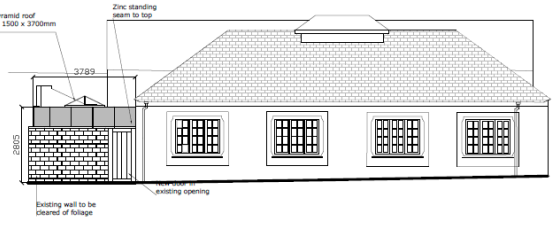
South East 1:100



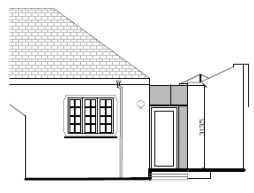
Courtyard 1:100



Key Plan not to scale



North East 1:100



South West 1:100

The small courtyard area is discreetly situated on the rear of the property and hidden from wider public view by other built form around it. These

development proposals will create a small amount of additional floorspace to the existing property and would be used as a home gym.

Site Photos

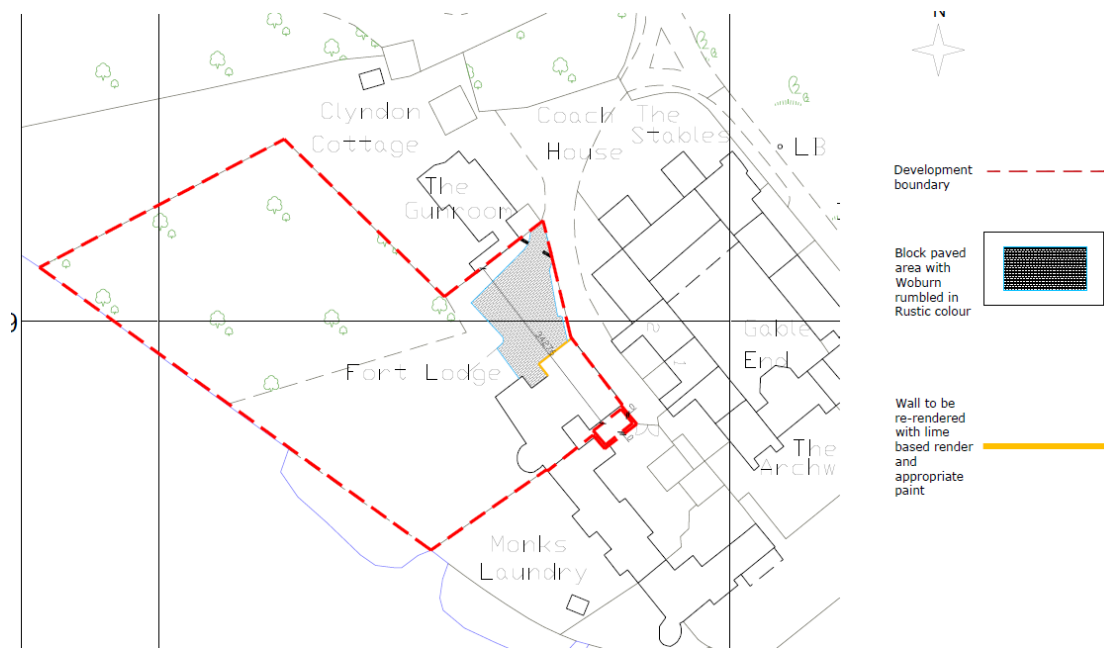


As the enclosed plans show, in terms of its high-quality design, zinc would be used on the external elevations and a roof lantern would allow natural light to flood in.

The floor area of the single storey extension created by enclosing the courtyard would measure 27.8 square metres

In terms of its design the proposals will be in keeping with the surrounding character in terms of height, bulk, form and general design.

Also included in this application is the resurfacing of the driveway area. The existing concrete will be removed, and the driveway/parking area will be resurfaced in block paving. It is also proposed to re-render the front (NE facing) wall around the garage door of the building and the side (SW facing) wall as indicated in orange on the photograph and plan below.



Extract of Proposed Plan (NTS)



Appraisal of the Application Site and its Historic Environment Context

This Heritage Impact Assessment focuses specifically on matters associated with the Historic Environment. Wider planning matters, such as Green Belt and residential amenity considerations, are rehearsed in the Planning, Design and Access Statement that accompanies this submission.

In this instance, the key heritage asset is the Fort Lodge Listed building itself as well as other Listed buildings close by including the Fort, Monks Laundry, and the former Stable Range. LPD 27 requires proposals including extensions to

Listed Buildings to protect the significance of the heritage asset, including its setting.

With regards the historic environment it is our opinion that the historic significance of the Listed property will be conserved. The proposed enclosed courtyard extension is small, proportionate and discreetly located. As part of this submission, it is also proposed to remove and re-render the NW facing wall around the garage door. This will be a like for like undertaking. In addition, it is also proposed to remove the concrete drive surfacing and replace this with block paving.

In our assessment these proposals will have a negligible impact of the significance and setting of Fort Lodge itself.

Similarly, given the low profile and muted colour palette of these proposals it is considered that the proposed development will also have a neutral/negligible impact on the significance and setting of other identified heritage assets closeby, namely the Fort, Monks Laundry, the former stables (Grade II) and Newstead Abbey (Grade 1).

It is considered that there are no Listed Buildings in the vicinity of the application site which would be either directly or indirectly affected, or the settings of which would be affected, by these development proposals given the small and proportionate nature of the scheme proposals and also the distance other Listed structures are away from the application site.

The development proposals are surrounded by other structures and buildings and are therefore tucked away from public view. The scheme proposals are also considered to have a neutral impact on the significance and setting of the registered historic Park and Gardens.

Summary and Conclusion

In light of the analysis carried out above, it is our professional opinion that these carefully considered development proposals when assessed as a whole will have a neutral/negligible impact on the heritage assets identified.

For the reasons given above it is concluded that on balance the proposed development is acceptable in terms of its impact on the heritage assets identified.

August 2022