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Planning services
Basingstoke and Deane Borough Council

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Our ref: **4927**

Dear Sir/Madam,

Old Church Cottage, Church Lane, Mapledurwell, RG25 2LH – HERITAGE STATEMENT

1.0 Introduction

- 1.1 This statement is written to comply with paragraph 189 of the National Planning Policy Framework 2019 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 1.2 Such an approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment' (March 2015), which notes that "the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision".

2.0 Existing Property

- 2.1 Formally 'Chimneys' Old Church Cottage is a chalet style bungalow of traditional design, built in the 60's and set within a relatively large plot. The house is of masonry construction with a painted brickwork finish under a plain clay tiled roof. There is evidence of two storey side and rear extensions to the existing building approved in the late 90's. The existing loft void has also been converted with various dormer windows facing in all directions.



3.0 Proposal

- 3.1 This application is for planning consent for the demolition of a chimney, a replacement dormer window on the East elevation, erection of a dormer window on the West elevation, replacement ground floor window and bi-folding doors and proposed juliet balcony on the South elevation.

4.0 Significance Assessment

- 4.1 Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”
- 4.2 Assessing significance is a key principle for managing change to heritage assets and is embedded within current NPPF. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

In developing this strategy, local planning authorities should take into account:

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

- 4.3 Significance can be measured according to hierarchical levels; the most usual levels are:

- High – a designated asset important at a regional level and at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.



- 4.4 The existing building is of low/negative significance and poor architectural design. The intended alterations will improve the architectural appearance of the property and make the property far more in keeping with the design and appearance of the majority of other properties in this part of the village. We consider the proposals to be an opportunity to replace any structure recognised to be uncharacteristic to the area, with a more respectful and appropriate extension designed to modern living standards.
- 4.5 The existing South facing 1st floor window is 1.8m wide and 1m deep. The intention is to increase the depth of the window to 1.5m. To comply with safety regulations the window would require a railing across it. A glass Juliet balcony addresses the safety requirements whilst remaining almost invisible to the eye.
- 4.6 The addition of the proposed dormer on the West elevation is a mirror of the replacement dormer on the East elevation. When viewed from the South, the West and East elevation would be architecturally balanced and form a respectful roof extension that will compliment the host dwelling and the wider conservation area. It is considered that the proposed extension is well articulated and respects the scale, materiality, and characteristics of the dwelling.

5.0 Justification

- 5.1 Vesta Architects has prepared a scheme which aims at removing any structure or feature that harms the value of the heritage asset and developed proposals better suited to the context. Focus has been given to minimising the number of alterations which might affect the significance of the building; the scheme should help improve the chances of future viability of the building. Every attempt has been made to preserve historic fabric and, in those areas where intervention is proposed, it is for functional reasons and every attempt has been made to minimise the loss of historic fabric.

6.0 Conclusion

- 6.1 Old Church Cottage is not overlooked by any other properties. The lane that passes along the front (East) is a single track dead end with no stopping or passing places. The end of this lane is the parking area for St Marys Church and is situated at the South end of the property. Therefore the main view of the property is from the South. When the property is viewed from the South only the small existing dormer is visible. The intended new dormer is only marginally deeper than the existing South dormer, therefore the change to visible elevation from the South will be very minimal. For the reasons set out in this Heritage Statement, the proposed alterations are totally compatible with the principles outlined in Basingstoke and Deane Borough Councils 'Heritage Supplementary Planning Document' (March 2019).
- 6.2 As such the proposals comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the adopted Local Plan and, most importantly, the statutory duty set by Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours faithfully

Luis Floyd