

Heritage Statement
Supporting Application for
Proposed Extension at
The Royal Oak
Scopwick
Lincoln, LN4 3PA



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Heritage Statement

A Heritage Statement is required to accompany the planning application as it's within the curtilage of a Listed Building.

Applications near Listed Buildings should contain a Heritage Statement justifying the proposed development. It should make particular reference to how the design has taken account of national policy and in particular, how the design preserves or enhances the area:

- All development affecting a site of archaeological interest

This Heritage Statement has been provided to meet the requirements of paragraph 194 of the NPPF which states: "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."

There are no set criteria for the content of a Heritage Statement, and the NPPF identifies that this will vary between proposals, it states: "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."

The Site

The Site is located at Brookside, Scopwick, Lincolnshire as shown on the following images. The site also falls within a conservation area.

Current Context

Scopwick is a small village and civil parish in the district of North Kesteven, Lincolnshire, located approximately 6 miles south from Lincoln.



Listed Building on the Site

The Royal Oak (Grade 2 listed) - Public house. Early C18 and early C19. Coursed limestone rubble, with brick and ashlar dressings. Steeply pitched pantile roof with ashlar coped gables and a single ridge and 2 gable brick stacks. Brick dentilated eaves and plinth, flush ashlar quoins. Lobby-entry plan. 2 storey, 4 bay. Off-centre doorway with 4-panel door under wooden lintel, flanked by single 3-light glazing bar sliding sashes, and beyond to the left a single similar window in a partially blocked doorway. All these windows have ashlar wedge lintels with keystones. Above 3 similar 3-light windows, with a 2-light similar window over the doorway. Listing NGR: TF0677757974

Evaluation of listed building with proposal - What is clear from the description above is that the proposal will not affect those specific areas noted in the listing. There are no alterations to the front elevation and no demolition/removal or changes to the limestone walls, associated stacks or indeed the quoins and glazed areas mentioned above. The proposal is providing an additional single storey extension to the rear that will connect into what appears like a previously constructed single storey extension with a continuation of the flat roof previously built, with 1 no additional rear door added to the aforementioned existing extension.

Listed Buildings nearby (as noted on the Site Plan from the previous page)

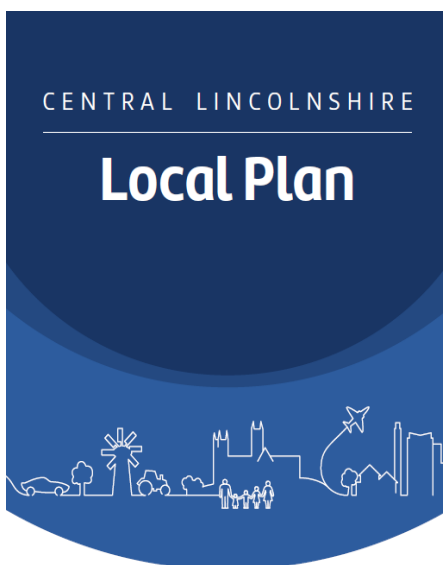
Village Farmhouse and Number 5, Main Street (Grade 2 listed) Farmhouse, now 2 houses. Late C17 and early C19. Coursed limestone rubble with ashlar dressings. Pantile roofs. A single ridge and 3 gable stacks. Red brick eaves. East front, 3 bay, 2 1/2 storey. Ashlar coped gables with kneelers, ashlar quoins. Central doorway with panel door and narrow overlight. Either side, single 3-light sliding sashes, with 2 similar sashes above, all with ashlar lintels with keystones. Above again 2 gabled dormers with 2-light sliding sashes. To the north a single storey outbuilding, with to the right a plank door and a 2-light sliding sash, then another door and a fixed light, all under wooden lintels. South front, has off-centre plank door with to the right a 4-light casement, then a smaller 4-light casement, then a 3-light casement and 2 garage doors beyond. Projecting to the left a 4-light casement and a 2-light sliding sash beyond all with wooden lintels. Above two 3-light casements, and a single light casement to the left, to the right a single 3-light raking dormer. Listing NGR: TF0678058028

Beckside Farmhouse and attached building (Grade 2 listed) Farmhouse and attached outbuilding. Late C18 and mid C19. Coursed limestone rubble with rubble and brick dressings. Pantile roofs, with 2 brick gable stacks. Brick plinth and flush quoins. Two storey. Main 3 bay block has central doorway with plank door, flanked by single 2-light windows, that on the left a sliding sash with glazing bars, that on the right with C19 casements. All these openings have segment headed rubble wedge lintels. Above a single sliding, and a single casement both 2-light. Beyond to the left a single bay extension with a 4-panel door with wooden lintel and 2-light casement with segment brick head, above a smaller similar case- ment. Beyond again to the left a single storey outbuilding with a single and a 2-light casements and a plank door. At present neglected. Listing NGR: TF0668557998

Local Policies:

Central Lincolnshire Local Plan:

The Local Plan was developed by a partnership of local authorities including City of Lincoln, West Lindsey and North Kesteven District Council, and was adopted in April 2017. It covers the period 2012-2036. The plan has the following key aims:



An even better place to live, with quality homes people can afford, easier access to shops, services and facilities, and new thriving communities, which are welcoming and safe.

An even better place to work, where new facilities and infrastructure mean that businesses choose to expand or relocate here, bringing jobs and stimulating investment.

An even better place to visit, a place where people choose to come to enjoy our nature, our history, our shops, our eateries and attractions, while at the same time significantly contributing to our rural and urban economies.

The following policies are relevant to the determination of this proposal:

Policy LP5: Delivering Prosperity and Jobs

Policy LP15: Community Facilities

The redevelopment or expansion of an existing facility to extend or diversify the level of service provided will be supported

Policy LP25: The Historic Environment

In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake the following, in a manner proportionate to the asset's significance:

- a. describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and
- b. identify the impact of the proposed works on the significance and special character of the asset; and

c. provide clear justification for the works, especially if these would harm the significance of the asset or its setting, so that the harm can be weighed against public benefits.

Unless it is explicitly demonstrated that the proposal meets the tests set out in the NPPF, permission will only be granted for development affecting designated or non-designated heritage assets where the impact of the proposal(s) does not harm the significance of the asset and/or its setting.

Development proposals will be supported where they:

d. Protect the significance of designated heritage assets (including their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;

e. Promote opportunities to better reveal significance of heritage assets, where possible;

Listed Buildings

Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

Conservation Areas

Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;

k. Retain architectural details that contribute to the character and appearance of the area;

l. Where relevant and practical, remove features which are incompatible with the Conservation Area;

m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;

n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;

o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

Policy LP26: Design and Amenity

All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

National Planning Policy Framework (NPPF):

The recent revision of the National Planning Policy Framework which was released on published (July 2021) replaces the earlier variants.

A fundamental element of the NPPF is to achieve sustainable development and identifies three dimensions to sustainable development. These are regarded by the NPPF as being interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): -

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity and adapting to climate change, including moving to a low carbon economy.

The following paragraphs are cited as being particularly pertinent to the proposal currently submitted for consideration:

Para 81 – “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

Para 84 – “Supporting a prosperous rural economy”

- a) “the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;”
- d) “the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

Para 119 – “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses”

Para 192 – “Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.”

Para 194 – “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.”

Para 195 - “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) 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 asset’s conservation and any aspect of the proposal. “

Para 197 – “In determining planning 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.”

Para 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. The more important the asset, the greater the weight should be.

Para 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 securing its optimum viable use.”

The Proposals

New Extension and minor alterations.

The proposal seeks to provide a new single storey extension to the rear of the property providing an enlarged kitchen to a local public house allowing for a more efficient service for its customers. The new rear elevation will match the existing single storey extension and will fall seamlessly into the elevational street scene of the property as a whole.



Conclusion

The proposed design retains all elements mentioned in the grade 2 listing of the building, which is further reinforced with no changes to the front elevation of the property.

The single storey rear extension is designed to simply connect and extend to the existing extension(s) that have been built with matching materials throughout. This will facilitate and enhance the public house business and will mean it can maintain being a focal point for the community as a whole.

In conclusion, on the basis of the aforementioned information, read in conjunction with the submitted application forms and drawings, it is considered that this is an acceptable proposal. Should the appointed Case Officer or other representative of the Local Planning Authority be concerned by any aspect of this proposal, it is respectfully requested that they engage with the agent at the earliest possible opportunity to ensure that all issues can be resolved in a timely and efficient manner.