

RTK



Design, Access & Heritage Impact Assessment

**Resubmission of previous Approval
(04/00564) and additional minor internal
alterations at
16 Robbs Lane, Lowick
NN14 3BE**

September 2022

1.0 Proposal

- 1.1 This application relates to a previous full planning, reference 04/00564, together with the associated listed building consent, submitted and approved at the same time. Unfortunately, details of the previous approval or not available on the council website but it is confirmed that the primary elements of this fresh application, the first floor extension over the existing garage, is exactly the same scheme. The same agent made the previous application. Thus, it is assumed that a consistent approach will be adopted by the planning authority and that approval will be forthcoming as no other circumstances have changed, nor have there been any substantial shifts in policy that would hinder an approval.



The photograph above shows the pantile garage roof to the left hand side which is to be extended vertically on the same footprint

- 1.2 It is also proposed to carry out a minor internal alteration, through the removal of some masonry, all as noted on the plans. This will allow a vision panel through the rear of the existing chimney breast, which is already much altered. As discussed below, the purpose of this minor alteration is to enable the kitchen and the adjacent Conservatory to feel more as one room.
- 1.3 The impact of these works is discussed in detail below, together with the current policy policies stated, with the compliance of the proposals set against those measures.

2.0 Listing

The property is listed Grade II and is described as follows:

House, now 2 dwellings. Early/mid C18. Squared coursed limestone with thatch and pantile roofs. Originally 2-unit plan. 2 storeys. 2-window range of C20 casements in original openings under wood lintels. Central 4-panel door and plank door to left, both under renewed wood lintels. Ashlar gable parapets and kneelers and ashlar stacks, with moulded cornices, at ends. One-unit, 2-storey extension to right has pantile roof. C19 brick extension to rear. Interior not inspected but No.18 noted as having remains of an open fireplace with bressumer.

This would appear erroneous as it is a single dwelling house and has been for some while. The listing describes the 18th century property and confirms that the brick extension to the rear is of 19 century origin. The garage is not mentioned as it is, quite clearly, 20th century.



The 19th century brickwork addition, together with more modern elements is indicated above

3.0 Planning Policy & Compliance

The National Planning Policy Framework February 2019 (NPPF)

- 3.1 This sets out the Government's planning policies for England and how should be applied. The NPPF includes three overarching objectives for the planning system (section 2, paragraph 8), including "c) an environmental objective — to contribute to protecting and enhancing our natural, built and historic environment...". 1.8.

The proposed works will allow a modest extension through the addition of a further bedroom. It is interesting to note that the building was clearly very much larger in its heyday with a significantly greater footprint.

- 3.2 Paragraph 189 of the NPPF directs that that 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.

It is acknowledged that the property is listed Grade II and all of the alterations are discussed in detail below. It should be borne in mind that there are no alterations planned to the historic element of the front part of the property, which is the sole reason for the listing.

- 3.3 Paragraph 194 of the NPPF notes that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting.

None of the proposed works are considered to constitute harm and nothing of any significance is lost.

- 3.4 Paragraph 195 directs that applications that would lead to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefit.

It is not considered that this test should even be weighed as there is no substantial harm or loss.

- 3.5 Paragraph 196 of the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal.

There is no substantial harm or loss.

- 3.6 Paragraph 201 relates to conservation areas, stating that “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 195 or less than substantial harm under paragraph 196, 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.”

The building makes a significant contribution to the local setting and this will not be altered.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.7 Section 72 of the Act provides a “General duty as respects conservation areas in exercise of planning functions” part (1) states that “In the exercise, with respect to any buildings or other

land in a conservation area, ... , special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

4.0 Planning History & Development of the site

As stated above, the listing would appear erroneous with the reference to two separate dwellings. It is unclear when the building which now sits on the site of the current garage was demolished. During the course of the last application, which was granted, discussion was held with the conservation officer at the time and it was agreed that the impact of the proposal was negligible and it was a relatively straight forward Approval.

5.0 Assessment criteria of Proposed Alterations

5.1 The site was visited in August 2022 to assess:

- The nature of the surroundings of heritage assets within the vicinity of the development area, to determine the contribution made by setting to the significance of those assets (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time).
- The way the assets are appreciated, experienced and understood in terms of the contribution made by setting to significance (including views, visual prominence, associated attributes, and intentional inter-visibility with other assets).
- The extent, condition and character of known heritage assets within the site, as far as reasonably possible.
- The potential for the site to include previously unrecorded heritage assets — no evidence was garnered to suggest any potential.
- Any health, safety or environmental considerations relevant to future field work or archaeological potential — none were noted.

5.2 The level of effect on a heritage asset has been determined by assessing the heritage value of the asset (or particular part of the building), then comparing that to the predicted magnitude of change (the impact).

5.3 Heritage value (significance) has been assessed for each asset as being either high, moderate, low or negligible.

- Assets with **high** value include those that have a designation, as they meet national criteria for designation under the relevant legislation or planning policy provisions. Assets that are not scheduled monuments, but of demonstrably equivalent significance have been treated as if they were scheduled and accorded high value. The NPPF describes scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites as heritage assets of the highest significance. In the professional judgements made in determining the level of effect, this relatively higher level of significance is considered.

- Assets with **moderate** value are those that have regional interest, being good examples of regional archaeology or architecture, or having regionally significant historic interest.
- Assets with **low** value are those that are of local interest only, being well represented regionally and nationally, or based on the condition of the asset.
- Assets with **negligible** value will typically demonstrate poor survival or very limited historic, architectural, or archaeological interest.

5.4 The magnitude of change has also been assessed as being either high, moderate, low or negligible.

- A change described as being of **high** magnitude would result in a significant or total loss of heritage value, either as a result of physical removal of the asset or a change within its setting that significantly impacts the understanding and appreciation of the heritage asset.
- A change described as being of **moderate** magnitude would result in harm to heritage value either as a result of partial physical removal of the asset or a change within its setting that impacts the understanding and appreciation of the heritage asset.
- A change described as being of **low or negligible** magnitude would result in a slight loss of heritage value through limited physical impact on the asset or a change within its setting that would be barely perceptible and the appreciation and understanding of the heritage asset would be largely unchanged.

5.5 The level of effect has been determined by comparing the heritage value of the asset with the degree of change to that value. An important consideration is whether the adverse impact seriously affects a key element of the special interest of the asset - it is the degree of harm to the asset's significance rather than the scale of the development that is assessed.

5.6 The conclusions in this report identify the overall level of effect on the asset.

6.0 Alterations — refer to Drawing No 002 Proposed Plans and Elevations.

6.1 The first floor extension to the garage.

This will be formed through the removal of the existing pantile roof, setting aside the roof coverings for reuse, the construction of additional masonry to give the added height required, a new roof structure with new dormer windows facing north and south and the reinstatement of the pantiles. This is a straight forward operation in construction terms and will have no structural or engineering impact upon the historic part of the building. The nature of the works are considered to be low as assessed against the criteria of item 5.3 above and similarly low set against the magnitude of change assessed in item 5.4. There is no overbearing impact upon a neighbour, nor the subject property and, being substantially set back from the front, there is also no impact upon the street scene. Of course, historically,

there was another building where the current drive is positioned so any damage to the street scene was carried out many years ago.



6.2 Minor internal alteration.

The proposed alteration to the chimney breast is also considered to be of low importance. The chimney is part of the 19th century extension to the rear and, during the design process, it was considered whether it might be appropriate to remove the entire chimney breast. That would certainly be the preference as this would open up the entire area for greater ergonomic benefit. However, on balance, it is considered that the heritage asset of the chimney breast is of a moderate value as set against item 5.3 above and is therefore unlikely to be supported by the local authority. This can be discussed during the application process. As with the extension to the garage, the nature of the works are considered to be low as assessed against the criteria of item 5.4 above.



The above two photographs indicate the chimney breast where the alteration is to take place. One can note the repointed stonework to the Victorian gable, which has been heavily changed in recent times.