

Heritage Statement

Supporting Application for

Proposed Extension & New Garage Farriers Cottage, Haceyby Road Newton, Sleaford Lincolnshire



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Heritage Statement

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 Farriers Cottage, Haceby Road, Newton, Lincolnshire as shown on the following images. The site falls within a conservation area.

Current Context

Newton is a hamlet in the district of North Kesteven, Lincolnshire, located approximately 8 miles east from Grantham and 7 miles south of Sleaford.



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

Woodruff Cottage – Grade 2 listed building - Late C18, altered C19 and C20. Coursed limestone rubble with hipped and gabled pantile roofs with overhanging eaves and 2 red brick gable stacks. Single storey plus attics 4 bay front having off centre 6 panelled door with to left a single and to right a pair of 2 light casements. All openings have timber lintels. In the roof are 2 gabled dormers with 2 light casements and leaded cheeks and a single smaller dormer with brick cheeks. Listing NGR: TF0451036108

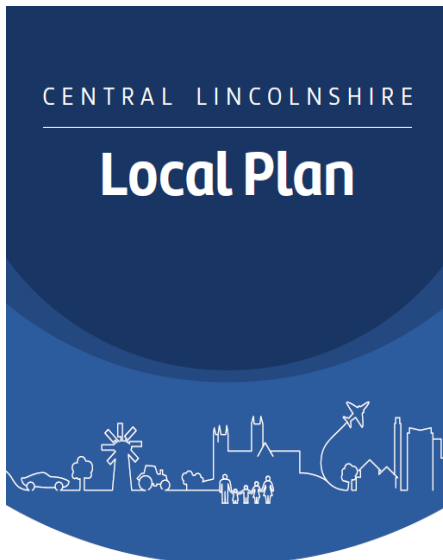
Newton farm house – Grade 2 listed building - Farmhouse and attached cottages. Early C17, altered 1713, C19 and C20. Coursed limestone rubble with ashlar dressings. Pantile roofs, with stone coped gable, single gable and two ridge brick stacks. Two storey irregular 6 bay front with an off centre C20 door with to left 3 two light glazing bar sliding sashes and to right a single small 2 light sliding sash and a larger glazing bar casement. To first floor in the centre are 2 small 2 light glazing bar sliding sashes, to the left 2 similar larger windows and to the right a single similar window. All openings have timber lintels. The right hand gable has a date stone of 1713. The side front has a single plank door with to left 2 two light glazing bar sliding sashes and above 2 similar windows. The interior retains chamfered girders with ogee stops, a chamfered fireplace bressemer and a clasped purlin oak roof. Listing NGR: TF0458736121

Stable at newton Farm – Grade 2 listed building - Stable. Early C18, altered C20. Coursed limestone rubble, with ashlar quoins, asbestos sheet roof. Single storey 3 bay front having 2 planked doors seperated by a louvred opening. All openings have timber lintels. To the right gable is a stone staircase to former hayloft over stable. Included for group value. Listing NGR: TF0459836140

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 LP1: A Presumption in Favour of Sustainable Development

Policy LP25: The Historic Environment

Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. 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

f. Take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting.

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 11 – “Plans and decisions should apply a presumption in favour of sustainable development.”

Para 126 – “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

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 206 – “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.”

The Proposals

New Extension and new detached double garage.

The proposal seeks to provide a new single storey extension to the rear of the property with all new wall finishes etc to match the existing dwelling with stone walls and quoins. This extension will provide a new family space allowing for views of the extensive rear garden. The extension has a flat roof with feature parapets and roof lantern which ensure there are no alterations the upper floor windows and existing features to the rear. The roof lantern and parapets work seamlessly with the traditional style of the walls, etc and the pitched roofs and offer a natural design contrast.

There is also a proposed detached garage which fits seamlessly within the site frontage. Once again the proposed walls will match the existing dwelling with stone faced walls and quoins, along with a matching roof tile and conservation roof lights which face the main road (Haceby Rd). The garage is orientated so to match a similar garage/dwelling relationship further along on Haceby road as indicated on the site plan earlier in this document (noted as existing garage), this principle is consistent for the street elevation as a whole with other out buildings and homes with a building to their southern boundaries facing Haceby Road.



Conclusion

The proposed design retains all existing elements of the dwelling and creates no overlooking issues to the neighbouring properties/listed properties. With the addition of the garage the property makes full use of its size and boundaries.

It is believed that the proposals would not detract from the character and setting of the dwelling and the conservation area that it resides in and would provide a family home for years to come.

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.