

FOREWORD

This Planning Statement has been produced to accompany the Planning and Listed Building Consent Application seeking approval from East Hampshire District Council for the proposed internal and external alterations to a private dwelling at:

The Forge, Church Street, Ropley, Alresford, East Hampshire SO24 0DS

Undertaken by Anske David Bax BA, MSc, PhD, IHBC, ClfA

Issue/ Revision	Date	Description
Issued September	September 1	Issued by Anske David Bax IHBC, ClfA

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1. INTRODUCTION

The Planning Statement has been written to support the house holder planning and listed building consent application for proposals at The Forge, Ropley.

The Forge is a Grade II listed property in Ropley; approximately 10 miles east of Winchester.

The proposals for the property are:

- *Listed Building Consent for removal of a modern block wall to accommodate the conversion of the existing barn to a kitchen.*
- *Listed Building Consent for repairs for internal and external upgrade works, including roof and rainwater goods, and renovation works to the Forge including necessary structural intervention works, brick repair and restoration.*

This report acts as a supplementary document following the Design, Access & Heritage Statement.

The proposal reflects carefully on the site's location within Church Street and the landscape, itself an important character area of the designated Conservation Area. Notwithstanding the net historic benefits to be achieved through the outlined process of thermal upgrades, structural repairs and restoration works, the proposal seeks to carefully continue the conversion of the old barn of the forge building into a usable and fit for purpose kitchen, representing a heritage gain with no visual impact upon the landscape.

The proposal is considered to be extremely high in quality and in accordance with Local Plan policy CP30 and sections 7.80 and 7.81, and with the policies of the East Hampshire District Local Plan: Joint Core Strategy Adopted 2014.

2. LEGISLATIVE FRAMEWORK & PLANNING POLICY

NATIONAL - Heritage Considerations

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides a statutory duty with respect to Listed Buildings for the decision maker to “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”.

Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Issues for LBC and planning permission are judged against the content of the National Planning Policy Framework (July 2021) - the NPPF. The concepts which underpin consideration of the historic environment under the NPPF are applicable to all heritage assets.

The NPPF at paragraph 197, states that an application that affects a heritage asset should be determined by taking account of the following: the desirability of sustaining or enhancing the significance of the asset; the positive contribution that conservation of the asset can make to a sustainable community; and the desirability of new development making a positive contribution to character and distinctiveness.

Paragraph 199 of the NPPF states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 202 of the NPPF advises 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, where appropriate, securing its optimum viable use.”

Paragraph 190 of the NPPF states:

- (a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- (b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

- (c) *the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.*
- (d) *The proposals retain the historic character, significant features and heritage values attributed.*

[NATIONAL- The National Planning Policy Framework - NPPF \(July 2021\)](#)

The NPPF sets out the Government's planning policies for England and puts "the presumption in favour of sustainable development" at the heart of the planning system.

The NPPF defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance*'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

The following chapters are relevant to the proposal:

- Chapter 12 - Achieving well-designed places
- Chapter 15 - Conserving and Enhancing the Natural Environment
- Chapter 16 - Conserving and enhancing the built environment

[National Planning Practice Guidance \(NPPG\)](#)

The National Planning Practice Guidance (NPPG) builds on principles within the NPPF and provides further detailed technical guidance.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Local Plan - Heritage

East Hampshire District Local Plan: Joint Core Strategy Adopted 2014

East Hampshire 2020

Heritage Policies Applicable

Policy CP30 - Historic Environment

Development proposals must conserve and, where possible, enhance the District's historic environment.

All new development will be required to:

- a) conserve and enhance the cultural heritage of the South Downs National Park if in the National Park and take account of this cultural heritage where the National Park's setting is affected.
- b) reflect national policies in respect of design, landscape, townscape and historic heritage.
- c) conserve, enhance, maintain and manage the district's heritage assets and their setting including listed buildings, conservation areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens.
- d) ensure that the development makes a positive contribution to the overall appearance of the local area including the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
- e) take account of local conservation area appraisals and town and village design statements where they exist.

Sections 7.80 and 7.81 below are relevant:

7.80 The historic environment is made up of individual buildings, groups of buildings, conservation areas, historic parks and gardens, archaeological sites and other features, both designated and un-designated, that are important to the overall character of the countryside, towns

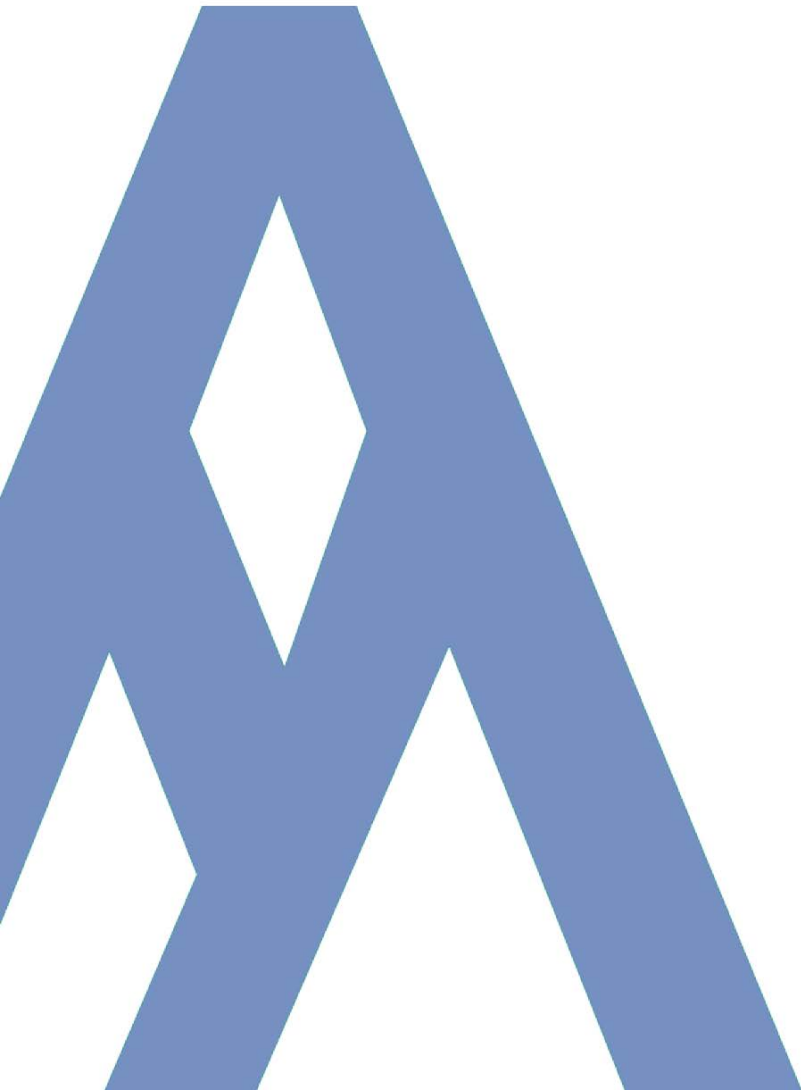
and villages. East Hampshire has a rich and diverse historic environment which is an important asset. It is also part of the wider environment which draws people to the area either to live, visit or for investment. It is important to recognise that this environment is sensitive to change and requires protection. The challenge for the District is managing changes so that it continues to meet the needs of the future population, while protecting the historic environment.

7.81 Government guidance states that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Imaginative policies can help to reduce threats to the historic environment and contribute to the fabric of the community and its local distinctiveness. The historic environment provides an irreplaceable record of our cultural heritage, adds to the quality of life by enhancing the local scene and sustains the sense of local distinctiveness that is such an important aspect of the character and appearance of towns, villages and countryside. The inclusion of heritage within Green Infrastructure is an important contribution to this. In addition, it can also be of immense importance for leisure and recreation. The Council and National Park Authority recognise the need to continue to embrace change through sensitive adaptation and new development. This must be based on a full understanding of the significance of and impact on the heritage assets, both currently known and potential, and historic environment of the place. Where development will result in the removal or alteration of a heritage asset, this should be recorded, and the results made available to the community. The results should make a positive contribution to the public understanding of the historic environment, local distinctiveness and its contribution to the fabric of the community.

3. CONCLUSION

The proposal reflects carefully on the site's location within Church Street and the landscape, itself an important character area of the designated Conservation Area. Notwithstanding the net historic benefits to be achieved through the outlined process of thermal upgrades, structural repairs and restoration works, the proposal seeks to carefully continue the conversion of the old barn of the forge building into a usable and fit for purpose kitchen, representing a heritage gain with no visual impact upon the landscape.

The proposal is considered to be extremely high in quality and in accordance with Local Plan policy CP30 and sections 7.80 and 7.81, and with the policies of the East Hampshire District Local Plan: Joint Core Strategy Adopted 2014.



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