



Design and Access Statement

Listed Building Consent For the use of bedroom
to family bathroom



Lean Park Farm, Horningtops, Liskeard,
Cornwall, PL14 3QD

For Mr R and Mrs H Hurley

Prepared April 2023

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1. Introduction

Situ8 Ltd have been instructed to act on behalf of Mr and Mrs Hurley to write a supporting statement for internal alterations to create a family bathroom at Lean Park Farm, Horningtops, Liskeard, PL14 3QD (hereinafter referred to as 'the site').

The main issue is whether the use of the former bedroom to bathroom and associated works would preserve the Grade II listed building and any special features of special architectural or historic interest that it possesses.

We are of the view that the proposed works have been sympathetically designed and will not impact the historic or architectural significance of the building. As a result, the proposal complies with the development plan policies for the area, contained within the Cornwall Local Plan (CLP) 2010-2030 and the National Planning Policy Framework (NPPF) 2021, in respect to the preservation, protection, conservation and enhancement of a designated heritage asset.



2.Site and Contextual Appraisal

2.1 Location

Lean Park Farm sits in a discreet and private location to the south-west of the hamlet of Horningtops and south of the market town of Liskeard. Further, it is approx. 6 miles from the historic village of Looe. It is a country home in a private setting with outbuildings. The land and buildings are within easy commuting distance of the city of Plymouth. The farmhouse is a Grade 2 listed building and dates back to the 17th century and was extended in early to mid-18th century to the north west and to the rear in the mid-19th century. The property has been constructed with rubblestone, with its south-west elevation rendered and the rear partly slate hung. The south-eastern end is slate hung.



3. Listing Status - Historic England

It is understood that Lean Park Farmhouse was listed as a Grade II dwellinghouse in November 1985. There are no other listed buildings in the vicinity, although subsidiary farm buildings surrounding the house form part of its setting. We provide the Listing from Historic England it reads as follows:-

SX 26 SE LISKEARD RURAL

11/55 Lean

II (Grade)

Farmhouse, circa late C17 or early C18 extended in circa early to mid C18 to north west and to rear in mid C19. Rubblestone, rendered on south west front and partly slate hung to rear. Rag slate roof on front (south west) slope with hipped ends. Asbestos slate roof to catslide roof to rear on north east. Scantle slate roof to hipped projecting wings on rear. Large, projecting rubblestone stack with granite quoins with brick shaft on left hand hipped end. Stone stack to left of centre with brick shaft and brick stack on right. Plan possibly originally 2 room with central cross passage, extended on left hand gable end. Extended to rear with kitchen and dairy in early and mid C19. 2 storeys, asymmetrical 4 window front. Ground floor with two 3-light, early C20 casements to left. Panelled door with mid C19 gabled porch of rubblestone with steeply pitched slate roof. Decorative granite chamfered arch and ornate barge boards. C19 3-light casement with glazing bars to right. Above, early C20 3-light casement, 2 C19 2-light casements and 1 C19 3-light casement. Interior with later fireplaces. Upper floor not inspected. Ground slopes down to right.

Listing NGR: SX2670360560



3.1 Site and area photographs



Lean Park Farmhouse



Lean Park Farmhouse





Lean Park Farm and Associated Buildings



4. Relevant Planning History

After researching the planning records at Cornwall Council we can confirm the following:-

E2/87/00805/F- Conversion of redundant barn to four holiday flats and septic tank –
Approved



5.Planning Policy & Guidance

5.1 Planning Policy Assessment

In this assessment, consideration has been given to Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

In addition, Development Plan policies are also material considerations. They are set out below.

5.2 National Planning Policy Framework 2021

The National Planning Policy Framework (NPPF) has recently been revised and re-issued in July 2021. Section 16 of the NPPF 2021 concentrates on conserving and enhancing the historic environment and, within this, advice is given on proposals affecting heritage assets.

The NPPF advises that the significance of a heritage asset derives its value ‘to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic’.



The NPPF says at Paragraph 189 that: 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. A description and analysis of the heritage and townscape significance of the site and its context is provided in the accompanying Heritage Impact Assessment.

Paragraph 194 of the NPPF 2021 states that in determining applications, LPAs 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 asset's importance. The Listed Building application with accompanying heritage statement and plans provide an appropriate and proportionate assessment.**

At paragraph 197, the NPPF says that: In determining planning applications, local planning authorities 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 viability;

and

- The desirability of new development making a positive contribution to local character and distinctiveness.

We draw your attention to Paragraph 199 which confirms that 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 with assets of the highest significance being wholly exceptional.

Paragraph 200 of the NPPF 2021 states that any harm to or loss of the significance of a designated heritage asset (for example, from development within its setting), should require clear and convincing justification.

Paragraph 201 asserts "Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable use of the site;

And

- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

and

- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;

And

- The harm or loss is outweighed by the benefit of bringing the site back into use".



Paragraph 202 says 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’.

5.3 Cornwall Local Plan 2010-2030

Policy 24 (**Historic Environment**) advises that ‘Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings’.

Development proposals are expected to:

- sustain designated heritage assets;
- take opportunities to better reveal their significance;
- maintain the special character and appearance of conservation areas;
- conserve and where appropriate enhance historic townscapes.

It goes further and advises that ‘Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use [...] or mitigate the extent of the harm of the significance of the asset.

The proposals are described and illustrated in the plans, design and access statement and also the Heritage Impact Assessment that forms this application.



5.4 Supplementary Planning Guidance

Cornwall Design Guide (2021)

This adopted document provides an overview in respect to new development in Cornwall and seeks to ensure a high standard of design. It provides guidance in respect to layout, orientation, use of materials and access. At its heart, it seeks to ensure that good design supports and raises quality of life for the occupants and users of buildings, including comfort, safety, amenity, privacy, accessibility and adaptability.

In section 9.1 it ensures that room functions have been carefully considered and that rooms are big enough to accommodate standard sized furniture and storage and meets the nationally described space standard. It also seeks for new development to incorporate natural light and pleasant outlook with layout ensuring adequate levels of privacy and outlook for occupants of new housing, and existing residents. We are of the view that the proposal is not discordant with the aims of this guidance.



6. Proposed Development

6.1 Introduction

Listed building consent is sought for the use of an existing bedroom into a family bathroom. The proposal has been carefully designed to ensure that the majority of fixtures and fittings are generally free-standing and have a minimal impact on the historic fabric.

It is proposed not to alter the plan form, existing wall structures and doors etc. Furthermore, we can advise that the plumbing routes have been thoroughly investigated at the property to ensure that the pipework runs either in parallel to existing with floor joists or is boxed-in along the edge of walls or through floor voids. This is to ensure that the structure is not damaged. The applicant proposes nominal openings for pipes to pass through. We refer you to the accompanying drawings where it clearly shows the connection into the existing plumbing/drains network.

We can confirm that the external drainage run will be along the rear of the house, linking to the existing soil stack. There will be a small vent that will be discretely fitted to the front.

We contend that the proposal is light weight and reversible. As a consequence, the proposal will not affect the special interest of the listed building or its significance. We also consider that the proposed scheme complies with paragraph 201 of the NPPF 2021 and will not lead to 'substantial harm to or total loss of significance of a designated heritage asset'. It also complies with Paragraph 202. Furthermore, the proposal complies with CLP 2010-2030, Policy 24 (Historic Environment), where the listed building will be preserved and enhanced.

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7. Conclusion

We trust that the information given within this report, accompanying plans and Heritage Impact Statement demonstrate that the applicant is very keen and committed to providing a development that will provide much needed facilities, whilst preserving and enhancing the fabric of the Listed Building.

We have endeavoured to take account of all the relevant planning policy in order to address any potential issue which could be associated with this development proposal. This is a well-considered and sensitively designed development which takes account the importance of the historic building.

We trust that you will support this proposal, and we look forward to implementing the scheme in the near future.



8.Appendices

