

Heritage statement

Victory House
8 St Michaels Road
Ponsonooth
TR3 7EA

July 2023

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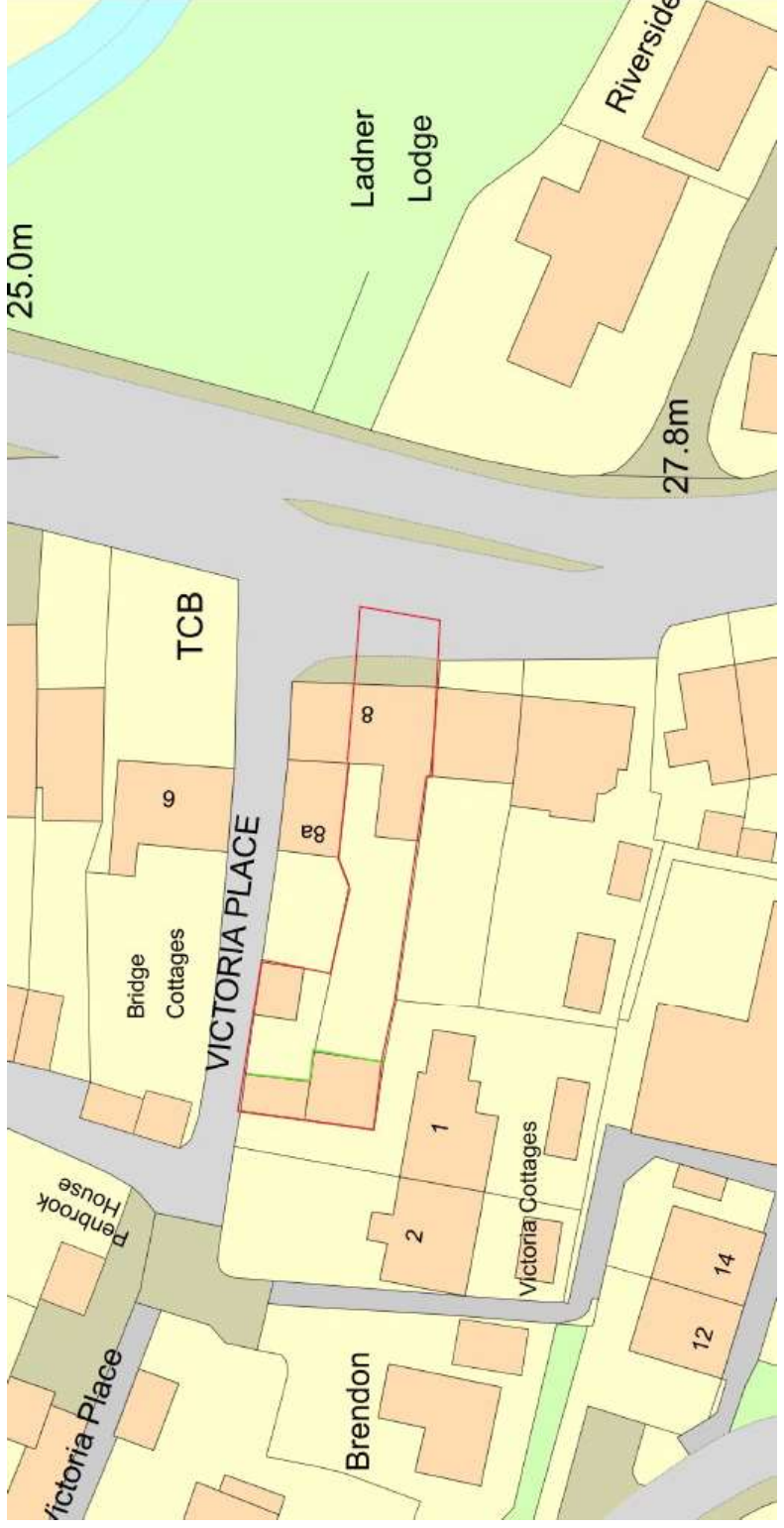


VISION

This report has been prepared for the sole benefit, use and information of the Client for the purposes set out in the report or instructions commissioning it. The liability of Green Light Planning in respect of the information contained in the report will not extend to any third party. The application site provides an opportunity to utilise part of the garden at 8 St Michaels Road to provide accommodation for the homeowners to use as ancillary accommodation. The proposed annexe will be integrated within the residential context of Victory House, 8 St Michaels Road. The outbuilding is an unused existing outbuilding/store formally a piggyery. The application site is situated in the village of Ponsonnooth centrally located to outlying towns such as Penryn, Helston and Truro

The application site is situated in the village and parish of Ponsonnooth and lies approximately 4 miles to Penryn, six miles to Falmouth and 8 miles to Truro. The site is located within Flood zone 1 with a low probability of flooding in respect of river or sea flooding. The host dwelling, a grade II listed building has significant history, the building was a former public house up to the 1980's and a doctors surgery. The site occupies a long fairly level plot to the rear laid to lawn with a courtyard. The site is enclosed within boundaries, featuring a stone wall and natural vegetation. The proposed annexe will sit within the framework of residential housing and contribute to the local character of the existing site. Outbuildings lie within the curtilage of the site, a workshop/store and a converted garden room.

The footprint of the existing dwelling at no8 St Michaels Road measures overall approximately 110sq m2 and the proposed annexe (conversion of existing building, the old piggyery) will measure approximately 33m2. In comparison, the proposed development is small in scale and is considered to appear as a low key form of development. This report has been prepared for the sole benefit, use and information of the Client for the purposes set out in the report or instructions commissioning it. The liability of Green Light Planning in respect of the information contained in the report will not extend to any third party.



PREFACE

The heritage statement has been produced by Green Light Planning on behalf of the applicants. The document supports an application for Planning permission annexe.

The purpose of this statement is to explain the background to the scheme and provide an assessment of the key Planning issues set against the context of national and local Planning policy and guidance, and any, relevant material consideration in terms of impact upon the heritage aspect.
The document also provides an overview of the site, the vision objectives for the development and the design proposals.

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CONCLUSION

Revision	Amendment	Prepared by:	Date:
0	Initial Issue	SDB	10/087/2023



BRIEF 1



INTRODUCTION

1. Brief

This document provides an assessment and guidance on the suitability of the application site to host a residential annexe.

Green light planning have been commissioned to undertake a Planning heritage assessment for the purposes of confirming the development and to address the potential of the site, relative to the proposed development.

The site is within the Parish of Ponsonooth, The application site lies within the village development boundary.

1.1. Scope and limitation

The purpose of this report is to provide the design, access and planning statement for the proposed development. This report should be read in conjunction with the following documents and plans:

- 1.475_001 existing floor
- 1.475_001 existing elevations
- 1.475_003 block plan
- 1.475_002 proposed floor
- 1.475_002 proposed elevation
- 1.475_004 Site location plan

This statement should be read in connection with TDS design drawings, submitted as part of a householder Planning application. The report has been prepared in accordance with the clients request.

This statement forms part of the householder application for the creation of 1 no self-contained annexe to be classed as ancillary to the main dwellinghouse.

This site specific assessment seeks to provide guidance on the suitability of the site for the creation of 1 no self-contained annexe.

1.2 Site address

Victory House, 8 St Michaels Road, Ponsonooth, TR3 7EA

1.3 Project aims

This statement provides an assessment of the proposals against the relevant planning policy framework. The statement focuses on the provisions of Section 38(6) of the policy framework. The statement focuses on the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. Such material considerations include the National Planning Policy Framework and National accordance with the Development Plan unless material considerations indicate otherwise.

With regard to this application, the development plan comprises the Cornwall Local Plan strategic policies 2010-2030, Climate Emergency Development Plan Document February 2023 (CEDPD) and the NPPF National Planning Policy Framework of which are a material consideration.

Cornwall Local Plan Strategic Policies 2010-2030:

- Policy 1 Presumption in favour of sustainable development
- Policy 2 Spatial strategy
- Policy 2a Key targets
- Policy 3 Role and function of places
- Policy 12 Design
- Policy 13 Development Standards
- Policy 14 Renewable and low carbon energy
- Policy 21 Best use of land and existing buildings

National Planning Policy Framework (2021):

- Section 1 Introduction
- Section 2 Achieving sustainable development
- Section 4 Decision-making
- Section 5. Delivering a sufficient supply of homes
- Section 6. Building a Strong, Competitive Economy;
- Section 11. Making effective use of land
- Section 12. Achieving well-designed places
- Section 14 - Meeting the Challenge of Climate
- Section 15 - Conserving and Enhancing the Natural Environment
- Section 16. Conserving and enhancing the historic environment

Understanding a Place: Conservation Area Designation, Appraisal and Management, (English Heritage Historic England) Guidance, 2011

Historic Environment; Good Practice Advice in Planning, Historic England, March 2015; Planning Note 1: The Historic Environment in Local Plans Planning

Note 2: Managing Significance in Decision-Taking in the Historic Environment Planning Note 3: The Setting of Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Cornwall Council Climate Emergency DPD

- Policy RE1 -Renewable and low carbon energy
- Policy SEC1 Sustainable energy and construction
- Policy CJ1 - Climate Change Principles
- Policy TC2 - Place Shaping Vision and Priorities, including Town and Town Centre Policy G1 Green infrastructure Design and Maintenance
- Policy G2 Biodiversity Net Gain Renewal Priorities

This Planning and heritage statement considers and provides justification for the main issues to be taken into the determination of the application, concluding that the proposed development represents a scheme that is fully compliant with the above-mentioned policies and as such such be approved.

Chief Planning Officer's Advice Note:: Barn Conversions/Replacement dwelling in the countryside

National Planning Practice Guidance

Cornwall Design Guide, the Climate Emergency DPD

Climate Emergency DPD.





1.4 PHOTOGRAPHS



GROUND FLOOR LAYOUT OF VICTORY HOUSE (HOST PROPERTY)



LOOKING TOWARD THE REAR OF THE SITE



FRONT VIEW





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Design statement

DESIGN STATEMENT

Principle of development

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LOCAL CHARACTER ASSESSMENT

2.1 LOCAL CONTEXT AND CHARACTER

The application site is located within the grain of an established pattern of development and the prevailing built form of the area is based upon an understanding and evaluation of its defining characteristics. The annexe would sit within close proximity of the main house, parking and amenity space would be shared between the main house and the annexe. Having assessed the design against the guidelines within the Cornwall Design Guide 2021 SPD, it is considered that the proposed development is of limited impact and would not compromise the primacy of the host dwelling in terms of scale or character, and the proposal complies with Policy 1, 2, 2a, 3, 12, 13, 21 and 24 of the Cornwall Local Plan.

2.2 LAND DESIGNATIONS

In terms of planning designations, the majority of the site is: within Flood 1 (An area with a low probability of flooding); However, it is worth mentioning, that a very small part of the site is within flood zone 2, 3 and 3b. Having regard to the Cornwall Local plan, the property is not within a designated Conservation Area or an Area of Outstanding Natural Beauty. The site does however lie within a World heritage site and area of great landscape value.

The host dwelling is statutory listed as a grade II heritage property and in addition, the site is in close proximity to the setting of nearby heritage assets. Careful consideration is to given to the potential impact upon the character and appearance of the nearby listed buildings. The design considers the principles of the local character, distinctiveness of the area, appropriate scale, density, layout and height and potential impact upon the designated heritage asset.

2.3 PRINCIPLE DEVELOPMENT

Policy 1, has regard to presumption in favour of Sustainable development and states that there is a presumption in favour of such and that the Council will take a positive approach and that it will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible. Planning applications that accord with the policies of the Plan will be approved without delay unless material considerations indicate otherwise. Access to the annexe would be taken via the existing access to the dwelling. As such, it is considered that the proposal can be considered an annexe in policy terms.

2.4 POLICY 3 ROLE AND FUNCTION OF PLACES

The proposed annexe is contained within the confines of the site's residential curtilage and due to the placement of the proposed dwelling it is considered that the development would not be highly visible or unduly prominent from the road. The proposed annexe is comprised of 1 no bedroom with open plan lounge/ kitchen area. The existing building (already in situ) due to its age and condition will need a new roof to ensure the building is of a high standard and watertight. The design is of low key and seeks to build a stud wall around the original structure, making efficient use of the plot integrate within the existing plot.

The proposed application is designed to merge in amongst a modest sized garden. The need for extra space within the site, as previously set out in this application, outweighs alternative uses on-site. Re-using the existing workshop makes provision of a outbuilding that serves a purpose and would serve the applicant's family. The new use for the outbuilding would enhance the appearance of the site and utilise a generous amenity area afforded to the site.

2.5 SUMMARY OF PLANNING POLICIES

The application is to be assessed against the development plan policies. The Council, in its function as the local planning authority, has a requirement to determine that the proposed application is in fact in accordance with the policies of its Development Plan unless material considerations indicate otherwise. In preparing this planning/heritage statement, consideration has been had to relevant policies of the Cornwall Councils development plan. The following local and national policies are relevant to this proposed development.

Policy 3 of the CLP recognises and respects landscape character of both designated and un-designated landscapes' and requires development to be of appropriate scale, mass and design to the highest possible standards.

It is considered these changes listed above, would improve the visual appearance of the outbuilding and would remain in-keeping with the site and its context. Policy 24 of the Cornwall Local Plan and Chapter 16 of the NPPF which both give weight to securing the long term use:

paragraph 185 (a) sustainable and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Policy 12 of the Cornwall Local Plan seeks to ensure that new development protects individuals and properties. Residential amenity is carefully assessed and sets out that development close to nearby neighbouring properties are not materially affected as the following would apply to consideration of the application development;

proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

- overlooking and unreasonable loss of privacy
- overshadowing and overbearing impacts
- unreasonable noise and disturbance.



2.6 DESIGN

The design process is required to consider the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

Policy 12 requires developments to be 'of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting'.

The proposal seeks to provide to positively contribute to the character of the site and build a sustainable modern family home while sourcing materials of high quality. Care has been taken to think about sourcing materials that will offer great insulation benefits but provide a high quality design using local materials.

2.8 ANNEXE

The proposed annexe will be subservient to the main dwelling with respect to scale, height and bulk. The application site benefits from a large vehicle parking & turning area and whilst it is the intention to share services within the new house. The pedestrian and vehicular access serving the principal dwelling/annexe will remain unchanged.

- Wooden cladding
- concrete roof tiles
- Powder coated aluminium frame windows

2.9 USE OF BUILDING

The proposed annexe is a modest size building of low key design to integrate within the existing plot. The proposed development is considerably well designed to merge in amongst a well landscaped garden.

2.7 LAYOUT AND FORM

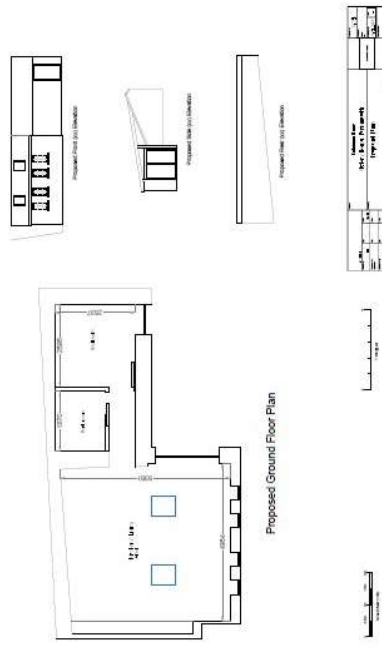
Drawing no.1474_001 indicates the proposed layout of the site, including an indicative footprint for the development. The garden and parking spaces would not extend beyond that of the existing approved curtilage, so there would be no increased risk of harm to the character and appearance of the historic setting.

The layout of the proposed dwelling is appropriate for permanent residential use, the proposed layout accords with Cornwall Local Plan Policies 12 and 13. Sufficient internal space for modern day to day use is proposed. The proposed layout will provide additional space for the applicants making the best and efficient use of the land available.

The building is constructed of stone walling under a poorly constructed roof. The building has a concrete floor and is linear in form.

2.12 SCALE

The amount of development that is the subject of this application is as illustrated in the accompanying plans and elevations which are submitted as part of this planning application.



2.10 CLIMATE CHANGE

Cornwall Council is seeking to achieve carbon neutrality and as a measure to achieve this, it is right to consider the climate change and ecological implications of the proposed annexe. Where possible due to the incidental use of the proposed building, current requirements of modern Building Regulations with regards to energy efficiency will be adhered to where possible. The design of the proposed annexe has made provision for insulation and it should be noted that passive thermal design has been key in the design of the proposed development.

2.11 SUSTAINABLE MATERIALS are to be sourced locally where possible, natural daylight be relied upon where possible to avoid the need for energy consumption. The development will seek to avoid using energy for lighting. Policies SEC1, G1, G2 and TC2 all relate to maintaining Biodiversity and net gain the construction of energy and renewables. This ensures that there is a promotion of renewable energy proposals and that they still preserve and enhance the character and appearance of sensitive areas



DEVELOPMENT PARAMETERS

2.13 ACCESS & MOVEMENT

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Pedestrian and cycle movement within the application site remains unchanged as a result of the proposed development. The road access is established and the volume of traffic to the site will be principally unaltered from existing use.

No safety measures are required to be implemented within the site as safety precautions with regards to the access in and out of the site, remains un-changed. There is ample parking within the site for the host dwelling, annexe and new garage.

It is proposed that the family occupants of the new proposed annexe will have unrestricted use of the existing large garden and amenity areas of the principal dwelling.

The annexe proposed within this application will remain in the same ownership of the principal dwelling. Furthermore, there will be no alterations to the existing site boundaries or demarcations with the current plot.

The proposed annexe would have pedestrian access from the existing layout and there would be no other means of access. There will be no separate curtilage for the proposed annexe and as such it will remain part of the curtilage of the main dwelling at Victory House.

Refuse and recycling stores will remain as existing. The proposed annexe will be connected to the existing foul waste system which serves the dwelling and the additional surface water run-off will be discharged to the existing soakaway.

2.14 FLOOD RISK

Cornwall Council's Strategic Flood Risk Assessment mapping base map confirms that the site is in Flood zone 1 and the site is not located in a critical drainage area. The site is under the threshold for the requirement for a Flood risk assessment.



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Heritage statement

Background

The site is comprised of a residential property located within the defined village boundary. A planning history search has been undertaken using Cornwall council's public register and the site was converted from a former coach house to dwellings back in 1986 under application number W2/86/01285/F.

The proposal is for the conversion/modification of the former piggery outbuilding, as seen on the associated plans, the proposed annexe will be comprised of an open plan living area, 1 no bedroom and a bathroom. Even though the annexe will have the provision of a living area and kitchen, the annexe will very much be inter-reliant on the main house.

The proposed annexe is to be used solely in connection with the applicant's family as additional accommodation to the main dwelling. The proposed project for the proposed annexe respects the design, scale, massing and form of surrounding built environment along with the palette of external materials, will reflect the local vernacular and appear in-keeping with the existing property. The site is host to a distinctive two storey historic Grade II Listed building, built early 19th century comprised of double frontage display windows which add to the character of the building.



Old warehouse nearby, a listed building converted as part of housing development

Map showing nearby listed buildings



3.2. HERITAGE STATEMENT

Site analysis: Assessment of heritage value

3.1 Historical Evolution of Victory House

This impact assessment takes into account whether the proposals cause substantial or less than substantial harm to the heritage assets.

Methodology

Research was conducted using the following key sources:

- Site Survey and Photographs: A detailed survey of the building fabric and analysis provided evidential value of the nature of development on the site.
- Historic Maps: historical mapping data were instrumental in checking the history of the site.

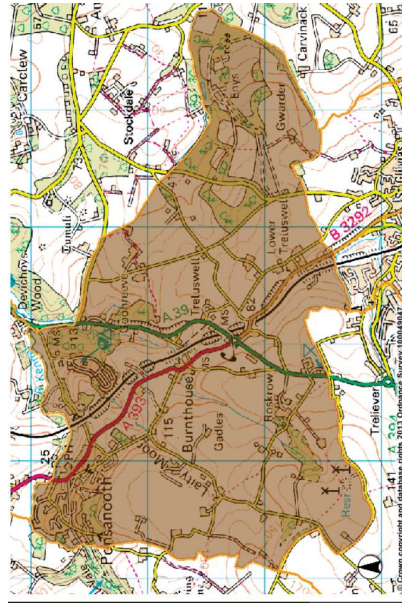
For the purpose of assessing the effects likely to result from the proposed development, established criteria have been employed. The impact of the proposal has been assessed considering the:

- Perceptible improvement in the setting of, or structural condition of, or character of listed buildings or conservation areas.
- Effects which help to explain the significance and history of the site and surrounding area; ensuring the long term future of Listed Buildings and any other buildings of architectural significance, by providing viable and appropriate uses; resulting in the loss of less significant fabric in the Listed Buildings, but enabling a viable long-term use for the buildings.
- Effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses.
- A fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the demolition of any grade of statutorily listed building.
- The change of use and conversion/restoration of the external fabric of the outbuilding and internal refurbishment will conserve the curtilage listed designated heritage asset and there will no loss to the Listed building but will make it sustainable for the future.
- The significance of the heritage asset in terms of its architectural and historical value.

The application site is located within the Ponsanooth Parish, formerly known as the St Gluvias Parish until 2021, (known as Cornish; Boshedyhlann). The aforementioned Parish was made up of Behethlan, Behethlan or also known as Bohellan(d). It is bounded on the north by Perranworfal and Mylor, on the east by Mylor and Budock, on the South by Mabbe and on the West by Stithians. The area known as St Gluvias is actually part of the town of Penryn. Penryn whose name comes from the Cornish 'pen ynn', meaning the 'end of a point or promontory'. Penryn Town was founded in 1216. Apart from the town of Penryn, the principal village of Gluvias is Ponsanooth, which had its own Wesleyan Methodist Chapel to which a cemetery was attached and a primitive Methodist Chapel.

To the south-west of the application site lies the Kennall Vale, designated as a world heritage site area which consists much of Ponsanooth. It lies within the wider Gwennap Mining District, one of the 10 Areas of the Cornish Mining World Heritage Sites. From 1812 to 1910, it was the site of the Kennall Gunpowder Company, of which now lies the remains of the mills and waterways. Only a small proportion of the 56 structures of the original gunpowder works still survive. Most of them are easy to identify, like the seven pairs of granite Incorporating Mills and the leads that fed water to them. Other remains are harder to interpret because there is so little left, or the use has changed over the years. The gunpowder works harnessed the power of the fast flowing River Kennall which falls rapidly through the valley. At its height, the works was the most successful of its kind in Cornwall. It mainly supplied gunpowder for the mines and quarries in the thriving Gwennap industrial area, but also exported worldwide and mines further afield worldwide. The market for gunpowder began to decline in the 1880s with the invention of high explosive like gelignite and dynamite. The directors of the Kennall Gunpowder Company moved into this market in 1889, forming a new high explosives company, the National Explosives Company in Hayle. In 1898, they sold the Kennall Vale works to Britain's largest explosives manufacturing group, Curtis's and Harvey. It used the works to manufacture specialised types of cartridge and fuse powder until production ceased around 1910. The Gunpowder works at Kennall Vale is now a Scheduled Monument (List Entry 1020143) and is one of the very few surviving examples of a large 19th century gunpowder manufacturing complex.

Source Lake's Parochial History of the County of Cornwall by J Polsoe (Truro, 1867 - 1873)



Ponsanooth Neighbourhood map boundary



VICTORY HOUSE

Official list entry

Heritage Category: Listed Building

Grade: I

List Entry Number: 1142678

Date first listed: 24-Nov-1988

List Entry Name: VICTORY HOUSE

Statutory Address 1: VICTORY HOUSE

This list entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding/list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding/list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: VICTORY HOUSE

The building or site itself may lie within the boundary of more than one authority.

District: Cornwall (Unitary Authority)

Parish: Ponsanooth

National Grid Reference: SW 75794 37780

Details

SW 73 NE 5T GLUMFAS PONSANOOTH

1/122 Victory House- GV I

House, Circa early-mid C19. Granite rubble with granite dressings. Dry Dab bole hipped roof with brick chimneys over the side walls. Cast-iron ogee-section gutters. Plan: Double depth plan with 2 rooms at the front flanking a central entrance hall leading to stair hall between 2 rear service rooms. Exterior: 2 storeys. Symmetrical 3-window front with central doorway, overflight. C20 door. Circa late C19 or C20. 16-pane horned sashes. Interior not inspected.

Listing NGR: SW7579437780

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 66529

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



3.3 ASSESSMENT OF SIGNIFICANCE

Site analysis: Assessment of heritage value

This Heritage Statement has been prepared to support an application for Listed Building Consent and householder Planning consent for the conversion of outbuilding to annexe. This Historic Impact Assessment follows the design concept as it has evolved and avoided harming the existing property known as Victory House. Due to the site being curtilage listed, (as the outbuilding is in close proximity to the dwelling house), as a whole has been considered and the proposal will instill a viable use to the site and will enhance the heritage asset and its setting. The outbuilding is in need of a new roof and the use as further accommodation within the site is of paramount to the family. The project to convert the existing outbuilding to additional accommodation, will protect and ensure the future and associated maintenance of the outbuilding and in turn, enhancing the site.

This Heritage Statement is provided in accordance with Paragraph 1891 of the National Planning Policy Framework 2019 (NPPF) and provides the appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area. The landscape setting has been explored within the context of English Heritage's (EH) Conservation Principles: Policies and Guidance (2008) and The Setting of Heritage Assets (2012). The outbuilding itself is not considered to be of historic value and it is not considered that the conversion of the outbuilding materially affects the heritage asset. It is also felt that this proposal will not impact on the significance of the heritage setting. The proposed application has provided an opportunity to look at the existing building and surrounding fabric to help inform and define the evidential values of the historical value. The proposed application only seeks only to change the use of an existing outbuilding, the works involved will improve the appearance of the structure and ensure the long term use.

The outbuilding, is not physically attached to the main house, and the design relationship is non-descript to the original building. The outbuilding is considered to be curtilage listed and due to the outbuildings proximity to the main house, it is felt that conversion to a residential annexe is appropriate. The outbuilding is comprised of permanent construction and is structurally sound and capable of conversion without major or complete reconstruction. The outbuilding is in-keeping with its surroundings in terms of character, form, bulk and overall design and furthermore, the barn is existing, the resultant design work required to convert the residential annexe from the outbuilding will not have a harmful effect on the character of the surrounding area, and the outbuilding is well-related to the neighbouring buildings in general and the main house in particular.

Converting the outbuilding into a residential annexe will provide a viable and vital use the building sustaining and enhancing the life of an important structure within a listed curtilage. The conversion also respects the traditional character, form and appearance of the historic Listed Building. The conversion will be compliant with Cornwall Councils Listed Building Policy 24, 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, which states that "the council will conserve the historic environment and have regard to the significance of heritage assets such as Listed Buildings"

Section 16 of the Planning Listed Buildings and Conservation Areas Act 1990: Conserving and enhancing the historic environment; where development will be expected to preserve and where appropriate enhance the character, appearance and special interest of the listed building and its setting, or any features of special architectural/historic interest which it possesses. Section 66(1) of the Act sets out a similar requirement with regard to applications for planning permission.

Section 16 of the NPPF explains the importance of conserving heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

Applicants should provide the council with sufficient information to enable an assessment to be made on the impact of the proposals on the special architectural or historic interest of the Listed Building and its setting. A high standard of design and detailing will be expected where alterations to a Listed Building are proposed", it is considered that the proposal would lead to less than substantial harm to the heritage assets and appear compliant with policy 24 of the Cornwall Local Plan.

Furthermore, the application remains compliant with the Council's suite of design and heritage-conservation policies and guidance contained with the NPPG. The impact assessment on the special interest of the building takes into account whether the proposals cause substantial or less than substantial harm to the heritage assets by altering or eroding the authenticity and of the heritage values identified previously in this report (evidential, historic, aesthetic and communal).

The proposed development would not materially affect the status quo or structural condition of, or character of the listed build or the world heritage site. The aesthetic value will not change, with the proposed work being concealed within the outbuilding. In line with the Cornwall Local Plan, developments should be based on an assessment of the significance of historical importance, which may be affected. The 1990 Planning (Listed Building and Conservation Areas) Act has been considered when assessing the implication of the proposed works:

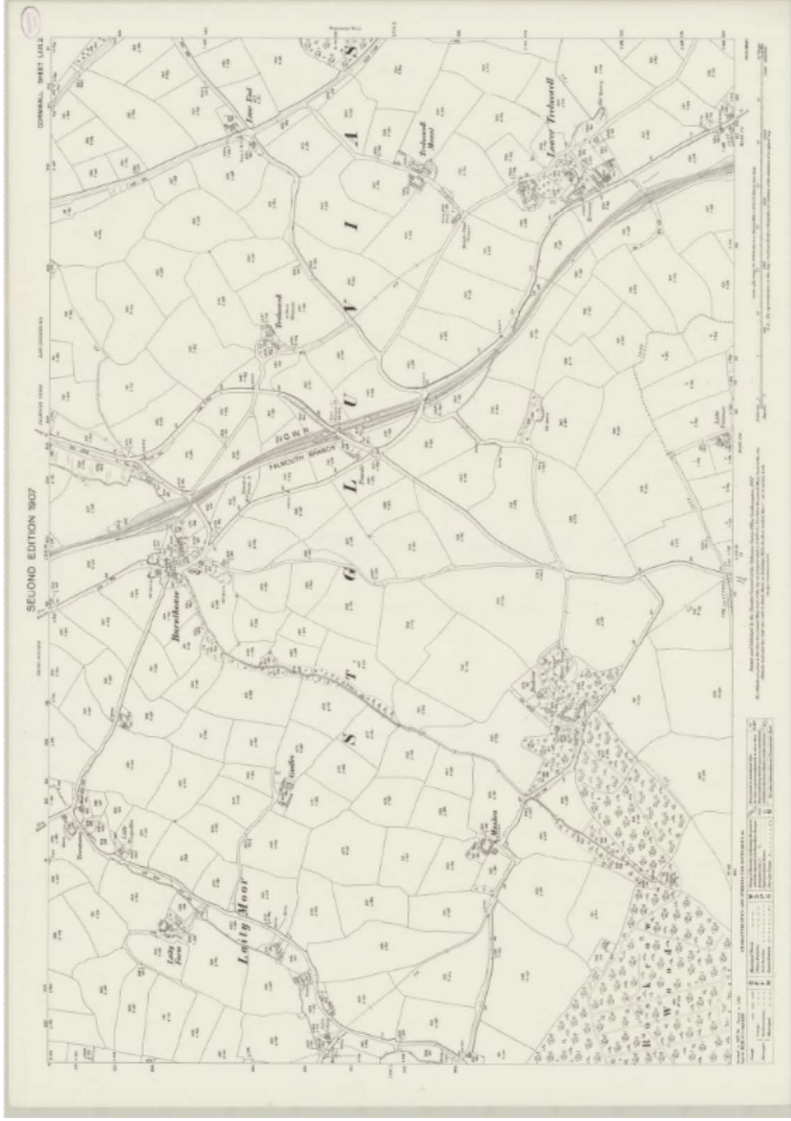
The listing for Victory house is as follows:

House. Circa early-mid CP. Granite rubble with granite dressings. Dry Delta bole hipped roof with brick chimneys over the side walls. Cast-iron ogee-section gutters. Plan: Double depth plan with 2 rooms at the front flanking a central entrance hall leading to stair hall between 2 rear service rooms. Exterior: 2 storeys. Symmetrical 3-window front with central doorway, overflight: C20 door. Circa late CP or C20 16-pane horned sashes. Interior not inspected

There are a number of Listed Buildings within the proximities of Grade II including:

- Methodist Sunday school
- Former Mill Immediately North West of the Mill House
- The Old Manse
- The Old Mill
- Pensanooth Methodist Church (Grade II listed building)





1907 Map of St Gluvias; historic archives





4

PLANNING STATEMENT

4.1 PLANNING CONSIDERATIONS

The main planning consideration in relation to this proposed development are:

Scale of development

The proposed use being ancillary to the main house.

Impact on character of the area

The proposal will remain subservient

Impact on residential amenity; paragraph 130 of the NPPF states that such material considerations include the National Planning Policy, Framework and National Planning Practice Guidance.

Policy 12 of the Cornwall Local Plan requires that development protects individuals from overlooking and unreasonable loss of privacy.

The proposed building would be used solely for habitable residential accommodation, the annexe would be ancillary to the main dwelling house and will not be used as a separate self-contained unit;

the annexe accommodation is being created for use by a member of the family who would use the main (replacement) dwelling house as part of their day to day living as a member of the family;

that there would be no separate utilities for the annexe and all lighting, heating, phone/internet, council tax etc would be billed as part of the main dwelling house; and a separate postal address would not be required or sought for the annexe as it would remain part of the dwelling house

4.2 RESIDENTIAL AMENITY

Due to the location of the proposed dwelling within a large garden, the building will be set away from any existing neighbouring dwellings and boundaries. There would be no adverse impact on existing residential amenity either through overlooking or through loss of privacy.

The building will be screened by an established natural boundary, and is compliant as listed in Policy 12 of the Cornwall Local Plan.

- loss of privacy and overlooking
- overbearing and dominant impact
- loss of light (daylight/sunlight)
- noise or disturbance
- odours, fumes or vibration.

4.3 Impact on Character of the Main building

The plot is of a substantial size and contains an outbuilding that could function as an annexe. It is considered, the design is in keeping with the character of the main dwelling, as materials will match those locally.

Residential amenity (continued)

The proposed site for the annexe is sited a sufficient distance from neighbouring properties and the design of the proposed annexe will blend well within the site. The new building will not be highly visible from the road and will be linked to the main house. It is currently a modest sized building, considerably designed to merge in amongst a well landscaped garden.

Policy 12 of the Cornwall Local Plan requires that development protects individuals from overlooking and unreasonable loss of privacy, overbearing impacts, and unreasonable noise and disturbance. The siting, form and scale of the proposed new annexe demonstrates a high quality consideration of the impact and seeks to respect the setting of the existing built environment. It also safeguards landscape, nature conservation and amenity value.

The proposed project for the new building, in terms of visual impact, would be minor and would be acceptable and in accordance with policies of the Cornwall Local Plan.

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial strategy

Policy 2a Key targets

Policy 3 Role and function of places

Policy 12 Design

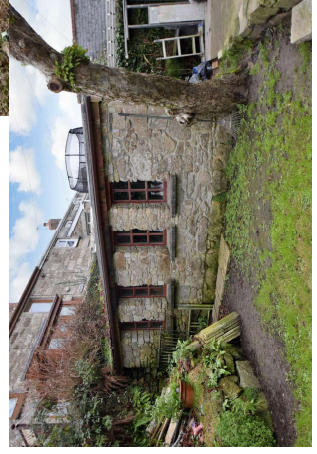
Policy 13 Development standards

Policy 21 Best use of land and existing buildings

Policy 24 Historic buildings

The proposed application offers betterment of the site in terms of design. The layout/scale of the proposed annexe is appropriate for residential use. Paragraph 8 of the NPPF identifies three mutually dependant dimensions to sustainable development; it should fulfil an economic role, a social role and an environmental role. Paragraph 8 identifies that these roles should not be undertaken in isolation, because they are mutually dependent.

Also of note, paragraph 130 contained the National Planning Policy Framework states that decisions should ensure that developments overall function well and add to the overall quality of the area. The NPPF guidance sets out pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.



Planning Policy Guidance and Legislation

The National Planning Policy Framework (NPPF) sets out government planning policy as a material consideration and advises that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development. This requires the planning process to consider three dimensions, firstly, economic, social and environmental considerations, and requires that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. The guidance has been at the heart of this proposal to comply with the guidance, as much as is practicable. The annexe is proposed as ancillary living space for the family members and its function will rely upon the main dwelling house to support its role and function.

The proposed annexe is fully within the curtilage of the main dwelling, uses the prevailing vehicular access provision and will remain in the same ownership. The location of the annexe has been chosen to be entirely subservient to the dwelling, being well related to the existing dwelling. Being located where it is, with no boundary demarcation or notable sub-division of the garden. The development allows the household family members to live on-site and the proposed location also ensures that there would be no significant issues concerning overlooking and overbearing with existing built form. The design of the proposed annexe complies with guidance note points (d), (e) and (f). Therefore, in the absence of any other material considerations to justify otherwise it is respectfully requested that planning permission is granted for the proposed development.

The National Planning Policy Framework should be referred to as a overarching material consideration in the processing of Planning applications. In relation to the development proposals, the following specific policies have been referred to in the National Policy Framework:

- Section 1. Introduction
- Section 2. Achieving sustainable development
- Section 4. Decision-making
- Section 5. Delivering a sufficient supply of homes
- Section 6. Building a Strong, Competitive Economy;
- Section 11. Making effective use of land
- Section 12. Achieving well-designed places
- Section 14 - Meeting the Challenge of Climate
- Section 15 - Conserving and Enhancing the Natural Environment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: "if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise." The relevant policies against which to assess this proposal are contained within the Planning Policy Guidance and Legislation. In relation to the development of proposals and during the consultation process the following specific policies have been referred to: Cornwall Local Plan Strategic Policies 2010-2030 adopted 22nd November 2016)

Cornwall Local Plan:

- Policy 1 Presumption in favour of sustainable development
- Policy 2 Spatial strategy
- Policy 2a key targets
- Policy 3 Role and function of places
- Policy 12 Design
- Policy 13 development standards
- Policy 21 Best use of land and existing buildings
- Policy 23 Natural environment
- Policy 24 Historic environment
- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

World Heritage Site

it is considered that the development will preserve the character of the WHS, and the development thereby accords with paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework

National Planning Policy Framework 2021

- Section 1. Introduction
- Section 2. Achieving sustainable development (Paragraph 11 – Presumption in favour of sustainable development)
- Section 4. Decision-making
- Section 5. Delivering a sufficient supply of homes
- Section 6. Building a Strong, Competitive Economy
- Section 12. Achieving well-designed places
- Section 14 - Meeting the Challenge of Climate

Cornwall design guide 2021 Section 15 - Conserving and Enhancing the Natural Environment
 Planning Practice Guidance Section 16. Conserving and enhancing the historic environment
 Paragraph 124 - 132 – (Developments of good design)





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CONCLUSION

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CONCLUSION

Having regard to the principal issues that have been raised and addressed during the course of the application, we understand the key objectives of planning policy in relation to this application as being to support a positive, sustainable form of development.

As can be seen in the associated plans, the design seeks to compliment and echo the character of the surrounding buildings by utilising locally sourced materials. All materials to match with the main dwelling.

The key matters to be addressed in the determination of this application are considered to include the following:

- Need for the Development
- Principle of Development
- Suitability of the Site
- Impact Upon built environment
- Impact Upon Trees and Landscape
- Impact Upon neighbouring residential Amenity
- Drainage

We understand the key objectives of planning policy in relation to this application as being to support positive, sustainable development and to control and manage change to Heritage Assets in a way that takes into account a full understanding of their significance and the impact of any changes on that significance.

We believe that the changes proposed in this application are modest and appropriate and derive from a detailed understanding of the existing building, its historic significance and its condition. The proposed annexe is considered to be of an appropriate scale within the site itself and considering the modest garden, there are no implications on the character of the listed building.

On design grounds, the proposed annexe will not appear prominent within the setting, particularly given the existing built form of the outbuilding with garden vegetation to act as natural screening. The proposed development promotes the delivery of an annexe in an existing outbuilding constructed approx 15 years ago.

The proposed conversion to annexe is modest, and focused to add to the aesthetic and architectural value of the main dwellinghouse and as such, the proposals will not lead to harm or loss of significance of the designated heritage asset.

It is clear therefore that the proposed works and design are consistent with policy aims. The proposed project represents a considered, sensitive approach to the site's context, resulting in a high quality, distinctive development.

The proposed annexe will be considered as an ancillary building and assessed under Cornwall Council Cornwall Council's Annexe Guidance Note and note the following: The proposed annexe is within the curtilage of the host dwelling; the annexe will share its vehicular access with the host dwelling; the annexe is well related with no boundary demarcation and will be in the same ownership; a functional link is provided from the annexe to the host dwelling.

The new proposed dwelling would share its vehicular access with the annexe and would have no dedicated parking space. The external private amenity space would be shared with the proposed annexe. The proposed annexe incorporated within the design of the proposed application would appear as a subservient annexe to the host dwellinghouse. It's scale is typical of an annexe to provide family accommodation and is considered acceptable in this context.

In summary, it is considered that the site would be suitable for the proposed development, in accordance with the prevailing planning policies of the Cornwall Local Plan and Policies contained within the NPPF and it is reasonable to expect planning permission to be granted.

The following points are of relevance;

Within a settlement and close to facilities and public transport. Within a location where there is accessibility to a range of transport modes; the annexe is considered to appear small-scale and have an ancillary use that is compatible with the locality, and it would be sited in a way which can be achieved with very little change or impact on the character of the area;

No detrimental harm in amenity terms;

No adverse highway issues

The proposal has appropriate justification which would ensure the occupation would remain ancillary to the host dwelling. Although the annexe contains all the facilities required for everyday living, the subservience, shared access and amenity space, mean that on balance it is considered that the proposed development would not be capable as a separate unit of accommodation.

In summary, it is considered that the site would be suitable for the proposed development, in accordance with the prevailing planning policies of the Cornwall Local Plan and Policies contained within the NPPF and it is reasonable to expect planning permission to be granted.



