

Heritage Statement

Proposal for Cricket Practice Nets

At

Linton Park Cricket Club
Heath Road
Linton
Maidstone
Kent ME17 4HT

Client: Linton Park Cricket

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Consilium
Town Planning Services Limited

2021

1 Introduction

- 1.1 The report is prepared for the Linton Park Cricket Club. It has been prepared to inform a full planning application for new practice cricket nets at the club.
- 1.2 This Heritage Statement is prepared by Andrew Street BSc (Hons) DipTP MRTPI. My qualifications include a specialism in conservation and urban design. I am a Director of Consilium Town Planning Services Limited. I have been qualified for 25 years in both private and the public sectors.
- 1.3 The Local Planning Authority has again asked for a Heritage Statement to accompany the planning application as the cricket nets are within close proximity (approx 50 distant) to a Grade II listed building.
- 1.4 The Grade II listed building or 'heritage asset' is the pavilion at Linton Park Cricket Club, built by circa 1888, built by the Cornwallis family who owned Linton Park between 1883 and 1936. The pavilion was listed on 23 July 2015.
- 1.5 The Linton Park Cricket Club is also located within a conservation area (Linton Park Conservation Area). The Historic England reference number for the pavilion is 1427061. Copy of the listing is attached in Appendix 1.
- 1.6 The Historic England description of the site reads as follows:

Linton Cricket Club Cricket Pavilion, a purpose-built pre-fabricated corrugated iron structure built by 1888 by the Cornwallis family of Linton Park, is listed at Grade II for the following principal reasons:

- * *Architectural interest: a good quality cricket pavilion with central gabled clock face and a verandah supported on elaborate cast iron Composite columns, with decorative iron cresting, scrolled brackets and wooden barge-boards with cutouts;*
 - * *Intactness: the exterior has no significant alterations and the interior retains its roof structure, doors, wall panelling and partitions;*
 - * *Date: very few pre-1914 cricket pavilions survive;*
 - * *Rarity: pre-fabricated corrugated iron cricket pavilions are a very rare survival nationally.*
- 1.7 The purpose of this document is twofold. It firstly provides a proportionate assessment of the significance of the nearby listed building to a proportionate degree of detail. Secondly, it provides an assessment of the effect of the proposals on the significance of the Heritage Asset, in accordance with paragraph 189 of the National Planning Policy Framework (the NPPF) 2019.

2.0 Relevant Heritage Policy & Guidance

National Planning Policy and Guidance

- 2.1 Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 and has special regard to the desirability of preserving a listed building or its setting. Considerable importance and weight is attached to the desirability of preserving the listed building.
- 2.2 The NPPF sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.
- 2.3 Paragraph 189 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 189 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.
- 2.4 Paragraph 192 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.5 Paragraph 193 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.
- 2.6 Paragraphs 195 and 196 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 195 guides that substantial harm to or total loss of significance should not be permitted unless that harm is necessary to deliver substantial public benefits that would outweigh that harm or loss, or other criteria are met.
- 2.7 Paragraph 196 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.8 Paragraph 197 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.
- 2.9 Paragraph 200 guides local planning authorities to look for opportunities for new development within conservation areas 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 or better reveal the significance of the asset should be treated favourably.

- 2.10 The significance of a heritage asset is defined in the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

'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'.

(Annex 2: NPPF 2021)

National Planning Policy Guidance

- 2.11 National Planning Practice Guidance (NPPG) makes it clear that:

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases.

(Para Ref. ID 18a-018-20190723)

Best Practice Guidance

- 2.12 Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) provides information on good practice to aid decisionmakers in the implementation of policy set out in the NPPF and PPG.
- 2.13 GPA 'Note 3: The Setting of Heritage Assets' (2017) sets out advice on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It advocates a staged approach to assessing significance and the impact of development within the setting of heritage assets.
- 2.14 Historic England Advice Note 12 "Statements of Heritage Significance" (2019) covers the NPPF requirement for applicants for heritage and other consents

to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Local Plan Context

- 2.15 The Maidstone Borough Council (MBC') Local Plan (Adopted 2017) advises in Policy DM4 that the Borough's heritage assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens will be conserved and enhanced and special regard will be had to their settings.

3 Statement of Significance

- 3.1 This section seeks to establish the heritage significance of the heritage assets on the site, which is defined in Annex 2 of the NPPF 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.’

- 3.2 The setting of a heritage asset is described in Annex 2 of the NPPF as:

“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 may be neutral.”

Listed Building

- 3.3 The Listed Building is situated a distance of 50 metres north of the proposed site for the practice cricket nets.
- 3.4 The location of the nets has no archaeological, architectural, artistic or historic relationship to the designated heritage asset and due to distance. A Copy of the listing is attached in Appendix 1.
- 3.5 Linton Park Cricket Club was formed in 1787 but at that time cricket was played on another site in Coxheath. Later cricket was first played on another site in Linton Park before moving to the present cricket ground in 1861.
- 3.5 The Cornwallis family, who owned the estate from 1883 to 1936 laid a new square to the cricket pitch and built the cricket pavilion. An 1888 photograph of the cricket team shows the cricket pavilion in the background. The cricket pavilion is not shown on the First Edition Ordnance Survey map of 1885 but appears on the second edition sheet of 1897 with its current footprint.

4 *The Planning Application Proposals*

- 4.1 The full planning application is for the erection of practice cricket nets measuring 30 metres (length) by 8 metres (in width) and four metres in height. The framework is a steel tubular framework that is colour coated grey. Detail of the supplier/ manufacturers specification is attached with the planning application.

5 **Consideration of Heritage Effects**

- 5.1 Provided below is a consideration of effects on the designated heritage assets taking into the above analysis and the contribution the site makes towards of the significance of these assets. As explained above, the setting of the Site makes little if any contribution to the significance of the listed building as a designated heritage asset.
- 5.2 There is no architectural, artistic or archaeological relationship between the site of the cricket nets and the listed building.
- 5.3 With regard to the contribution the inter-visibility between the site and the listed building and the contribution that makes towards its setting, it is notable that this is a visually distant view (approx. 50 metres).
- 5.4 The proposed development sensitively responds to this existing open setting at the Linton Park Cricket club. It is not considered that the proposed development would give rise to any environmental factors such as noise, dust and vibration from the proposed use that would affect the understanding of the historic relationship between the site and the designated heritage asset.
- 5.5 Moreover, it is considered that the scale, design and layout of the built form proposed cricket nets, and the intervening distance will limit the potential effects on the significance of the listed building. The high-quality design will soften the new development, assisting to assimilate it into its context. It is not considered that the scheme would impact our ability to appreciate the designated heritage asset.
- 5.6 It is therefore considered the overall effect of the development on the significance of the asset and setting is '**neutral**'. To the extent that any harm could be argued to be caused to the significance of these assets, then it is considered this would be at a very low level of 'less than substantial harm'.

6 Summary and Conclusion

- 6.1 This Heritage Statement comprises a proportionate consideration of the relevant designated heritage assets comprising of the existing pavilion. It is considered sufficient to understand the potential impact of the proposed development on their significance.
- 6.2 The Maidstone Local Plan (2017) set out the Council's requirements for applications affecting heritage assets and the criteria against which they will be assessed.
- 6.3 For the reasons set out in the report above, this document together with the accompanying plans and supporting information have demonstrated compliance with the local policy requirements.
- 6.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to have regard to the desirability of preserving the significance of listed buildings, including any contribution made by their setting to that significance. By virtue of the proposed layout it is not considered that the proposals would result in an unacceptable level of harm to the significance of the listed buildings or their settings and therefore meet the statutory test set out at Section 16 of the 1990 Act.
- 6.5 The NPPF sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.
- 6.6 For the reasons set out in this report it is considered that due to the scale and nature of development proposed, combined with the proposed site layout it will not result in harm to the significance of the heritage asset and setting. As such the proposals are considered to be in line with the objectives set out in paragraph 192 of the NPPF.
- 6.7 To the extent that any harm could be argued to be caused to the significance of these assets, then it is considered this would be at a very low level of '*less than substantial harm*'.
- 6.8 It considered that the proposed development plainly now achieves this objective and it is considered that the proposal can be supported from a heritage perspective.

Appendix 1: Copy of Historic England Listing

Linton Cricket Club Cricket Pavilion, a purpose-built pre-fabricated corrugated iron structure built by 1888 by the Cornwallis family of Linton Park, is listed at Grade II for the following principal reasons:

- * Architectural interest: a good quality cricket pavilion with central gabled clock face and a verandah supported on elaborate cast iron Composite columns, with decorative iron cresting, scrolled brackets and wooden barge-boards with cut outs;
- * Intactness: the exterior has no significant alterations and the interior retains its roof structure, doors, wall panelling and partitions;
- * Date: very few pre-1914 cricket pavilions survive;
- * Rarity: pre-fabricated corrugated iron cricket pavilions are a very rare survival nationally.

Details

Cricket pavilion, constructed by 1888, built by the Cornwallis family who owned Linton Park between 1883 and 1936. Later C20 kitchen units are not of special interest.

MATERIALS: pre-fabricated corrugated iron structure on a brick plinth, with iron columns and cresting and wooden barge boards, clock tower and internal walls and roof structure.

PLAN: a single-storey rectangular building of three bays with a verandah to the east side.

EXTERIOR: the building has ornamental roof cresting to the roof ridge and a gabled wooden clock to the centre of the east side. The east side has a verandah with cast iron ornamental cresting supported on scrolled brackets and elaborate cast iron Composite pillars with tall octagonal bases. Behind are two wooden casement windows and a central half-glazed double door with chamfered panels. The north and south ends have wooden barge-boards with alternate trefoil and circular cutouts and a wooden casement window. The south end has two casement windows, the north end one casement window and a doorcase. The west side has two casement window openings.

INTERIOR: the wooden roof structure is of three bays with cross-bracing and purlins; there is also wall panelling. An internal partition along the full length divides a circulation area in the front from two changing rooms for the home and away sides to the rear. Original panelled doors with diagonal struts survive as do some wooden benches. A small C20 kitchen has been inserted into the north side of the circulation area and is not of special interest.