

# Heritage Statement and Impact Assessment

Client: Studio Gotz

Proposal: Extensions to Dwelling

Location: Haddon House, St Johns Hill , Shenstone, Staffs.

WS14 0JB

July 2023

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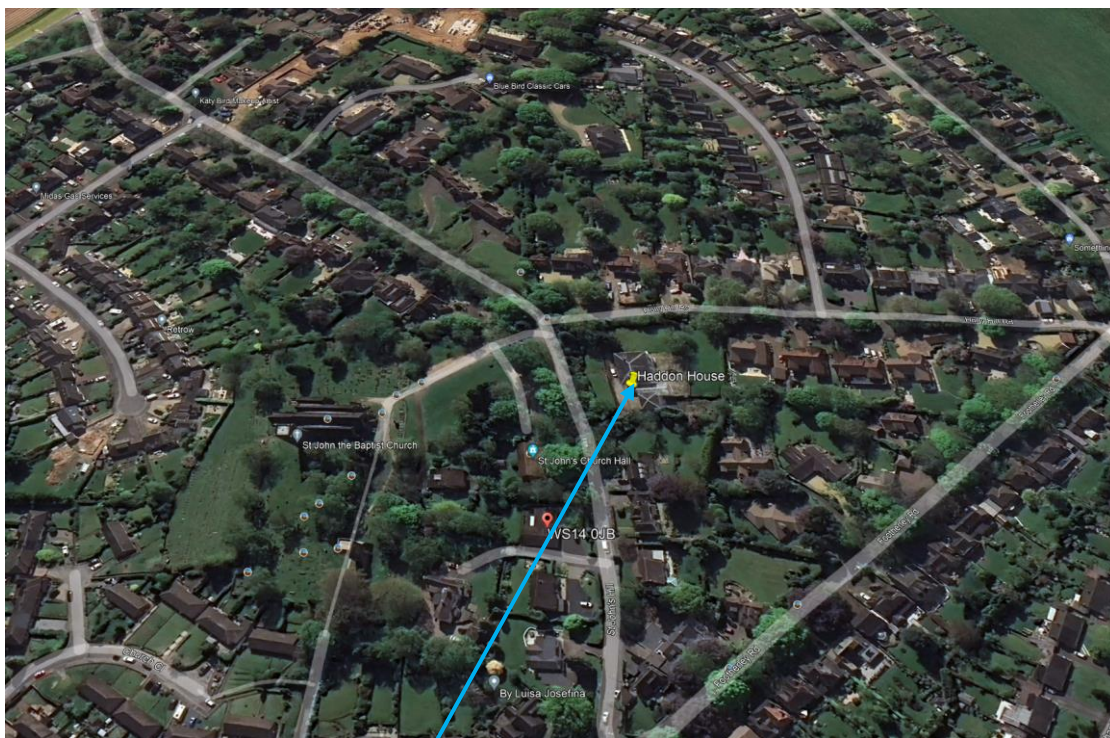
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# Part One: Heritage Statement

## 1. Introduction

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- 1.1. This document has been prepared to accompany a planning application for extensions at Haddon House, St. Johns Hill, Shenstone.
- 1.2. Haddon House and the site for the proposed extensions (referred to as the application site) is located within the Shenstone Conservation Area and within the vicinity of 2 listed buildings: a church and an old church tower. The first part of this document is a heritage statement which will establish the contribution the application site makes to the significance of the affected heritage assets. The second part of the document provides an assessment of the impact of the proposal on the significance of the heritage assets.



- 1.3. Google Streetview Location



1.4.  
Google street view entrance



1.5.  
Google street view St Johns Hill

## 2. Proposals

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- 2.1. The application proposes extensions and alterations to Haddon House, a detached dwelling located at the corner of St Johns Hill and Holly Hill Road which comprise of:
- New double height entrance feature.
  - Single storey side canopy to replace existing.
  - Two storey rear extension to accommodate kitchen, lounge and bedroom.
  - Side extension between main dwelling and annexe to replace conservatory to provide home office and new conservatory.
  - Loft dormer.
  - Increase pitch of roof on main dwelling to accommodate proposed lift and improve proportions.
  - Internal remodelling.
  - Facing brick finish over existing render to existing dwelling and annexe.
  - Re-proportioning of windows throughout main dwelling.
  - 6 car garage at lower ground floor.
  - Lower ground floor link between main dwelling and garage, to include wine room, gym, shower room, plant and store
  - Outside undercover area for BBQ
- 2.2. The extensions are of a contemporary design and materials as detailed in the application plans.



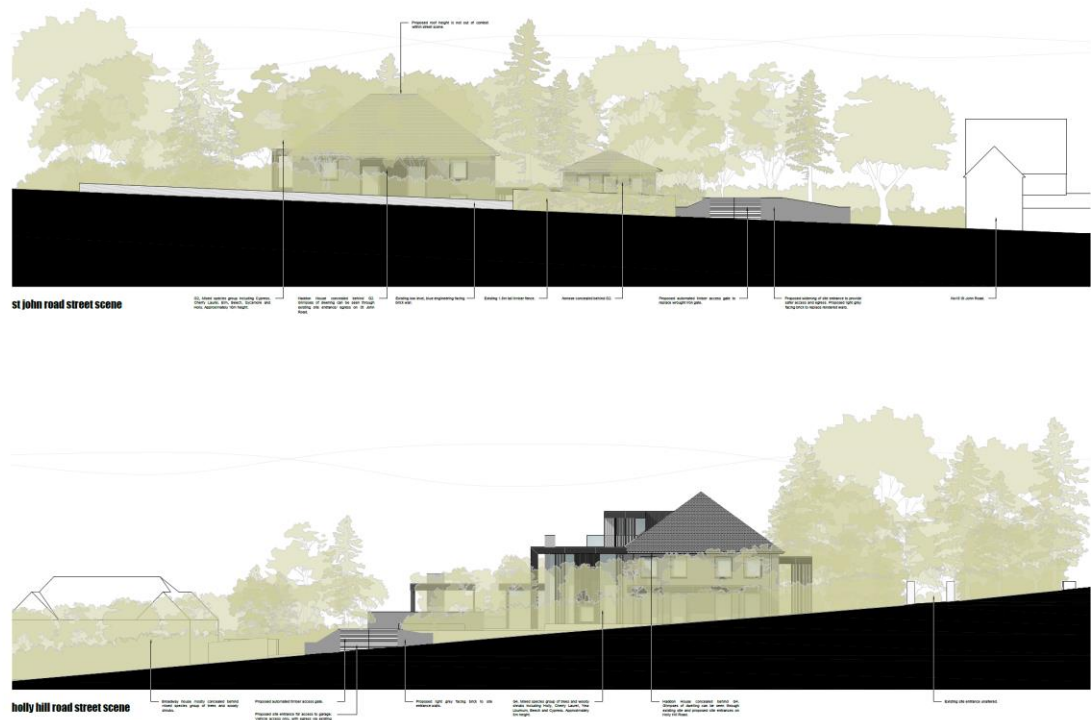
Holly Hill Road access



Front Elevation (St Johns Hill)



Side elevation facing Holly Hill Road



## Street Scenes

### 3. Method and limitations

- 3.1. The structure and content of this document has been prepared based upon the advice provided within Historic England Advice Note 12: Statements of Heritage Significance (2019). Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.
- 3.2. Relevant material has been obtained from the Staffordshire Historic Environment Record.
  - to the east of the application site is the Church of St John (List Entry Number: 1374287). This is a grade II listed building constructed in 1852.
  - The old Church tower approximately 100 metres north of church of st john is listed Grade: II\*, (List Entry Number: 1038830)

- There are a number of properties included on Lichfield District Council's list of Buildings of Special Local Interest (2012) as identified in the Shenstone Conservation Area Management Plan.
- 3.3. Haddon House itself is not included on the Lichfield District Council's list of Buildings of Special Local Interest nor is it recorded on the Staffordshire Historic Environment Record.
  - 3.4. Haddon House, its garden and the site for the proposed extensions are located within part of the historic core of the Shenstone Conservation Area. This document therefore includes an assessment of the contribution the application site makes to the contribution to the Conservation Area.
  - 3.5. From Haddon House there is a view of the grade II listed building the Church of St John. The application site is therefore considered to fall within the setting of this designated heritage asset, and it will be considered further within this document.
  - 3.6. Due to the siting of the proposed extensions and alterations to Haddon House and the presence of natural screening and intervening built form, there is no inter-visibility between the site for the proposed extensions and the listed old tower. There are no known key historic, functional or other relevant relationships between the site and this designated heritage asset. The site is therefore not considered to fall within the setting and due to the form of the proposal it is considered the heritage asset would not be sensitive to the proposed development. It is considered further in this document.

#### **4. Legislation and Policy Context**

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##### **Planning (Listed Buildings and Conservation Areas) Act 1990**

- 4.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative framework for the conservation of listed buildings and conservation areas within the planning system.
- 4.2. Section 69 of the Act defines a conservation area as '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'.
- 4.3. The general duty in Section 72 of the Act requires a local planning authority in the exercise of its powers in respect of buildings or land with a conservation area to give '*special attention to the desirability of preserving or enhancing the character or appearance of the area*'.

## National Planning Policy Framework (2021)

- 4.4. The National Planning Policy Framework (NPPF) sets out the government's planning policies and how these are expected to be applied to contribute to the achieving sustainable development. An environmental objective to achieving sustainable development is to contribute to protecting and enhancing our natural, built and historic environment. **Section 12** of the NPPF provides the national policy on achieving well-designed places. **Section 16** of the NPPF provides the national policy on conserving and enhancing the historic environment.
- 4.5. The **Planning Practice Guide** provides further advice and guidance on the application of the government's planning policies on conserving and enhancing the historic environment as set out in the NPPF.
- 4.6. The **National Design Guide** (2019) provides planning practice guidance for delivering beautiful, enduring and successful places. The guide recognises that it is important to understand how local history, culture and heritage influences local vernacular and the identity of a place. It advises that well designed places should have a character that suits its context and its history.

## Local Planning Policy

- 4.7. Relevant local planning policy is provided by the **Lichfield District Local Plan (LDLP) (2008-2029)**. Chapter 12 of the LDLP includes the policies on the Built and Historic Environment.
- 4.8. **Core Policy 3** of the Local Plan lists a number of key issues that development should address in order to ensure sustainable development. The policy seeks to :
- Protect and enhance the character and distinctiveness of Lichfield District and its settlements.
  - Be of a scale and nature appropriate to its locality.
  - Encourage the re-use of previously developed land in the most sustainable locations.
- 4.9. **Core Policy 14: Our Built & Historic Environment** recognises the importance of the district's heritage assets. Development proposals which conserve and enhance a heritage asset, or its setting will be supported where clear and convincing justification has been provided through an assessment of the significance of the asset or its setting. In conservation areas, the built form will be protected and enhanced and there should be no net loss of trees, with physical improvements to conservation areas linked to the objectives contained within conservation area appraisals and their management plans where appropriate.

- 4.10. **Policy BE1: High Quality Development** states that all development proposals should ensure that a high quality sustainable built environment can be achieved. Development will be permitted where it can be clearly and convincingly demonstrated that it will have a positive impact on: (for example):
- The significance of the historic environment, which includes conservation areas and locally listed buildings
  - The built vernacular: where new development should carefully respect the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views
- 4.11. Supplementary planning guidance is provided in the **Historic Environment SPD (2015)**. This document provides further detail to the policies relating to the historic environment and achieving high quality development within the district. Guidance is provided on the building form and external appearance of new development.
- 4.12. **Shenstone Neighbourhood Plan** (adopted February 2015), Policy H3 states that development should be in keeping with the predominant architectural style of the residential properties in the immediate surrounding area.
- 4.13. The **Shenstone Conservation Area Appraisal (SCAA) (2010)** defines the special interest of the conservation area and seeks to guide development located within it. The appraisal identifies the effects of conservation area designation with special consideration to be given to maintaining the qualities which give the area its character.
- 4.14. **Shenstone Conservation Area Management Plan (SCAMP)** gives the mid to long term strategy for the management of the conservation area.

## 5. Affected Heritage Assets

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### Shenstone Conservation Area

- 5.1. The site of Haddon House lies within the Conservation Area and therefore is affected by the proposal. Shenstone Conservation Area was designated in 1977, first extended in 1989 (land enclosed by Fotherley Rd, Holly Hill Rd and St. John's Hill) and then again in 1999 (the Trinity Methodist Church and the east side of New Rd). A map identifying the location of the site within the Shenstone Conservation Area is included in Appendix 1. Those buildings that provide a positive contribution to the Conservation Area are highlighted in the Appraisal map.

- 5.2. It should be noted that Haddon House is neither listed, locally listed, or proposed for adding to the local list, nor is it highlighted as contributing positively to the Conservation Area on the Appraisal map. However, the following statements are relevant.
- 5.3. The SCAA provides a Summary of Importance:  
Para.1.1 *Shenstone Conservation Area is significant for the following reasons:*
- *It has a relatively complete and unspoilt historic core concentrated in Main St, Church Rd and parts of Pinfold Hill.*
  - *It contains a range of buildings from different historic periods and in different architectural styles reflecting a wide range of social status in the historic village.*
  - *Its layout illustrates clearly its origins as an agricultural settlement with surrounding land being farmed from the village.*
  - *There is a consistency to the building materials which are chiefly local red brick and Staffordshire blue clay roof tiles.*
  - *In spite of considerable 20th century development, the heart of the village retains a rural character - the result of its cottage style dwellings but also of the presence of a significant amount of mature trees and hedgerows. These are of key importance to the character of the conservation area.*
- 5.4. The proposals will add a new modern architectural style and materials, sympathetic to the varied character and retaining the trees that are important to the character.
- 5.5. The SCAMP provides management strategies relevant to the site:
- Action 7a  
*The Council will seek to ensure that development on the edges of the conservation area preserves or enhances the special interest of the conservation area and causes no harm to that special interest.*
  - Action 7b  
*The Council will seek to ensure that (these) important views remain protected from inappropriate forms of development and also that due regard is paid to them in the formulation of public realm works or enhancement schemes.*
- 5.6. In this case the site is at the edge of the Conservation Area. The scheme both preserves and enhances the special interest of the conservation area and causes no harm to that special interest, while important views from the church remain protected.
- 5.7. In addition, para 9.2 refers to trees and makes reference to Haddon House:  
*The core of Shenstone is characterised by mature trees. The bulk of these trees was planted during the Victorian and Edwardian eras and is now fully mature. Footherley Rd is a particularly good example with large horse chestnut, sycamore and beech trees planted within the front gardens of the houses and thus lining the road. Other large specimens include a very large sycamore on Richard Cooper Rd, **a large beech within the grounds of Haddon House**, the trees found along Holly Hill Rd and the very prominent trees within the churchyard of St John the Baptist. In addition there*

*are many parkland trees within the grounds of Shenstone Court which form a very distinctive landscape.*

- 5.8. It is noted that the scheme retains all of the screening and mature trees around the site. Glimpses of the dwelling can be seen through the existing site and proposed site entrances on Holly Hill Road but the essential sylvan character is retained.
- 5.9. Across St Johns Hill are the Church grounds. The grassy area in front of the Church is known as the Glebe. A 'Glebe' is an area of land within a parish used to support the parish priest. This would have been an extensive piece of land including the vicarage and grounds but now reduced and buildings added. To the north of this is the Church Hall and beyond this, nearer the church, is the new Vicarage, built in the 1970s, therefore having some historic interest.

### **The application site**

- 5.10. The proposed site for the two storey extension is located to the side of Haddon House at the southern corner fronting both roads. The existing frontage to St Johns Hill through the driveway is of the garage /annex block and a glimpse of the main frontage and its colonial style porch. The material of stone coloured rendering is evident as is the slate tiled roof and white garage doors. The building is set back slightly from the frontage within an extensive side garden to Haddon House and a further lawn at a lower level to the street at Holly Hill Road.
- 5.11. The footprint of a house is evident on an early Ordnance Survey map from 1902 which is provided in Appendix 2. The original property is understood to be dated to about 1640. It was known to have been occupied by historic dignitary Sir Richard Cooper's sister-in-law Miss Margaret Ashmall.
- 5.12. The current property was known to have been rebuilt in 1972 on a similar footprint. The present house contains many items of historical architectural salvage. The old lamp posts in the front garden were from the Mall in London, the staircase from Glengarry Castle, Scotland, the main fireplace from Leeds Castle in Kent and two stone carved angels over doorways are from Lichfield Cathedral. There are further historic features on the site such as the lawns at different levels and walled boundaries with steps.
- 5.13. The application site now consists of a main house, a garage with a storey above converted as an annex and a fully glazed conservatory linking the two buildings. The driveway leads to a parking area for the annex and across the frontage.

- 5.14. The surrounding architectural character is very much of large, detached dwellings of varying age and style with no prevailing house type or design rationale. The character of the street scene is very much defined by dwellings being situated in large, leafy plots.
- 5.15. The theme of the proposed dwelling whilst more contemporary than surrounding properties, seeks a high quality a design and has taken cues from the nearby large properties. The proposal will recede into this generous plot and be well screened by the mature trees. With the set back in the plot the scale of the extensions will appear commensurate and appropriate within the plot. The proposed development would integrate well and as such would not cause harm to the character and appearance of the area.
- 5.16. There is no direct reference to the application site or the dwelling previously upon the site (and present at the time of its adoption in 2015) within the SCAA or SCAMP and it therefore has no particular significance within the Conservation Area.

### **The Church of St John**

- 5.17. St John the Baptist Church was designed by John Gibson, architect of London and built in 1852-53. The Church of St John is a grade II listed building of special historic and architectural interest. It was listed in 1964. The designation identifies the building as 'Rock faced, almost vermiculated, coursed dark sandstone. Banded tiled roofs. Verge parapets on corbelled kneelers. North tower, nave, west porch, aisles, chancel, south chapel and south porch; extremely large and of Early English style.
- 5.18. Due to the distance, as detailed below, the proposed extension and alterations have is no adverse impact on the church.

Official list entry



Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1374287  
Date first listed: 27-Feb-1964  
Date of most recent amendment: 15-Jan-1988  
List Entry Name: Church of St John

Statutory Address 1: Church of St John, St Johns Hill

Location

Statutory Address: Church of St John, St Johns Hill

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

County: Staffordshire

District: Lichfield (District Authority)

Parish: Shenstone

National Grid Reference: SK 10970 04316

Details SK 1004-1104 14/84

SHENSTONE CP ST. JOHNS HILL (north side) Church of St John (Formerly listed as Church of St John Baptist)

**27.2.64 GV II Parish church. 1852-53 by John Gibson. Rock faced, almost vermiculated, coursed dark sandstone. Banded tiled roofs. Verge parapets on corbelled kneelers. North tower, nave, west porch, aisles, chancel, south chapel and south porch; extremely large and of Early English style.**

***Tower: set to the north-east corner of the north aisle, square and of four stages, angle buttresses of five stages. Strings between stages and set-in below bell chamber, string at bell chamber impost level and corbelled cornice with gargoyles at angles below parapet. Two-light pointed openings to bell chamber and first stage of north face; pointed north door. Octagonal stair turret clasped against south west angle and set into aisle.***

***Nave: extremely long, only one bay exposed beyond aisles at west end with three-light pointed windows to sides and rose window to west over a small gabled porch. North and south aisle: slightly lower than nave, gabled at ends, both similar and of approximately five bays.***

***North aisle has four bays exposed running up to tower, divided by heavy two-stage buttresses, strings at cills and imposts, with three-light pointed windows. South aisle has three bays exposed, the west bay with a gabled porch which has a labelled pointed arch over C20 part-glazed doors. The two east bays are taken up by the south chapel of similar style to nave and aisles, of two bays but only two-light windows to south side. Chancel: of two bays, similar to remainder but with three-stage gabletted buttresses and five-light pointed east window; the east end is something of a crowd of gables with five profiles in view.***

Listing NGR: SK1097004316

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

Legacy System number: 272699

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.

## Church Old Tower

- 5.19. Through the graveyard in front of the church is the Old Tower. The ancient ruins of the old Saxon/Norman church were partially demolished in 1853 when the new church was built and only the tower was saved. The pinnacles on the tower were removed later for safety reasons. The tower can be glimpsed by some parts of the application site and first floor windows but as such has no impact on the significance of the tower.



Official list entry

Heritage Category: Listed Building  
 Grade: II\*  
 List Entry Number: 1038830  
 Date first listed: 27-Feb-1964  
 Date of most recent amendment: 15-Jan-1988  
 List Entry Name: CHURCH TOWER APPROXIMATELY 100 METRES NORTH OF CHURCH OF ST JOHN  
 Statutory Address 1: CHURCH TOWER APPROXIMATELY 100 METRES NORTH OF CHURCH OF ST JOHN, ST JOHNS HILL  
 The building or site itself may lie within the boundary of more than one authority.  
 County: Staffordshire  
 District: Lichfield (District Authority)  
 Parish: Shenstone  
 National Grid Reference: SK 10944 04382  
 Details  
 SK 1004-1104 SHENSTONE C.P. ST. JOHNS HILL (north side), Shenstone  
 14/85 Church tower approx. 100m north of Church 27.2.64 of St. John (Formerly listed as Ruins of Old Church) GV II\*  
**Church tower. C13 with later alterations. Coursed sandstone; square plan rising approximately 3 stages. Cyma recta cornice below parapet; lancets to bell chamber with recessed plaques over. Pent, buttressed, stone roofed outshut to south. Fragment of south aisle has remains of pointed south door. The tower marks the site of the former church, the foundations lying to the east. The church was dismantled for the construction of the new church (q.v.).**  
 Listing NGR: SK1094404382  
 Legal: This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

## 6. Heritage Significance

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- 6.1. Significance is defined by the NPPF (Annex 2) as *'the value of the heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 6.2. The identification of such qualities allows for a reasoned assessment of whether the character and appearance of the application site contributes to the significance of the Shenstone Conservation Area. The categories of heritage interest have been applied to the application site below.
- 6.3. Despite being located within the historic core of Shenstone, the potential for archaeological interest to be uncovered is considered very limited given previous development. The lower garden remains in part but has since been divided and developed for new housing. Its boundary wall remains in situ.
- 6.4. It is of some architectural or artistic interest, being a replica of the original Georgian house, with clearly Georgian style features such as the window style and configuration, portico porch and roof design.
- 6.5. It is of some minor historic interest given its position at the edge of the core of the village. The original property is understood to be dated to about 1640. It was known to have been occupied by historic dignitary Sir Richard Cooper's sister-in-law Miss Margaret Ashmall.
- 6.6. The relationship to the church does allow for the development of Shenstone and its associated historic interest to be understood, although this appreciation

is minor given that the streets surrounding have since been developed. The enclosed nature of the gardens already enclosed views and the extent of this view from beyond the garden remains today. In respect of views to the church, the glebe area opposite Haddon House remains an open area where views are unrestricted.

- 6.7. In summary the application site is of some minor architectural, artistic or historic value. In addition, as the trees and hedging will remain this is also making a positive contribution to the significance of the Conservation Area. For these reasons the application site is considered to make a minor but positive contribution to the significance of the Shenstone Conservation Area.
- 6.8. The existing dwelling would appear to date from the 17<sup>th</sup> century and is set back from the street. The replacement dwelling has been altered quite substantially over time, including alterations such as a conservatory extension which is quite prominent in the frontage. The building, however, demonstrates no clear or particular element of significance that warrants identification as a building of special local interest (or a non-designated heritage asset in terms of the NPPF) so the building has not been identified as such in the SCAAMP. Overall Haddon House is considered to consist of a neutral element within the Conservation Area.
- 6.9. Due to the inter-visibility between the grade II listed Church of St John and the application site it is considered to fall within the wider setting of this heritage asset. The church principally derives its significance from the architectural, artistic and historic interest of its built form as a parish church although the church also embodies communal value as a place of worship and as a social focal point of both the past and present community of Shenstone. The proposal would retain the significance of the church.
- 6.10. The old church tower is located on raised ground and within a large church yard which provides some separation from surrounding built form. It has a pleasant setting away from the core of the historic village. By virtue of the height of the church tower and the raised position of the church it is a key and prominent feature within the landscape surrounding Shenstone, so the church has a wide setting. This view does demonstrate the importance of the church within the wider landscape and the application site does form part of its wider setting, however from the application site only a minor appreciation of the significance of the Church of St John and the Old Church Tower can be obtained due to the limited extent of its visibility.

## Part Two: Impact Assessment

### 7. Introduction and Assessment Method

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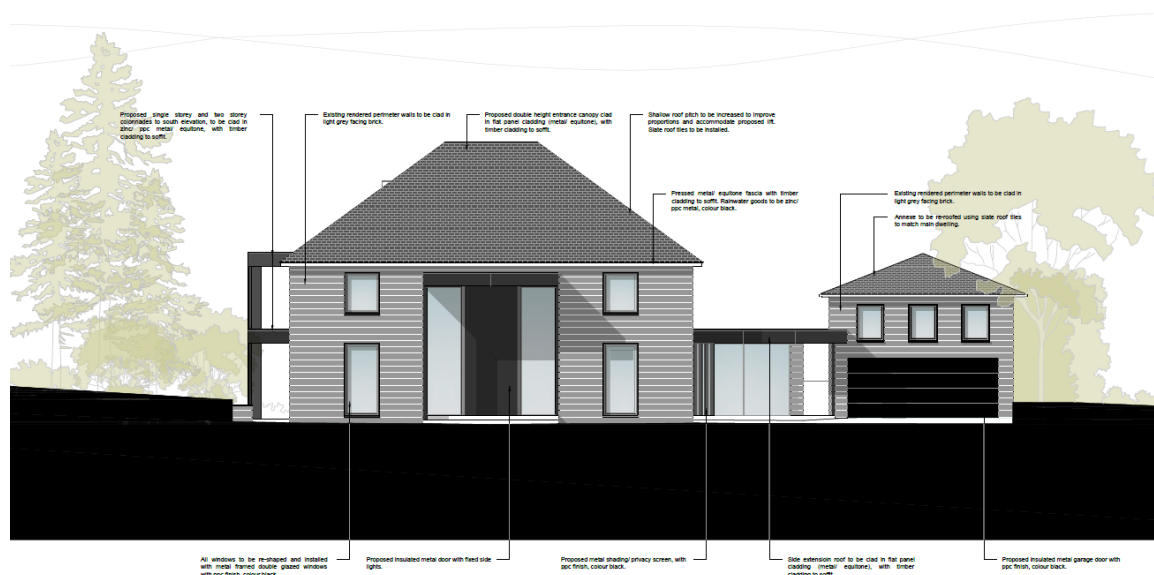
- 7.1. Part two of this document is an assessment of the impact of the proposal on the significance of the Shenstone Conservation Area and the grade II listed building the Church of St John.
- 7.2. Drawings of the proposed extensions prepared by Studio Gotz Architects are included within the submissions.
- 7.3. A number of objective methods of assessment can be utilised in practice to determine the impact of a proposal on a heritage asset. The British Standard 7913 (2013) *Guide to the conservation of historic buildings* provides an evaluation matrix (in section 5.6.5 of the document) to determine the impact of a proposal by assessing the significance of a heritage asset against the effect of the changes proposed on that significance. The evaluation matrix has been applied within the impact assessment below, with key findings regarding significance, effects and impact highlighted in bold text.

### 8. Impact Assessment

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- 8.1. The building is located within the village of Shenstone and is near to the listed church and old tower, beyond the core of the village. Due to some historic and former architectural interest and its grouping within retained trees, the site makes a positive contribution to the character and appearance and thus significance of the Conservation Area.
- 8.2. As established in part one of this document the application site makes a minor positive contribution to the character and appearance and thus significance of the Shenstone Conservation Area. Overall, the significance of the application site in terms of the assessment matrix is considered to be **medium**.
- 8.3. As regards the impact on the church, and views thereto, the erection of a new extensions in the application site would not remove this view, as per its recent history. The historic interest of the conservation area could continue to be appreciated from the garden of Haddon House and critically the important viewpoints to the church would be unaffected by the proposal. The effect from the change upon important views arising from the proposed extensions is therefore considered to be **negligible**, that being a slight change affecting the significance of the heritage asset or its setting, but which does not erode the significance of the conservation area.

- 8.4. Large extensions are common features that reflect the historic pattern and grain of development within the conservation area. The increase in the scale and mass of the building is likely to result in a development of a new and modern visual impact when viewed from the road frontage, but it would not be a negative contributor to the character of the area.
- 8.5. The proposed construction materials for the building are not those that follow the Staffordshire vernacular. The use of a modern style ensures the front elevations of the house have a characterful appearance and further modern architectural detailing is provided. The visual effect from the new development is considered to constitute a change affecting the significance of the Conservation Area but one that does not erode its significance, meaning the level of effect is **negligible**.



- 8.6. The above assessment has identified that the proposal for new extensions will have a negligible effect on the historic interest and the subsequent significance of the Conservation Area. Therefore, it is determined that the impact of the proposal is **neutral** and consequently the significance of the conservation area will be preserved.
- 8.7. The additional distant view to the grade II listed building the Church of St John would remain. As the application site only allows for a minor appreciation of the significance of the church it is considered that the effect as a result of the proposed development would be **negligible**, given that the view of the tower of the church would remain from the garden of Haddon House and a much greater appreciation of the significance of the church can be obtained from other positions in the wider landscape. When looking towards the application site from within the churchyard the side elevation of

Haddon House is a very minor feature of the view, amongst substantial screening of a mixed species group of trees and woody shrubs including Holly, Cherry Laurel, Yew Laburnum, Beech and Cypress, approximately 6m in height, which will remain. When complete the side elevation of the extension would be barely perceptible, and if visible would be read in context with surrounding development in contemporary materials. When viewed from the church the proposal is considered to result in a **negligible** change to its significance.

- 8.8. The above assessment has identified that the proposal for extensions and alterations will have a negligible effect on the various elements of interest and the subsequent significance of the Church of St John. Therefore, it must be determined that the impact of the proposal is **neutral** and consequently the significance of this grade II listed building will be preserved.
- 8.9. Although the proposed works would result in a visual change to the external appearance of the building, the retention of the main structure would result in no harmful change to the front elevation facing into St Johns Hill, retaining significant mature natural screening and boundary walls, it is considered that the proposal would preserve the character and appearance of the Conservation Area and would not result in any material effects upon the significance of other heritage assets located within the vicinity.
- 8.10. In summary, the proposal will result in a neutral impact on the character and appearance of the Conservation Area and low level of impact upon the grade II listed building. Overall, the proposed works would result in a suitable adaptation compatible with the significance of the building which would update the house to modern living standards whilst preserving its special historic and architectural interest. In addition, due to the appropriate nature of the works to the external elevations of the building the significance of the Conservation Area would also be preserved.

## 9. Assessment against Legislation and Policy

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- 9.1. By describing the significance of and assessing the impact of the proposal upon affected heritage assets this statement is considered to have satisfactorily met the requirements of paragraph 194 of the National Planning Policy Framework (NPPF).
- 9.2. A thorough assessment has determined that the proposal will have a neutral impact upon the Shenstone Conservation Area and therefore its significance will be preserved. The proposal therefore complies with the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Core Policy 14 of the Lichfield District Local Plan (LDLP). The assessment

has also determined that the proposal will have a neutral impact upon the grade II listed buildings, the Church of St John and the Old Church Tower, and therefore their significance will be preserved. The proposal therefore complies with the statutory duty of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Core Policy 14 of the Lichfield District Local Plan (LDLP).

- 9.3. No harm to a designated heritage asset has been identified by this proposal so the weighted balancing exercise required by paragraphs 199 to 203 of the NPPF do not apply.
- 9.4. The design of the extension respects the character of the surrounding area in terms of its layout, scale, form, architectural detailing and retaining public views. Although a contemporary design and not following the local vernacular of a Staffordshire village, it is considered to represent an appropriate design in compliance with Policy BE1 of the LDLP and be in line with guidance contained within the Historic Environment SPD and the SCAAMP and is consistent with Policy H3 of the Shenstone Neighbourhood Plan.

## 10. Conclusion

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- 10.1. This document has been researched and prepared to accompany a planning application for the erection of extensions at Haddon House.
- 10.2. The first part of the document has established that Haddon House itself is of no particular significance and it consists of a neutral element within the Conservation Area. The application site is of some minor historic interest that is considered to make a minor but positive contribution to the significance of the Conservation Area.
- 10.3. There is a current view of the grade II listed building the Church of St John from within the application site which demonstrates the importance of the church within the wider landscape and its setting. However, from the application site only a minor appreciation of the significance of the Church of St John can be obtained due to the distance and limited extent of its visibility.
- 10.4. The second part of the document has assessed the impact of the proposal upon the significance of the Shenstone Conservation Area and the Church of St John. The effect from the change resulting from the proposed extensions upon important views and the visual effect from the new development are both considered to be neutral. The impact of the proposal upon the historic interest of the Conservation Area is therefore neutral and consequently the significance of the conservation area will be preserved.
- 10.5. As the application site only allows for a minor appreciation of the significance of the Church of St John due to its limited extent and intervening distance it is considered that the effect of removing the view from the application site as a result of the proposed development would be negligible. There would be no discernible change from the development and therefore no effect in views from the church towards the application site. The impact of the proposal upon the special interest of the church is therefore neutral and consequently the significance of this grade II listed building the Church of St John will be preserved.
- 10.6. The completion of this two-stage statement of significance and impact assessment has met the requirements of national planning policy. It has been determined that the proposal will preserve the special interest and significance of the Shenstone Conservation Area and the Church of St John thus complying with legislation, national and local policies which seek to preserve the historic environment. The proposal is of high quality but contemporary design, being influenced by local character and distinctiveness, therefore the proposal complies with national and local policies which seek to ensure good design.

## *Bibliography and Sources*

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<https://www.lichfielddc.gov.uk/downloads/file/451/shenstone-conservation-area-appraisal>

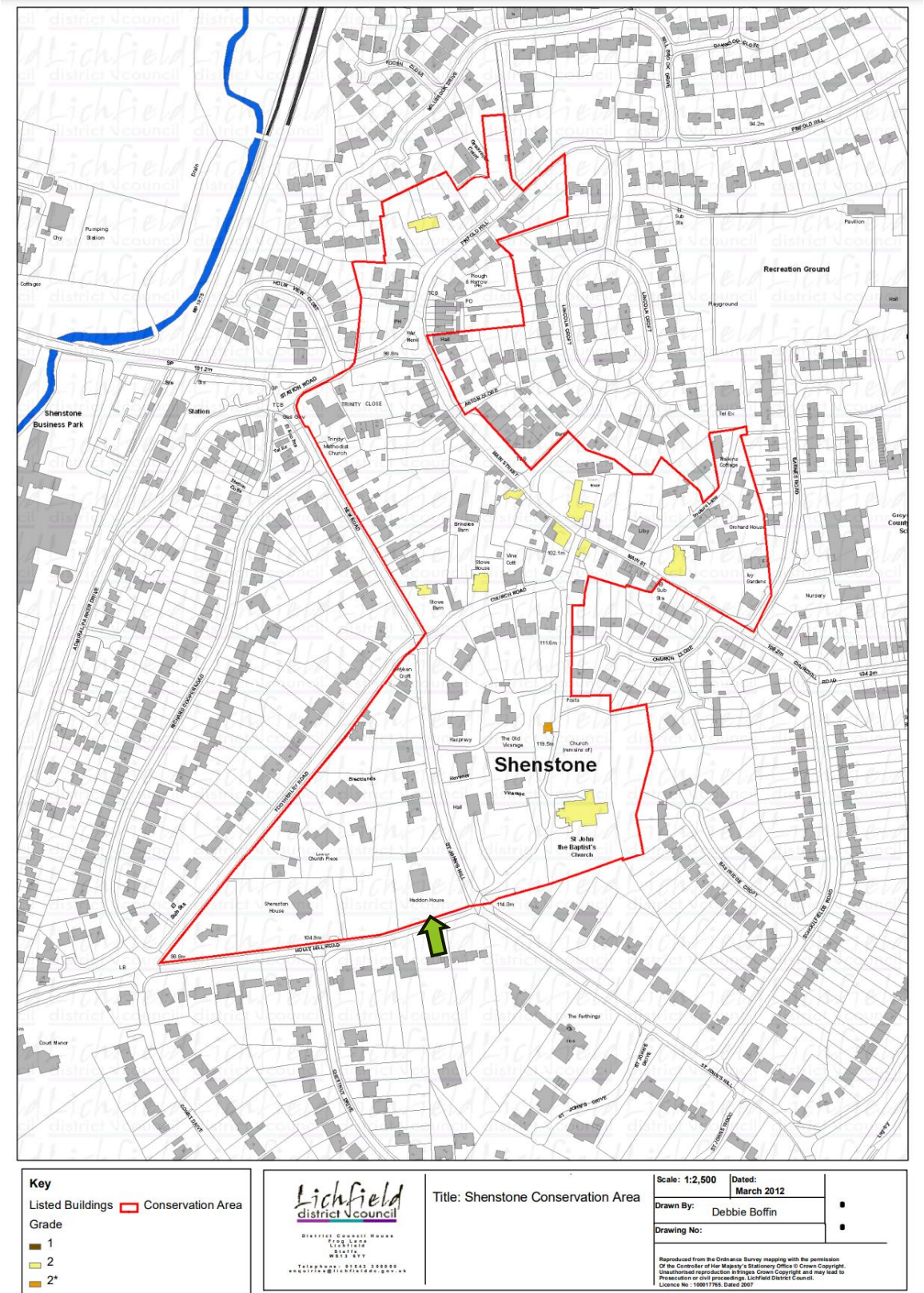
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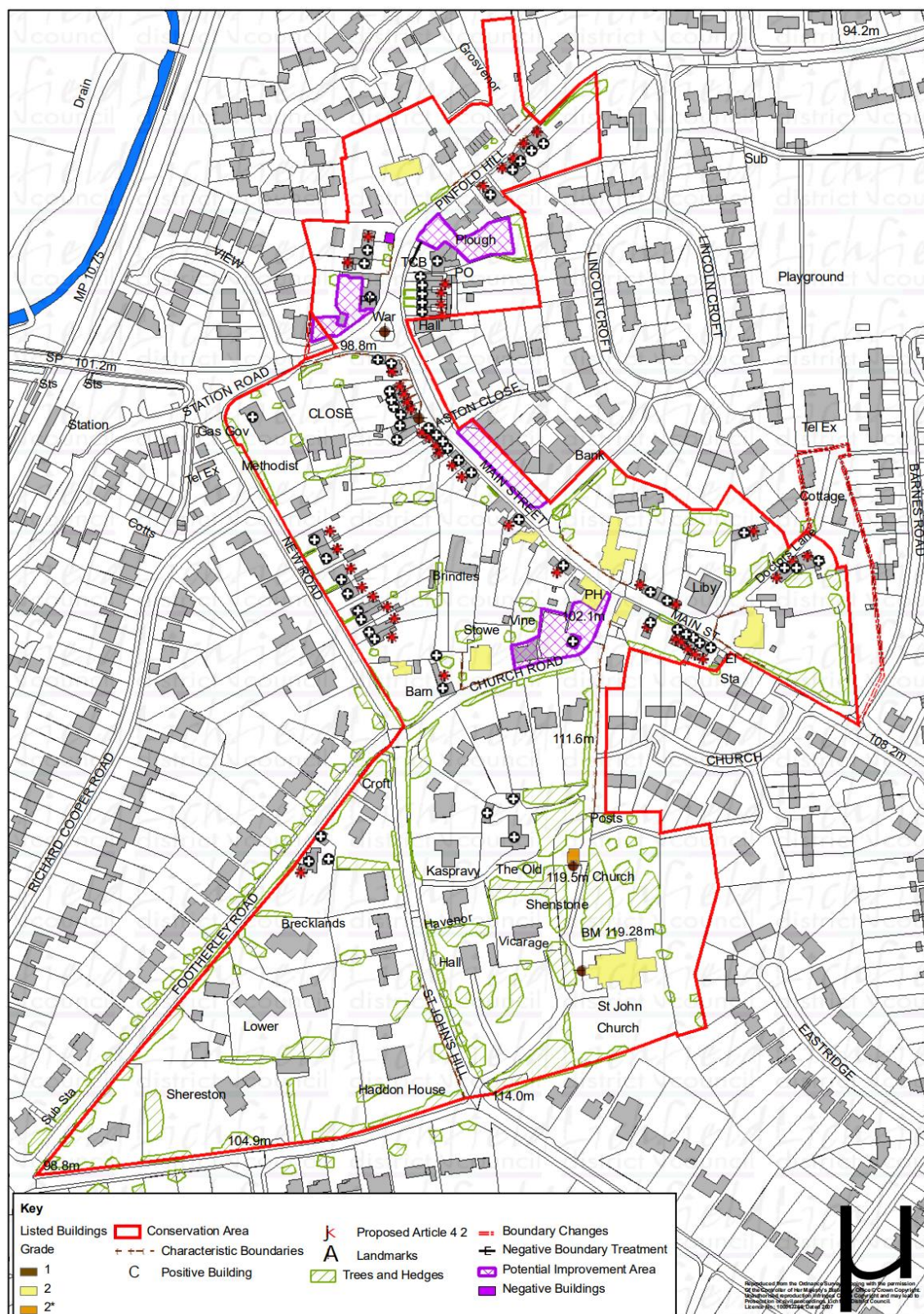
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Appendix 1. Location of application site within the Shenstone Conservation Area

Application site is identified by the green arrow.

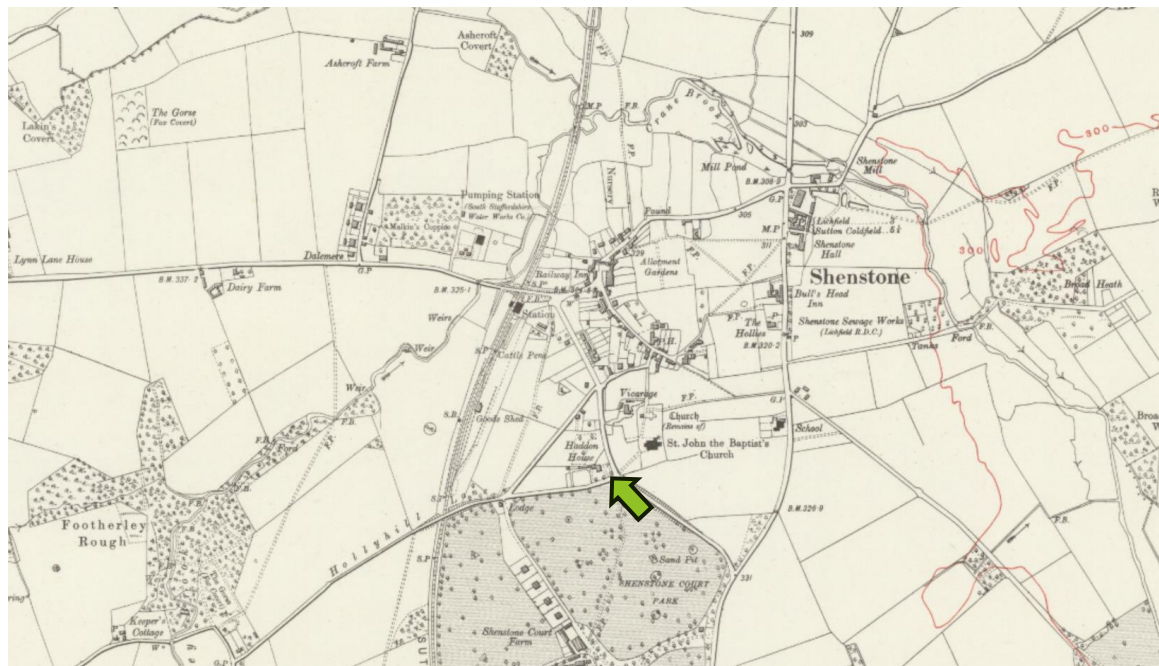
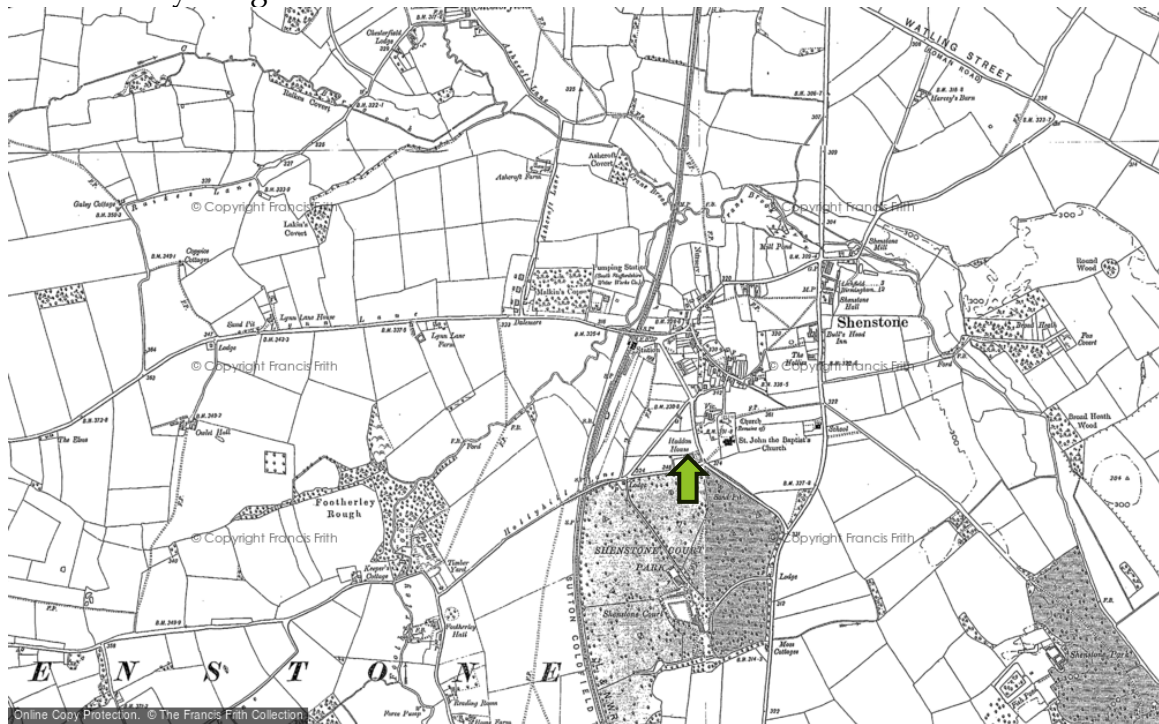




Appendix 2. Historical mapping of application site

## Historical maps

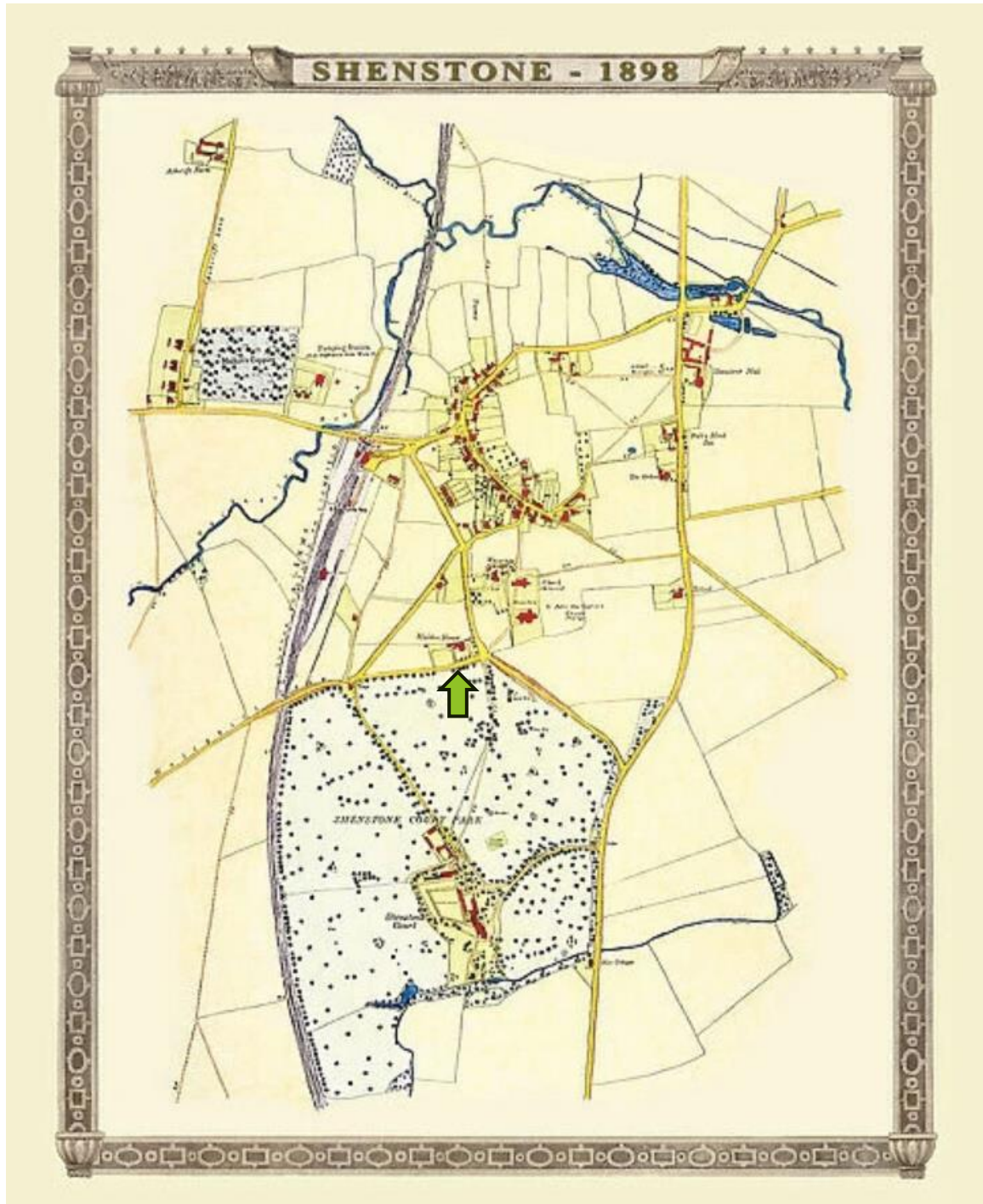
Ordnance Survey Six-Inch map, published 1883 and 1924. Courtesy of National Library of Scotland. The location of Haddon House and the application site is identified by the green arrow.



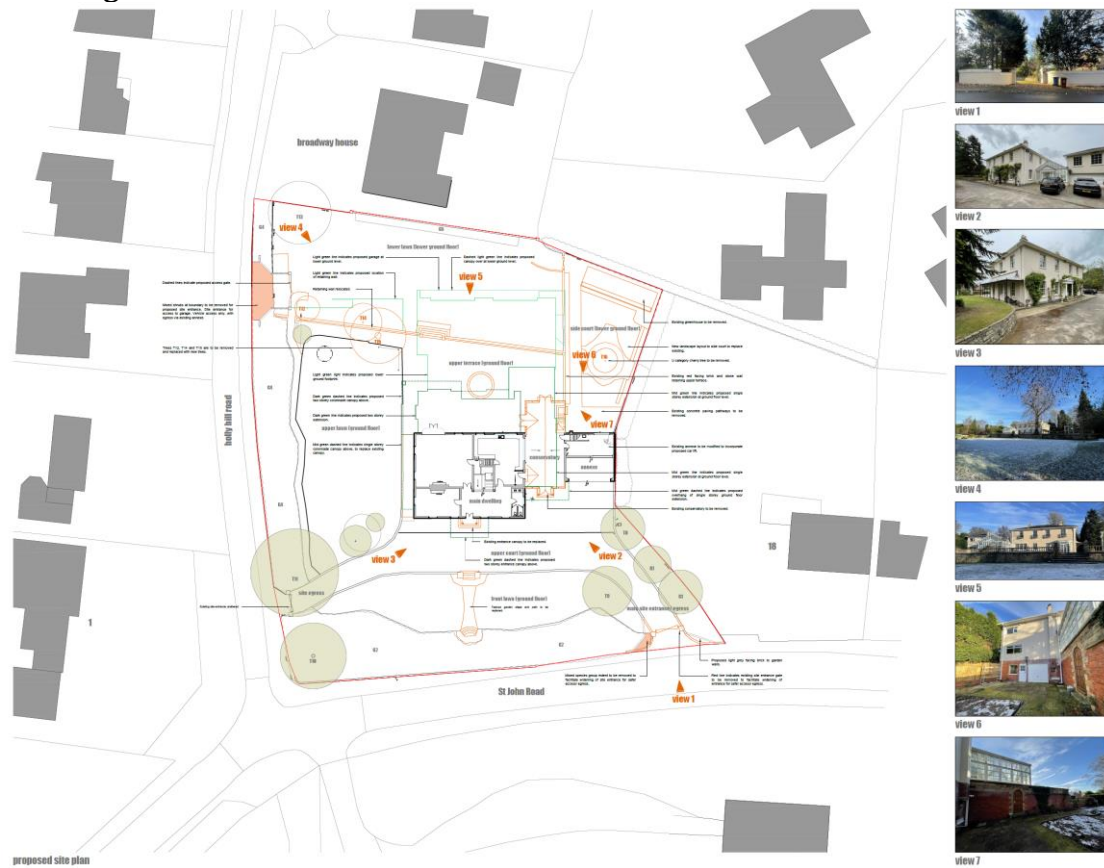
Staffordshire Sheet LVIII

Revised: 1921, Published: 1924





## Existing Site



## Proposed Plan

