
RETIREMENT VILLAGES

BUILT HERITAGE STATEMENT
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BUILT HERITAGE STATEMENT

Penlee House, Tregony, Roseland

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REPORT

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Contents

1	INTRODUCTION	1
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	2
	Legislation	2
	National Planning Policy.....	2
	National Guidance	3
	Local Planning Policy	6
	Local Planning Guidance	8
3	HISTORIC BUILT ENVIRONMENT APPRAISAL	9
	Introduction.....	9
	Historic Development	9
	Assessment of Significance	10
4	PROPOSALS AND ASSESSMENT OF IMPACT	16
	Proposals.....	16
	Assessment of Impact.....	16
5	CONCLUSION	19

Figures

Figure 1: Site Location

Figure 2: 1582 Saxton Atlas

Figure 3: 1794 Cary's Map

Figure 4: 1841 Tithe Map of Tregony

Figure 5: 1880-1881 Ordnance Survey Map

Figure 6: 1907 Ordnance Survey Map

Figure 7: 1979-1981 Ordnance Survey Map

Figure 8: 1994 Ordnance Survey Map

Figure 9: Existing ground-floor plan

Figure 10: Existing first-floor plan

Figure 11: Proposed ground-floor plan

Figure 12: Proposed first-floor plan

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Thrive Living by Retirement Villages, to assess the likely impacts on the historic built environment from development at Penlee House, Fore Street, Tregony, Cornwall (hereafter referred to as “the Site”), as set out in the planning and listed building consent applications, specifically the DAS, planning statement and submitted drawings. The Site is located on the south side of the eastern end of Fore Street, Tregony and is centred on NGR SW 92716 45006 [Fig.1]. This Statement covers built heritage considerations only.
- 1.2 The Site is formed of the Grade II statutorily listed Penlee House and the immediate grounds (part of the grounds of a wider nursing home – the Roseland Parc Retirement Village - within nineteenth century and later twentieth-century landscaped grounds) [Figs 1 & 4-8]. The Site is set discretely away from Fore Street being largely surrounded by mature trees and other planting. The Site is located wholly within a small part of Tregony Conservation Area.
- 1.3 This report meets the requirement under paragraph 194 of the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the particular heritage assets likely to be affected by development and demonstrate the level of impact that any proposals would have upon that significance. This report accords with the requirements of the NPPF and local planning policy.
- 1.4 The assessment makes reference, as necessary, to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. A summary of the relevant National and Local Planning Policy, and guidance is included.
- 1.5 Relevant information, including from the Cornwall Historic Environment Record (HER), has also been consulted in preparing this Built Heritage Statement. The report is further informed by the findings of historical research, Site and area walkover surveys and assessment, map studies and the application of professional judgement.
- 1.6 Walkover surveys and assessment of the Site and surrounding area, including an internal inspection of the listed building, were conducted on 10th July 2019 and 15th June 2023. The weather was fair, allowing for a robust appreciation of the heritage assets and considerations of setting in relation to the Site.
- 1.7 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than two years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a local list and/or recorded on the Historic Environment Record (HER).

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 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 any designated heritage assets' significance. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation 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.
- 2.4 The Site includes a building, Penlee House itself, statutorily designated at Grade II.
- 2.5 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.6 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection under the duty for the setting of a conservation area.
- 2.7 The whole of the Site is located within a small south-eastern portion of the Tregony Conservation Area.

National Planning Policy

National Planning Policy Framework (July 2021)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It 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.
- 2.9 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*'.
- 2.10 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 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 195, which requires decision makers to take this assessment into account when considering applications.

- 2.11 Under '*Considering potential impacts*', paragraph 199 states 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 affected heritage assets.
- 2.12 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified, paragraph 202 requires this harm to be weighed against the public benefits of the proposed development. Refusal is not advised by the NPPF for such cases.
- 2.13 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.14 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.15 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance

- 2.16 The Planning Practice Guidance (PPG) has been adopted to aid and inform the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. It highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.
- 2.17 Key elements of the guidance related 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.
- 2.18 Importantly, it is stated that harm may arise from work to the asset, or from development within its setting. Setting is defined as '*the surroundings in which an asset is experienced and may be more extensive than the curtilage*'. A thorough assessment of the impact of proposals upon setting must take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.19 The PPG defines the different heritage interests as follows:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).
- 2.21 These GPAs provide supporting guidance relating to good conservation practice. The documents focus in particular on how the good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants, and other interested parties when implementing policy found within the NPPF relating to the historic environment.
- 2.22 These GPAs are complemented by the Historic England Advice Notes in Planning which includes HEA1: *Understanding Place: Conservation Area Designation, Appraisal and Management* (second edition; February 2018), HEA2: *Making Changes to Heritage Assets* (February 2016), HEA3: *The Historic Environment and Site Allocations in Local Plans* (October 2015), and HEA4: *Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.23 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.24 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;

5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (2nd Ed. Dec. 2017)

- 2.25 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: *The Setting of Heritage Assets* (March 2017) and *Seeing History in the View* (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.26 As with the NPPF the document defines setting as *‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.27 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.
- 2.28 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.29 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.30 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The five-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.31 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.32 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.33 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are archaeological interest, architectural interest, and artistic interest and historic interest.

Local Planning Policy

- 2.34 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.35 In this instance, the local planning context is prescribed by Cornwall Council, whose relevant policies and guidance is reproduced below.

The Cornwall Local Plan: Strategic Policies 2010-2030

- 2.36 The Cornwall Local Plan was formally adopted on 22nd November 2016. This document sets out the overarching planning policy framework for Cornwall from the period from 2010-2030. Policies relevant to cultural heritage include:

Policy 12: Design

- 2.37 *'The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.*
1. *As part of a comprehensive place-shaping approach proposals will be judged against fundamental design principles of [inter alia]:*
 - a. *character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and*
 - b. *layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space'.*

Policy 24: Historic Environment

- 2.38 *'Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.*

Development proposals will be expected to:

1. *Sustain designated heritage assets;*
2. *Take opportunities to better reveal their significance;*
3. *Maintain the special character and appearance of conservation areas, especially those positive elements in any conservation area appraisal;*
4. *Conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;*
5. *Conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage; and*
6. *Protect the historic maritime environment, including the significance ports, harbours and quays.*

Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.

Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported'.

Neighbourhood Planning

- 2.39 Section 61G of the Town and County Planning Act 1990 (as inserted by Schedule 9 Part 1 of the Localism Act (2011)) provides a local planning authority the power to designate an area as a neighbourhood area and gives communities the opportunity to play a stronger role in planning for the neighbourhood where they live and work.
- 2.40 Roseland Neighbourhood Plan Area, in which the Site is situated, was deemed made in May 2015. The following Neighbourhood Plan policies are of relevance to built heritage, they are set out in

section G13.3 of the Plan and entitled 'Protect the Built and Historic Environment'. The relevant policies in his case are:

Policy CV2 – Listed Buildings

- 2.41 *'Development will be supported where it is designed to respect the setting of listed buildings and have regard to scale, height, massing, alignment and use of appropriate materials. Developments should also retain the spaces between and the grouping of buildings and the elements of the landscape which form the setting of a listed building. Proposals which would have an adverse impact upon the setting of a listed building will not be supported'.*

Policy CV3 – Conservation Areas

- 2.42 *'Proposals for development in a conservation area must preserve or enhance the special character of the area and be designed to respond to existing scale, height, form and massing, respecting the traditional pattern of frontages, vertical or horizontal emphasis, detailing and materials. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of conservation areas. Redevelopment which involves the demolition of an existing building within a conservation area will be supported where:*
- i. The alternative development preserves or enhances the character or appearance of the conservation area; and*
 - ii. The building makes no positive contribution towards the character or appearance of the conservation area'.*

Local Planning Guidance

- 2.43 Cornwall Council has produced local planning policy guidance to provide additional and further detail on policies within the Cornwall Local Plan. This guidance comprises a series of documents that are material considerations in the determination of planning applications. Whilst most of these are not of relevance, the Cornwall Design Guide (adopted March 2013) has been referred to in the production of this report. At present, no conservation area appraisal or management plan has been prepared for the Tregony Conservation Area in which the Site is wholly situated.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is centred at SW 92719 45008, on the eastern side of Tregony, set back off Fore Street, the main route through the settlement and its main focus. The Site comprises Penlee House and an immediate area of planted and landscaped grounds. Penlee House is a Grade II listed building (NHLE: 1141034). It has been unused and unoccupied for nearly three years and was previously in use as a nursing home (from 1987), a private residence (from 1847) and a rectory from its construction in the 1820s. It is set within nineteenth century and late twentieth-century landscaped grounds.
- 3.2 Penlee House forms part of the Roseland Parc retirement village, the built form of which is largely situated to the south and rear of the House within its former historic grounds. These grounds are well treed, which largely precludes any views of Penlee House from the surrounding built area of Tregony or the open countryside to the east. The development of Roseland Parc and the recent development of the former orchard and walled garden area has also introduced built form that further screens the House from the open countryside to the east and southeast. The Site is accessed from a drive off Fore Street.

Historic Development

- 3.3 During the Romano-British period, Tregony was the focus for settlement activity. John Marius Wilson's *Imperial Gazetteer of England and Wales* (1870-72) states that Tregony was the site of a Roman inland port and trading centre documented as either *Cenio* or *Voluba*. Romano-British archaeological sites in the vicinity indicate that there was a settlement here during this period [Taylor, 2012].
- 3.4 The Anglo-Saxon period likely saw settlement continue in the area, as suggested by the presence of an inscribed stone dating from the sixth or seventh century. This is now set in the west wall of the Church of St Cuby, a Grade I listed church situated c.350m north of the Site.
- 3.5 In the Medieval period, Tregony prospered as a seaport situated at the highest point of the River Fal navigable by medieval shipping. The Domesday survey of 1087 records the Manor of Tregony as comprising fourteen households, three cattle, 40 sheep and twenty goats. A manorial court leet is also recorded at Tregony in Domesday. Following a favourable marriage, the manor was granted by William I to the Pomeroy family, who subsequently obtained for the town the privilege of holding fairs and a weekly market. It was the Pomeroy family who also constructed a castle and the parish Church of St James [Lyons, 1814; Thrush and Ferris, 2010].
- 3.6 By 1201 the town had been granted borough status, and it is believed that around the same time the settlement moved from its existing location in the meadows and near the site of St James's Church to the east gate of the Pomeroy's castle [Sheppard, 1968]. The Site itself likely remained undeveloped agricultural land during the medieval period, lying on higher ground to the northeast of both settlement centres.
- 3.7 In the later Middle Ages, the town found itself greatly diminished in importance as the River Fal began to silt up. By the early sixteenth century the silting-up of the river resulted in the abandonment of St James's Church and part of the settlement due to submersion by the silted river. The castle also fell into disuse [Thrush and Ferris, 2010]. With the river no longer navigable by most shipping, trade in Tregony dwindled too and the settlement's economy became primarily reliant on agriculture.
- 3.8 Tregony's relative importance within the county further diminished in the eighteenth to mid-nineteenth centuries while many other areas of Cornwall prospered from the expansion of mining. By the early nineteenth century, commentators described the settlement as being 'like some nobleman, reduced by a revolution to abject poverty' [Whitaker, 1804]. In 1811 the settlement's

population was 923. In 1832 Tregony was deemed a 'rotten borough', symptomatic of its lessened status, and was disenfranchised as a parliamentary constituency.

- 3.9 Nevertheless, in the 1820s, Penlee House was built for Richard Gurney, the rector of the Church of St Cuby, by the Tregony Borough Corporation [Pett, 1998; Grigg 2004]. It was built to the rear of properties along the south-eastern side of Fore Street (B3287), on an area of former burgage plots. The intention was to provide a permanent residence for the parish Rector; although in 1839 the property was put up for auction when the Borough Corporation was dissolved. The property was sold, but on the proviso that the resident Rector could remain in the property throughout his incumbency [Grigg, 2004]. Thus, in the 1841 Tithe Apportionment Penlee House and its surrounding grounds (plots 46-55) are recorded as being under the ownership of J. A. Gordon Esq. but in the occupation of Rev. I. L. Lugger. The accompanying Tithe Map [Fig.4] provides the earliest detailed mapping of the Site and shows the early planform of Penlee house. In 1847 Reverend Lugger retired and the house became a private residence.
- 3.10 As shown in 1880-1881 Ordnance Survey (OS) mapping [Fig.5], by the late-nineteenth century a number of changes had been made to Penlee House itself and its grounds. The cast-iron verandah to the eastern elevation of the property had been added, as had a small outbuilding situated perpendicular to the western elevation of the house and attached to the rear yard's wall. Within its grounds, the properties that had previously faced onto Fore Street are shown to have been demolished.
- 3.11 Few changes to Penlee House or its grounds are evident in the 1907 OS mapping [Fig.6]; although an additional verandah appears to be shown on the right (south) side elevation of the property. Built form within Tregony remains largely linear, along either side of Fore Street and Tregony Hill, terminating at the Church of St Cuby's to the north.
- 3.12 In 1979-1981 OS mapping [Fig.7] the planform of Penlee House appears relatively unaltered. However, the eastern verandah is shown as cut in half, extending only from the south-eastern corner of the House. Within the asset's wider surrounds, change is also evident, with a large residential development, Roseland Parc, shown to the southwest of the Site. Likewise, a large educational facility (now Roseland Community College) and playing fields are shown some way to the north-east of the Site, extending the village edge northwards. New development is also shown to the east of the Site at Cuby Close.
- 3.13 No significant changes to the Site or its surrounds are illustrated in the 1994 OS mapping [Fig.8]; except that Penlee House is labelled as 'Penlee Nursing Home', having become a nursing facility in c.1987 after the death of its previous inhabitant Mr K.O. Parsons [Grigg, 2004]. Since its conversion to nursing home use, the property has undergone a number of extensions to the rear (northern) elevation and to the coach house (former stable block) such that the two elements are now connected. This element is not included in the red line.

Assessment of Significance

Penlee House

- 3.14 Penlee House was designated 27th November 1985 at Grade II [NHLE: 1141034; HER no. MCO57002]. It was completed in the 1820s for Richard Gurney, the rector of St Cuby, by the Tregony Borough Corporation. It was built to the rear of properties along the south side of Fore Street, on an area of former medieval burgage plots. The intention was to provide a permanent residence for the parish Rector; although in 1839 the property was put up for auction when the Borough Corporation became defunct. Penlee House became a private residence in 1847. The House became a nursing home in 1987 with a series of extensions and internal remodelling following thereafter.
- 3.15 The listing citation notes that Penlee House was built in:

'Slate rubble with granite quoins and hipped, grouted scantle slate roof with brick chimneys over side walls. Double-depth, central stair plan with rear wing. Two storeys. Three-window south front. Twentieth-century bay window to ground floor left in widened opening and original sash to right. Windows are twelve-pane wooden sashes. Full length, open, cast iron verandah with scroll detail, probably mid nineteenth century, now corrugated tent roof. All original window openings slightly arched with granite voussoirs. Entrance to middle of west side has six panels, top four glazed and original fanlight over in round arched opening. Cast-iron porch similar and contemporary with verandah. Remains of conservatory, probably Victorian original full length to east side. Interior is little altered and retains original stairs, doors, panelled reveals and moulded plaster ceiling cornices'.

- 3.16 Penlee House is wholly within Tregony Conservation Area. The Area includes most of the built area of Tregony and is, therefore, centred on Fore Street. The Area includes over 30 listed buildings, including medieval houses, former public houses, places of worship and a clock tower. The Church of St Cuby, founded in the sixth century and designated at Grade I, is located c.350 m north of Penlee House. There are no other built heritage assets in the grounds of Penlee House.
- 3.17 The OS surveyor's map of 1809 [not reproduced here] shows the Site undeveloped behind a line of buildings fronting onto Fore Street.
- 3.18 The Tithe Apportionment of 1841 [Fig.4] shows Penlee House within relatively tight grounds to the rear of enclosures and buildings fronting onto Fore Street with former medieval burgage plots still discernible on the Tithe maps of 1841. While these buildings and plots are seen to be in the same ownership, they were likely to have been in differing occupancy. Enclosed gardens are seen to the east of the House.
- 3.19 The grounds were extended and re-laid in the nineteenth century with the buildings formerly fronting onto Fore Street having been demolished [Figs 5-6]. As a result, Penlee House is largely surrounded with mature planting and consequently is visually detached from Fore Street and the built envelope of Tregony. Historic mapping shows the Site including extensive planted woodland cover with two open areas of lawn to the east and west of the House. Further to the east is a walled garden, with associated glasshouses and orchards beyond. The orchard and walled-garden area have been recently developed.
- 3.20 The extensive Roseland Parc was completed to the south of Penlee House in 2008, wholly within the main, southern aspect to the House across formerly open countryside, further visually enclosing the House.
- 3.21 The earliest depiction of Penlee House to any detail on historic mapping is on the 1841 Tithe map [Fig.4]. This shows the main body of the House nearly square in plan with a series of two sequentially narrower rear wings set to the east side with an enclosed, rear yard to the west side. There is what can be presumed to be the coach house and stable block as a narrow range set against the northern boundary to the rear of the house (an element that is not included in the red line). There is no sign of any verandahs.
- 3.22 The 1881 first edition OS mapping [Fig.5] shows the addition of a conservatory along the full length of the east elevation. The rear wing has been widened and extended to the northern boundary, which probably involved the demolition of the original element. The rear yard now includes two small ancillary structures with a third attached ancillary building extended westwards beyond the rear yard. The map also shows how the grounds have been laid out with dense planting, lawns, a walled garden and orchards.
- 3.23 By 1907 [Fig.6] the verandah along the south elevation is depicted. By 1971 the conservatory is now half its original length having been pulled back from the north with a small area of widening of the rear wing into the rear yard. After 2006 the House has been extended with a ground-floor storey to connect with the coach house and there are two separate extensions to the eastern elevation.

- 3.24 The current plans [Figs 9-10] show that the original external and internal, load-bearing walls are generally the thicker walls. What is also readily confirmed is that the single-storey lounge and the substantial two-storey extension to the east and the infill of the rear yard with connection to the coach house are generally later twentieth-century or twenty-first century in date. The specific phasing for the eastern extension is readily confirmed but that for the rear yard and rear wing extensions are much more complex.
- 3.25 The current first floor of the main block of Penlee House, in terms of the roof set under two parallel ranges (the longer to the east), marks the original outer wall of the House on both floors. All other structures outside of this represent much later additions. The exception is the single-storey ancillary structure projecting westwards from the rear yard's western wall. This was added to the former rear yard wall by 1880. It is not an original part of the asset having been added some 60 years after the House's construction and about 35 years after the House changed in use from a rectory to a private residence.

Internal Survey

- 3.26 There has also been extensive and significant remodelling internally within the original envelope of the House. At the time of statutory designation in 1985 it is noted that the interior had been little altered. However, with the conversion to a nursing home in 1987 and any subsequent works, some circulation was altered with many original features removed and numerous stud walls introduced to subdivide rooms, particularly with the introduction of *en suite* bathrooms into each bedroom and handrails throughout. The greater structural change is with the extensions across the former rear yard and connections with the Coach House. The House was very well appointed, up to being vacated nearly three years ago, having been fully re-plastered in recent decades and was fully decorated. Consequently, it is often difficult to differentiate between original, early, later and late fabric.

Entrance Hall (1) [the numbering refers to Figs 9-10]

- 3.27 This room still functions as the building's formal entrance hall [Plate 1]. While the southern and eastern walls are original, it is not clear if this is the case for the northern wall. No coving survives and the skirting is low, possibly not early. Early or original doors are used/reused in all doorways off (excluding that at the bottom of the stairs) and the two four-centred arches with associated pilasters and capitals spanning the hall [Plate 2] are likely to be early, if not original. The stairway has been enclosed in the later twentieth century [Plate 3].
- 3.28 There is a blocked doorway under the stairs (currently the 'nurse station') that accessed the rear service wing and a blocked window that would have looked onto the rear yard (now blocked by a later extension). The stairs are probably a later replacement [Plate 4].
- 3.29 The window serving the stairs is tall in the common manner for stair lights [Plate 5]. The window, however, though early is not original. Strangely, for such an architectural feature, the window is formed in rubble, including the segmental arch, rather than with large, worked stone. This apparent indication of lower status may reflect its position overlooking the rear service yard.
- 3.30 The timber survey of the House carried out by David Reynolds Building Preservation and reported 16th August 2023, identifies that:
'There is extensive and significant decay in the staircase area [...] the fungal growth visible in this area is that of wet-rot species [...] The primary cause of the decay in this area would seem to be significant rainwater penetration from defects with the adjacent flat roof.'

NW Reception Room (2)

- 3.31 Last in use as a bedroom in a nursing home, this room has a blocked hearth and chimney breast flanked with original cupboards. The room has an early box sash with possible sealed shutter bays. There is an inserted late twentieth-century bathroom which reuses an early door. In potential

original/early circulation terms, this room may well have been a good position for a dining room but is too small.

SW Reception Room (3)

- 3.32 Last in use as a bedroom, this room has a blocked original hearth and chimney breast, and an inserted bathroom. There is an early, large, inserted box-bay window in its southern elevation. The woodwork suggests that it is Victorian in date and appears consistent with the room's surviving woodwork (high, moulded skirting [Plate 6], flanking panelling to the bay, with pilasters, capitals and closed spandrels). Similarly, the picture rails and the coving are likely to be early in date rather than original.

SE Reception Room (4)

- 3.33 Last in use as a bedroom, the original room has been severely sub-divided to form a passage, sluice, bathroom and a bedroom half the size of the original. A moulded recess in the southern elevation, divided between the passage and the current bedroom, indicates that there was originally a wide, arched opening between the two southern reception rooms [Plate 7]. There is early, high skirting and moulded coving, but the picture rail is likely to be very late (that is twenty-first century). The coving survives through the sluice and the passage [Plate 8]. The eastern elevation of the sluice includes a blocked door, though it is not clear whether this was an original feature. The southern elevation of the bedroom includes an original splayed window embrasure. This includes an early, if not original box sash with potential former shutter bays. The blocked hearth and chimney breast can be seen against the eastern elevation, partially within the current bedroom and the bathroom.
- 3.34 Due to its size, the blocked double door through to the SW reception room and being located adjacent to the former kitchen, this room was originally likely to be the dining room. However, there was no ready evidence for an inserted door in the northern elevation or when viewing the same wall from the former kitchen.

Kitchen (5)

- 3.35 The former kitchen has been subdivided with stud walling into an assisted bathroom and a passage. The doorway through the original external eastern wall to the eastern two-storey extension is a late insertion. The hearth was in the northern elevation. A late nineteenth or early twentieth-century, well-appointed fireplace survives, though this does not represent the original form. It is flanked with early panelled cupboards. The eastern elevation exhibits a large, splayed window embrasure with an early, if not original, box sash (similar to those seen in the reception rooms).
- 3.36 The stairs to the cellar are located in the south-western corner. A 'back stairs' were positioned against the western elevation (see evidence of this feature on the first floor, discussed below).

Scullery (6)

- 3.37 The former scullery has been subdivided with stud walling to form a staff room and a passage. There is an original window in the eastern elevation, but this is smaller than those contemporary examples previously described and without an internal splay to the embrasure. The passage doorway through to the former kitchen is inserted (a low door through a thick wall), but it is not clear where the original doorway between the kitchen and the scullery was. Though, it is most likely to be on the eastern side of the back-to-back hearths. However, the small size of the doorway may reflect its status in the service wing with the size not allowing for moulding treatments and large doors seen in the main part of the house.
- 3.38 The original back door onto the rear yard was in the western elevation. Of the two doorways currently here, it is not possible to tell which was original and which was previously blank wall (or possibly a window).

Service Wing (7)

- 3.39 This area, last in use as a kitchen and dining room for the nursing home, formed an early (though not original) ancillary, rear service wing (probably housing a pantry, coal hole and other storage). It

is likely that it replaced an earlier, original but smaller ancillary projection to the rear wing. It has been greatly altered with openings and (probably) closures.

Ancillary Building (8)

- 3.40 This single-storey building was added to the side of the rear service yard by 1881 [Plate 9] some 60 years after the House's construction. It is built in rubble with an external chimney stack on the eastern gable and a series of inserted wide openings in the western gable and now a current, late door. Internally the room has been subdivided with stud walling to form a small lobby, a bathroom and a bedroom. There is no internal indication of the location of a hearth in the eastern elevation.

First Floor Landing

- 3.41 This has been enclosed at its head with a narrow, inserted doorway to the east. Throughout the first floor no original coving, picture rails or skirting boards survive [Plate 10].

First Floor NW Bedroom (9)

- 3.42 The hearth is blocked and flanked with early cupboards. There is an inserted sluice and bathroom. The window embrasures are original, but the original windows do not survive. The door is a thin, panelled pre-modern door.

First Floor SW Bedroom (10)

- 3.43 This room has been divided into a small lobby, a store, bathroom and bedroom. Original window embrasures survive in the southern elevation, but the original windows do not survive; they are likely to be a later twentieth-century date. There is no sign of the original hearth. The door is a thin, panelled pre-modern door.

First Floor SE Bedroom (11)

- 3.44 It is unlikely that this bedroom has been subdivided. The original window embrasure in the southern elevation exhibits a late window. There is an inserted door in the northern, original/early stud lathe and plaster elevation to access the bathroom. The door is a thin, panelled pre-modern door.

Former Servant's Quarters (12-14)

- 3.45 It is likely that the current passageway along the western elevation is in its original position. There is a balustrade set back from the wall at the southern end that indicates the position of a surviving but enclosed backstairs stair well below.
- 3.46 Area 12 has been divided into two storage cupboards, a bathroom serving room 11 and a dog-legged passageway serving the two-storey eastern extension. Access to the extension is provided by an inserted doorway. There is no sign of a blocked window in the bathroom's eastern elevation.
- 3.47 Room 13 is likely to represent some approximation of a former servants' bedroom. It exhibits an original, moderate-sized, splayed window and a blocked hearth in the northern elevation. It has been narrowed to form a cupboard off the passageway.
- 3.48 The doorway to room 14 is narrow and low in a similar manner to that below between the scullery and the kitchen. The room includes an inserted bathroom. The hearth is blocked. Original, splayed window embrasures are in the east and west elevations. The former is moderate in width and the latter small in size.

Other Rooms

- 3.49 Other rooms to the rear of Penlee House have been added in phases of conversion to a nursing home, and subsequently, from 1987. As such, these elements, while contributing to the House's story of its conversion and use as a nursing home, do not contribute to the significance of the heritage asset. Consequently, they are not discussed further in this report in terms of the proposal's impact on them.
- 3.50 The former coach house/stable block was an early (pre-1881) development on the Site [Fig. 5], as a replacement to a much smaller facility seen in 1841 [Fig.4]. It was subject to significant conversion

and insertions presumably also from 1987. It is not part of the proposals and does not fall within the scheme's red line.

Built Heritage Significance of Penlee House

- 3.51 Penlee House is a built heritage asset of high (national) significance. This is reflected by its designation as a Grade II listed building. This significance is primarily embodied in its fabric and its immediate setting, mainly to the west. The House's significance is also represented as an historic and aesthetic value (architectural and historic special interest).
- 3.52 Externally, the original and early form of the house, with largely unembellished elevations of Classical ratios (southern and western) and with the proportions of the fenestration, provide legibility of the asset's architectural and historic special interest. This survives most strongly in the southern and western elevations [Plates 11 & 12]. To the rear and the east, the later additions have caused significant erosion of the asset's significance [Plate 13] and profoundly hamper the legibility of the asset's significance in these elevations.
- 3.53 The immediate setting to the west, the surviving element of the nineteenth-century designed grounds, provides a significant contribution to the asset's significance. The wider setting, including developments in the last three decades, is, to a degree, a detrimental element of the asset's setting and, therefore, has a negative contribution to the asset's significance.
- 3.54 Internally, the original and early form of the House is still legible but has been somewhat masked by multiphases of late twentieth century and subsequent remodelling and extensions. While original and early fabric survived extensively at the time of designation, subsequent phases of development has reduced the extent of such features' survival internally and, consequently, has diminished the significance of the asset.
- 3.55 In summary, the significance of Penlee House is predominantly delivered by the external legibility of its special architectural and historic interest, most well-presented in its southern and western elevations. The surviving early designed grounds and the remaining surviving internal form and materials also provides a notable contribution to the asset's significance.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 As set out in the in the planning and listed building consent applications, and detailed in the planning statement, the Design and Access Statement and the submitted drawings, the proposals comprise some elements of demolition of the current Penlee House, replacement extensions to the rear and reordering the internal layout of the building.
- 4.2 Of the drawings submitted with the applications, the Site Location Plan [LP01] and the Existing Site [PL01] shows the Site's position within Tregony [see also Fig.1]; the Demolitions plans [PL02—PL04] show the detail of the small quantum of original fabric that will be directly affected by the proposals [this is also details in Figs 11-12]; Existing Elevations [LP05] is particularly helpful in showing the relation of the later accretions to the rear with the original house; the Proposed Ground Floor Plan [LP08] and the proposed First Floor Plan [PL09] are particularly helpful in showing the extent of the removal of the later twentieth-century insertions, extensions and subdivision of the original house; and the Proposed Elevations drawing [PL10] is helpful in showing how the proposal orders and regularises the proposed rear extensions and the new first floor element, while referencing the form, architectural ratios and massing of the original house, remains subservient to the original house.
- 4.3 None of the elements scheduled for demolition/removal include original fabric, excepting some small, discrete areas associated with the insertion of and the blocking of a small number of windows [Figs 11-12]. The oldest substantial element of the current building that is scheduled for demolition is the 1880s' former ancillary element that extends westwards from the former rear service yard's western wall [Fig.11]. The majority of the scheduled demolition/removal comprises post 1987 fabric [Figs 11-12].
- 4.4 The proposal strips away the non-original multiple and collectively ill-designed iterations of rear extensions and the eastern lounge/dining room extension. Externally it looks to extend the two-storey eastern extension to the north and extend a single-storey, homogeneous rear wing connection to the converted coach house. The first floor is to be extended over the late twentieth-century rear yard infill against the north-eastern corner of the original building. Internally, the concept looks to reconfigure the internal layout to provide self-contained flats. This strips out much of the extensive sub-dividing elements inserted after 1987 when the House was converted to a nursing home.

Assessment of Impact

- 4.5 The significance of Penlee House is mainly focussed on the special historic and architectural interest of the fabric of its original form developed in the early nineteenth century. The proposed scheme will retain nearly all of the currently surviving original fabric. The design and materials will be of a high quality while retaining a simple aesthetic that relates to the original largely unembellished architectural details of the House, while seeking not to upstage them.
- 4.6 Externally, the main elevations of the asset (to the south and west) will be directly unaffected. The verandah, porch and the box bay will be retained. The original envelope and mass of the building will be retained.
- 4.7 The proposed demolition of the current multi-phased rear elements and the proposed new rear wing will regularise and bring some order to an area that currently detracts from the asset's significance. The proposal will introduce similar massing and scale to that currently in this area and will remain a subsidiary part of the House in relation to the historic core, the original element of the House.
- 4.8 The 1880s' east-west ancillary building, projecting westwards from the former rear yard's western wall will be part of the demolition programme for the former rear service yard area. This element

was added to the former rear yard wall by 1880. It is not an original part of the asset having been added some 60 years after the House's construction and about 35 years after the House changed in use from a rectory to a private residence.

- 4.9 The northern, first-floor addition to the single-storey north-eastern extension, though largely matching the form and scale of the original historic core of the House, is subsidiary in character to the original element of the House. This element of the proposal takes the opportunity to have high, but simple design quality, such as window embrasures of similar sizes to the original with similarly deep reveals. This element will not have an adverse impact on the character of the House's western elevation.
- 4.10 Internally the reordering will deliver many positive impacts. On the ground floor, the three former 'reception rooms' [Fig.9: 2-4] and those above on the first floor [Fig.10: 9-11] will either face no further division or their late twentieth-century divisions will be largely removed thereby better revealing the early nineteenth-century layout of the asset. Most doorways will be retained. The chimney breasts and the hearth spaces of the former kitchen [5] and scullery [6] will be retained maintain some legibility of these rooms' original use. Similarly, for architectural details such as coving, skirting, picture rails and other mouldings, where original or early, these will be retained. The former backstairs, an original but wholly enclosed feature, will be retained in their current form. Where original windows will be blocked, as noted below, the internal reveals will be retained so the position of these blocked windows remain clearly legible.
- 4.11 While the demolition proposals for the various accretions to the rear of the House are not concluded to cause harm to the asset's significance, there are specific instances of harm that the proposal will cause to internal parts of the House. Clearly these will not affect the external legibility of the asset's significance.
- 4.12 The eastern windows of the former kitchen [5] and scullery [6] will be blocked and a new window inserted in the former scullery's northern wall. The hall [1] will be reduced in size. On the first floor the landing will be subdivided. The former servants' quarters [12-14] will retain the north-south passageway and will be subdivided to no greater an extent than is currently the case. The addition of a second storey to the north-western corner of the core of the House will lead to insertion of a new doorway and the blocking of a window.
- 4.13 In terms of the current main stair within the historic core of the House, it has already been noted that the staircase is likely to be a late twentieth-century insertion and that the stairwell is currently enclosed. Also, as noted in the Timber Survey, the staircase and the general area is suffering from a severe infestation of wet-rot. As such, the expert advice is that all affected timber must be removed and adjacent masonry suitably treated. It is proposed that the space of the stair well will be integrated into apartments on the ground and first floors. The stair light will be blocked but, as for other blocked windows, its reveal will be retained. The former servants' staircase, currently blocked up, will be retained in its current form.
- 4.14 In terms of the proposal's impacts on the character and appearance of Tregony Conservation Area, the changes to Penlee House, a discrete asset sequestered from the Area apart from the immediate setting of the House, there will be no impacts on the Area's significance.

Summary of Impacts

- 4.15 In terms of the proposed demolition, the main impacts will be mainly on the post 1987 (excepting the 1880s' ancillary element) accretions to the rear of the House. The scheme will reorder this area and maintain its subsidiary status in terms of the whole House. Similarly, the northern, first-floor addition to the single-storey north-eastern extension, though largely matching the form and scale of the original historic core of the House, will be subsidiary in character to the original element of the House.
- 4.16 This element of the proposal takes the opportunity to have high, but simple design quality, such as window embrasures of similar sizes to the original with similarly deep reveals. This element will not

have an adverse impact on the character of the House's western elevation. The current external legibility of the House's significance is mainly viewable and expressed in the historic core's southern and western elevations. This situation will be maintained.

- 4.17 Internally, most existing original fabric and features will be retained. Their legibility and that of the House's original layout will be enhanced by the stripping out of much of the post 1987 remodelling, insertions and sub-divisions related to the House's use as a nursing home.
- 4.18 The proposed development's harms relate to specific and discrete areas of the historic core. The harms centre on the blocking of original windows (to allow extensions to the north of the eastern pre-existing extension and at first floor in the original house's north-eastern corner); the insertion of two new doorways; some subdivision (on aggregate, there will be a much lesser quantum of subdivision of original rooms); and the reuse of the main stair well in ground and first-floor apartments.

Conclusion

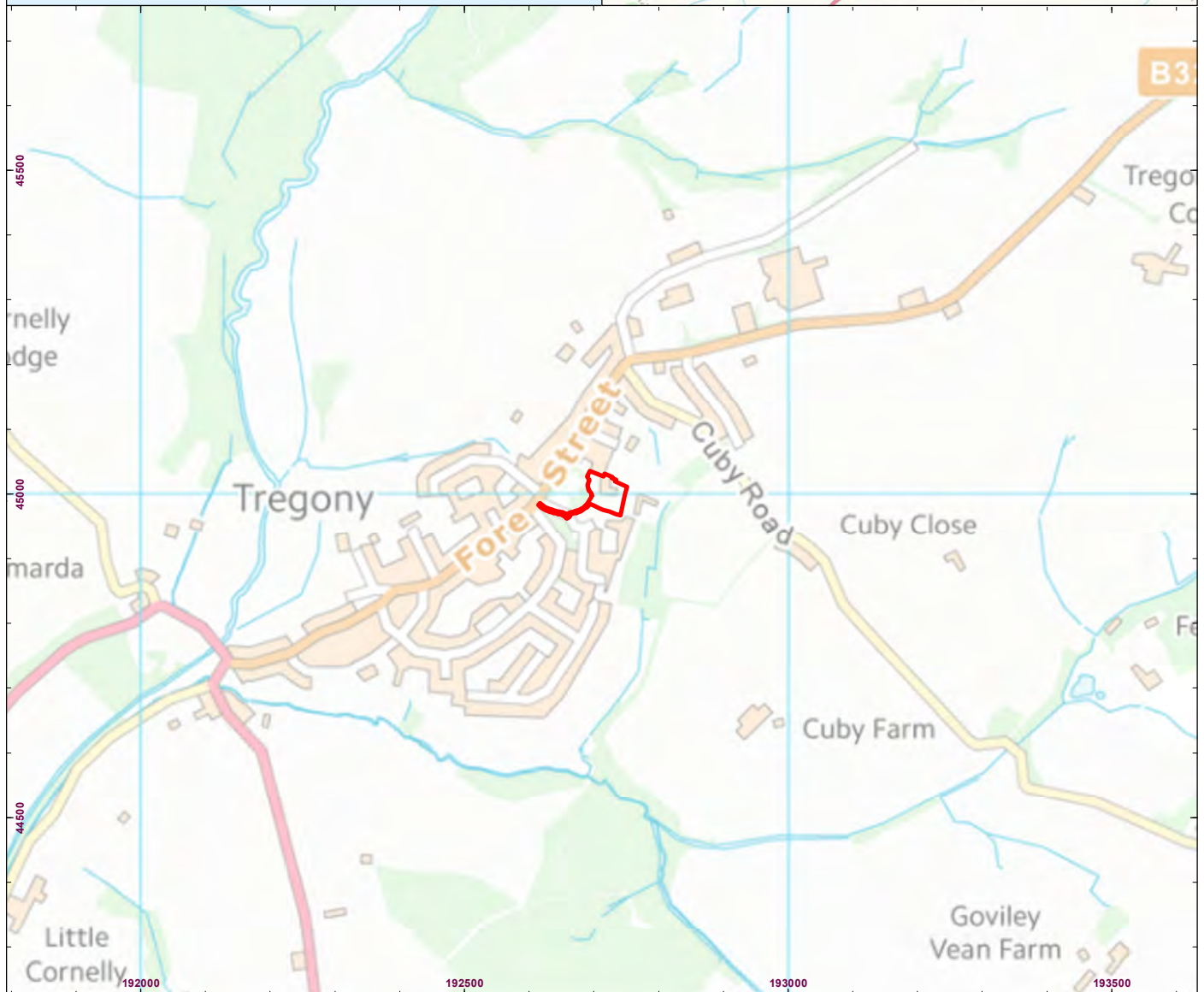
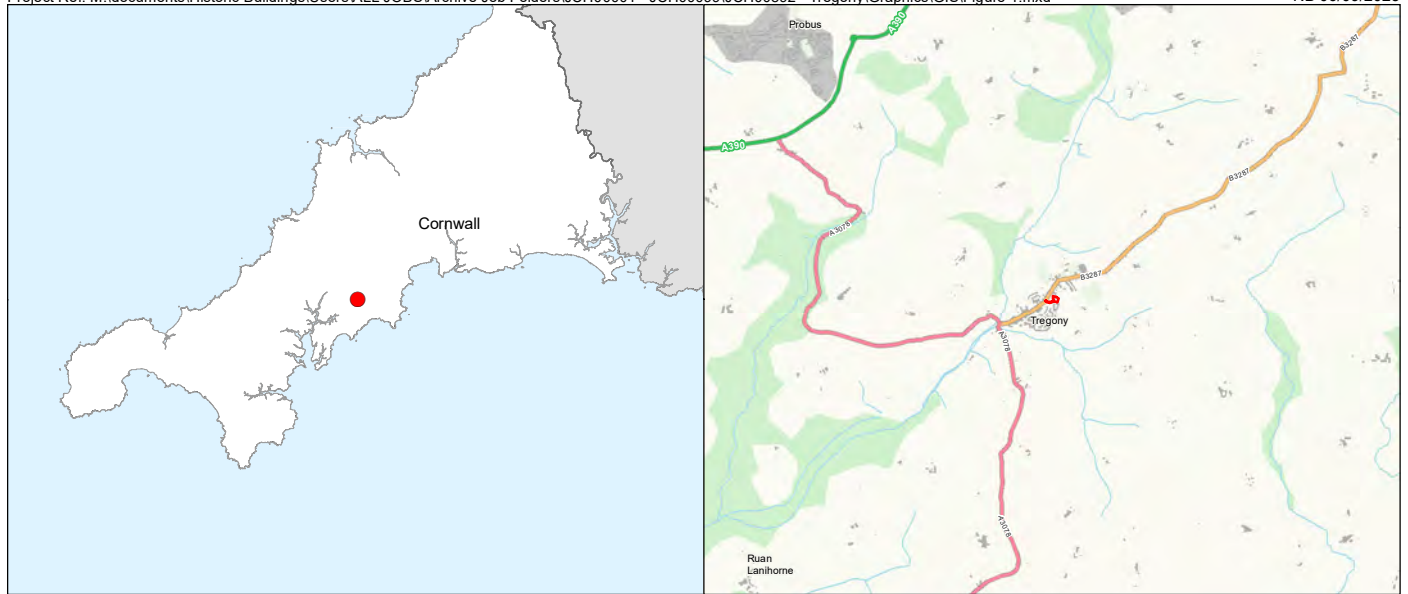
- 4.19 In terms of built heritage considerations alone, the proposals will deliver enhancements to Penlee House's significance and to the legibility of that significance. It will also deliver some specific, focussed harms to the asset's significance. As an aggregate and in purely built heritage terms alone, the proposed development will cause a neutral impact to the significance of Penlee House.
- 4.20 There has been a significant degree of development within the grounds and to the House itself within the last 30 years. This has included internal division and piecemeal extensions related to its conversion to a nursing home. Consequently, the optimum viable use for the building involves some form of diversion from its original function as the home for a clergyman, his servants and, possibly, any family. The proposed conversion and development of apartments can be concluded to be an optimum viable use for the asset.
- 4.21 The proposed development will have a neutral impact on the character and appearance of Tregony Conservation Area.
- 4.22 Impacts on the original and early elements of the House would be archaeologically recorded in advance of works and, as opportunities arise, during opening up works. A suitably worded condition on any consent would secure a programme of archaeological building recording in advance of development.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Thrive Living by Retirement Villages, to assess the likely impacts on the historic built environment from development at Penlee House, Fore Street, Tregony as set out in the applications, specifically the DAS, planning statement and the submitted drawings. The Site is located on the south side of the eastern end of Fore Street. This Statement covers built heritage considerations only.
- 5.2 The Site is formed of the Grade II statutorily listed Penlee House and the immediate grounds. The Site is located wholly within a small part of Tregony Conservation Area.
- 5.3 This report meets the requirement under paragraph 194 of the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the specific heritage assets likely to be affected by development and demonstrate the impact that the proposals would have upon that significance.
- 5.4 This assessment makes suitable reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. A summary of the relevant National and Local Planning Policy is included. The report is further based on the findings of historical research, Site and area walkover surveys (including internal inspection) and assessment, map studies and the application of professional judgement.
- 5.5 It is also concluded that the applicant's proposed conversion of Penlee House to apartments will deliver an optimum viable use for the asset.
- 5.6 This Built Heritage Statement also concludes that the proposed development of the Site will result in an aggregate neutral impact on the significance of Penlee House and Tregony Conservation Area. In terms of Penlee House, while specific instances of harm can be identified as caused by elements of the proposal, the scheme also delivers a notable number of enhancements to the listed building's significance and the legibility of that significance. Consequently, in pure heritage terms, on aggregate the proposal will deliver a neutral impact on the historic environment.
- 5.7 This balance is made without consideration of non-heritage public benefits of the proposal, as set out in the planning statement supporting the applications. Should the decision maker not concur with the conclusion made here of no aggregate heritage harm, any identified less than substantial harm can also be weighed with the identified public benefits, set out in the planning statement, in accordance with paragraph 202 of the NPPF.
- 5.8 As such, there is no aggregate harm that needs to be clearly and convincingly justified and no planning balance, in this regard, needs to be made by the decision maker. Consequently, in regard to built heritage considerations, the planning and listed building consent applications can be approved.



FIGURES



 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location



Approximate site location



Not to Scale
Illustrative Only



Figure 2
c.1582 Saxton Atlas Great Britain
Sheet 5
(Source: National Archive)



Approximate site location

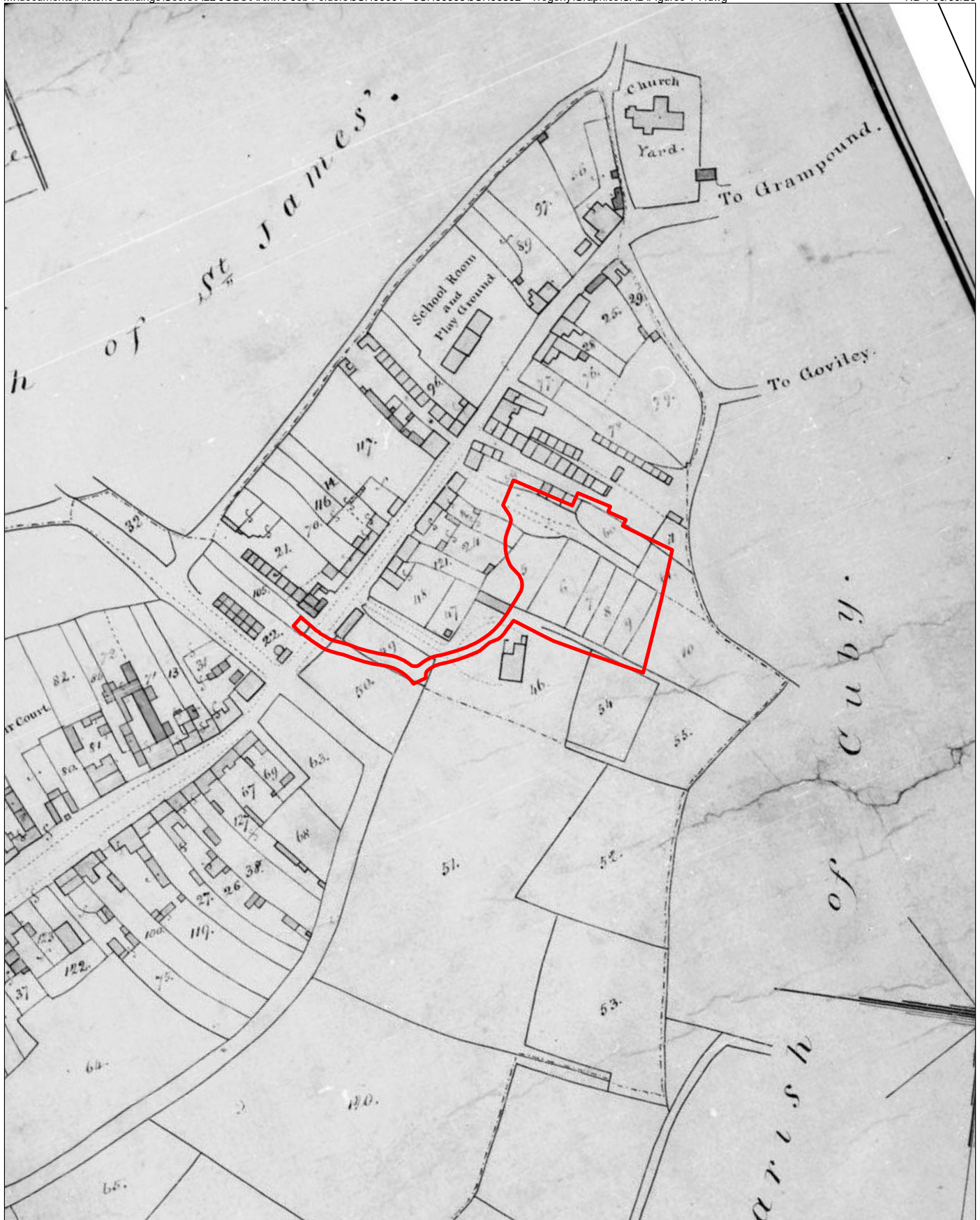


Not to Scale
Illustrative Only



A TETRA TECH COMPANY

Figure 3
c.1794 Cary's Map of England
Sheet 2
(Source: National Archives)



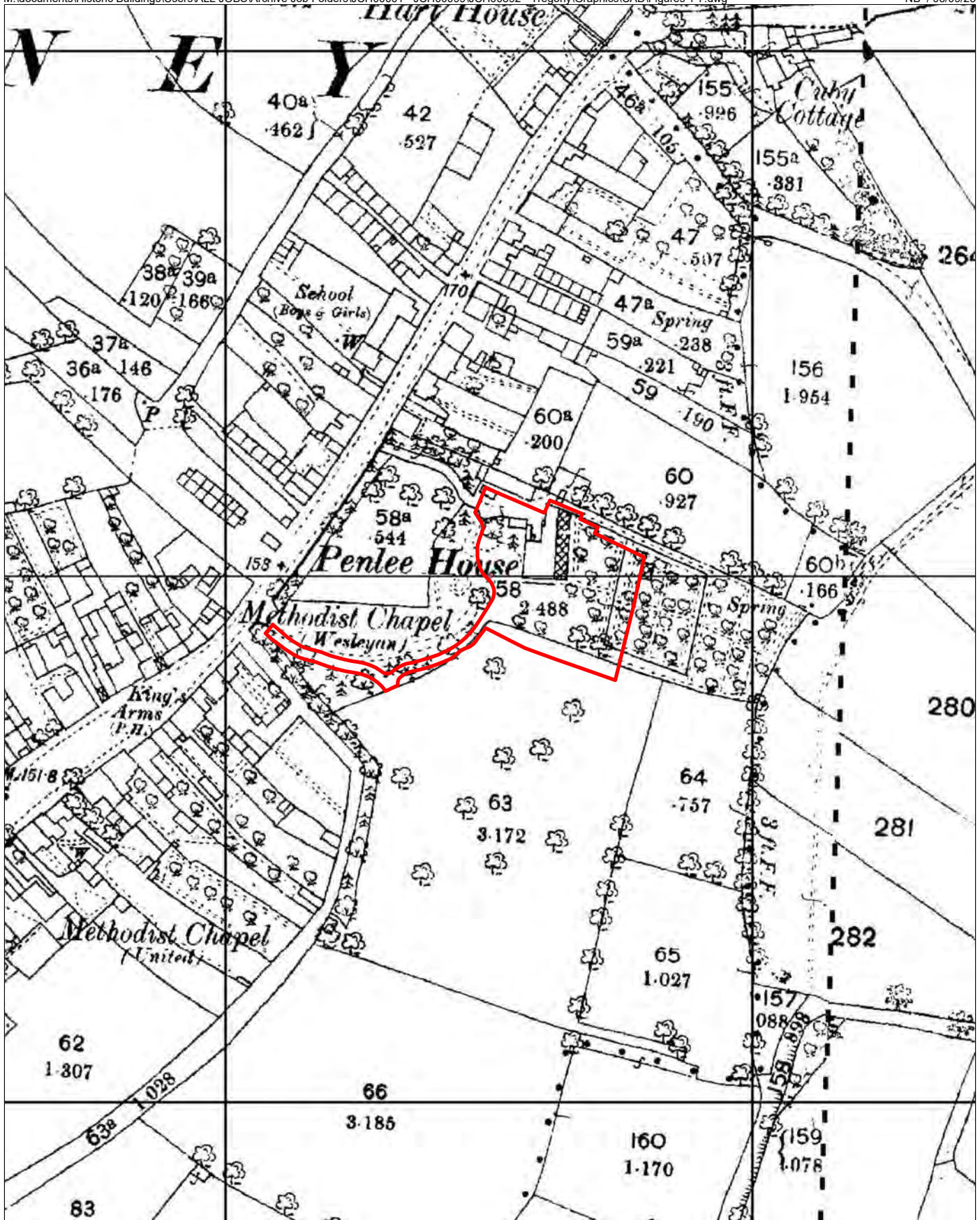
 Site Boundary (approximate)



0 25 50m
Scale at A4: 1:2,000



Figure 4
c.1841 Tithe Map of Tregony



 Site Boundary

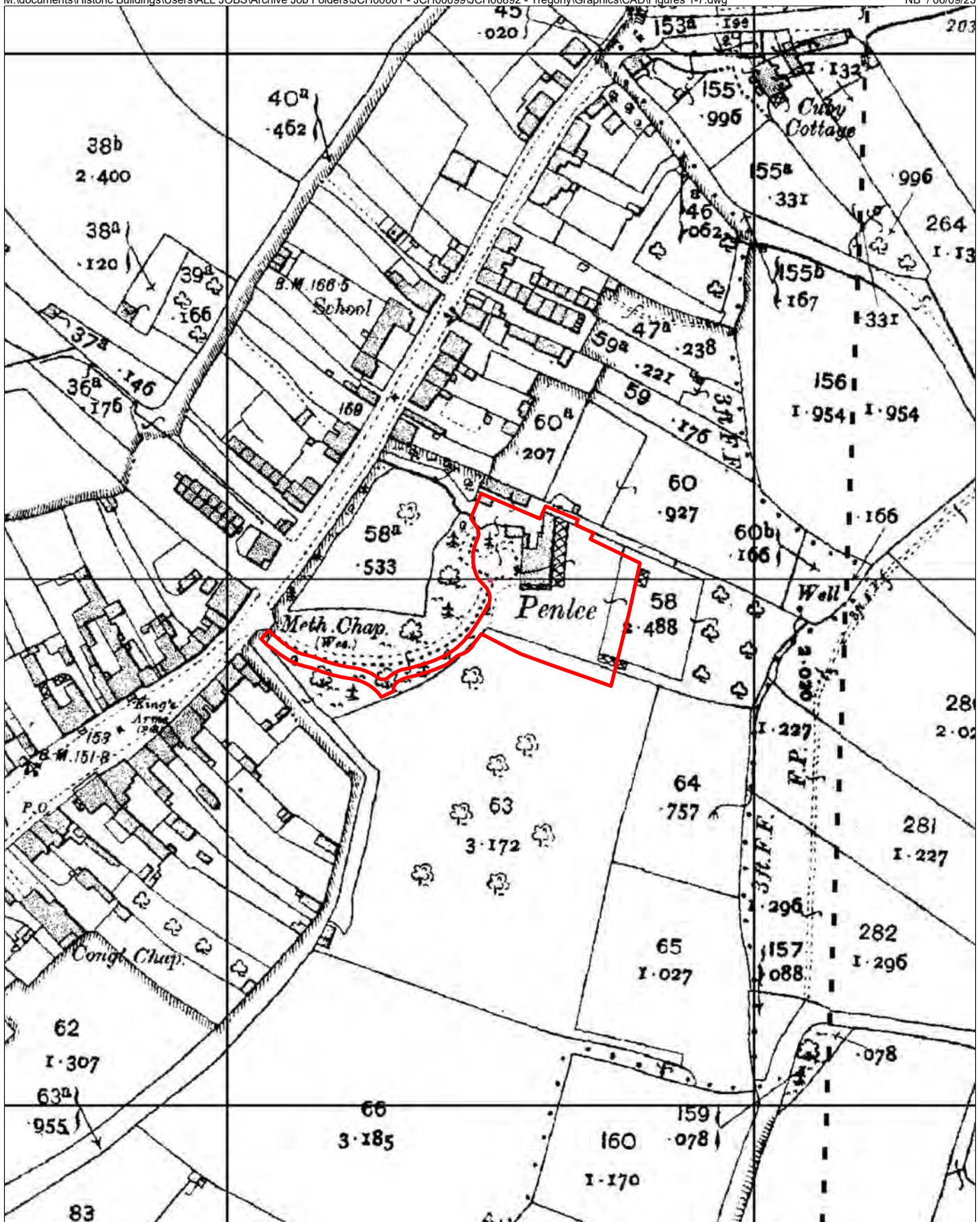


0 25 50m
Scale at A4: 1:2,000



Figure 5

1880-1881 Ordnance Survey Map



 Site Boundary

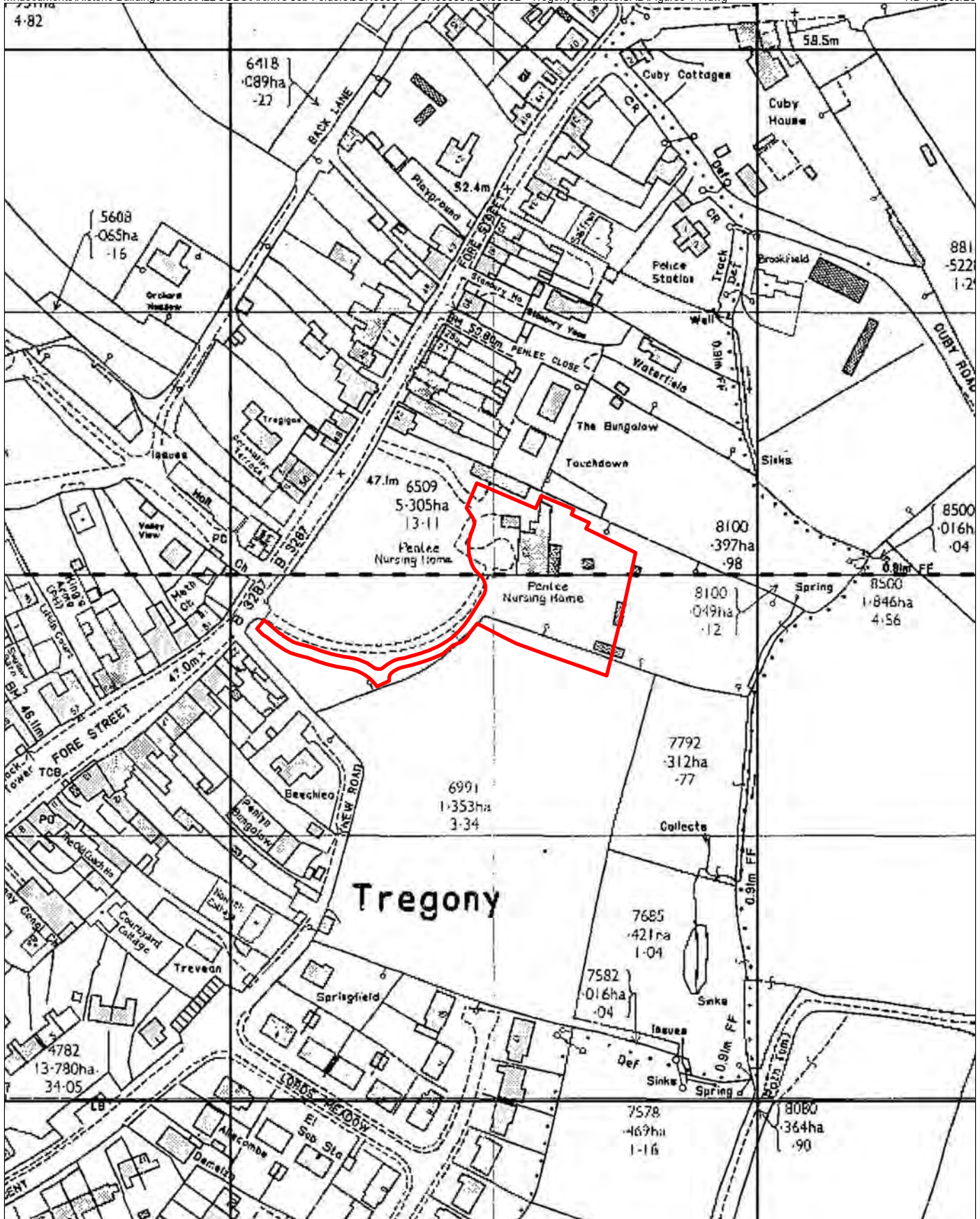


0 25 50m
Scale at A4: 1:2,000



Figure 6

1907 Ordnance Survey Map



 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 8

1994 Ordnance Survey Map



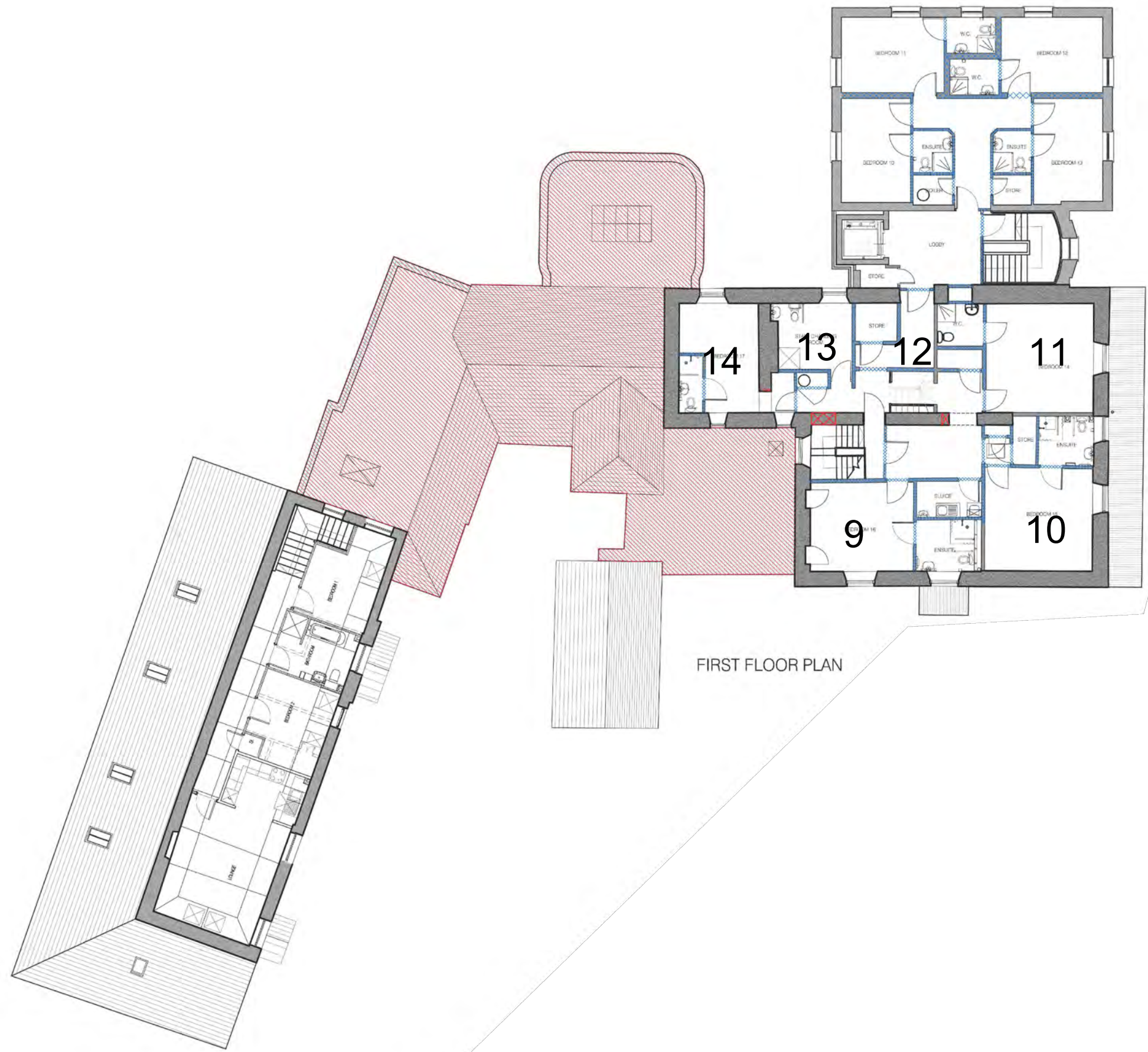
GROUND FLOOR PLAN



Not to Scale
Illustrative Only



Figure 9
Existing Ground Floor Plan



FIRST FLOOR PLAN

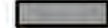








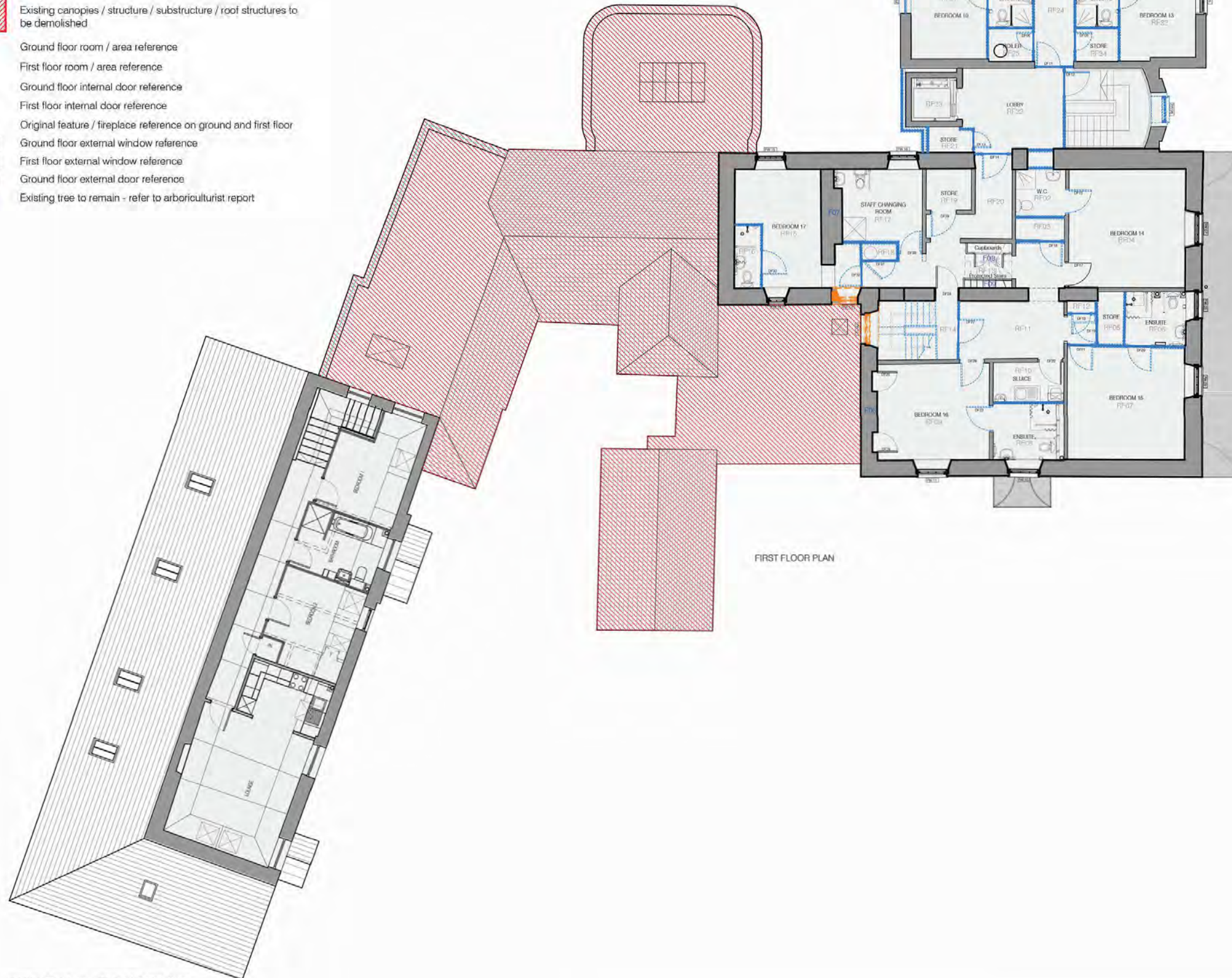
Not to Scale
Illustrative Only



Figure 10
Existing First Floor Plan

DEMOLITION AND FEATURE REFERENCE KEY:

-  Existing external wall construction to remain
-  Modern fabric to be demolished
-  Existing internal partition to remain
-  Existing original fabric and features to be demolished or blocked up
-  Post original fabric to be demolished
-  Existing canopies / structure / substructure / roof structures to be demolished
- RG01 Ground floor room / area reference
- RF01 First floor room / area reference
- DG01 Ground floor internal door reference
- DF01 First floor internal door reference
- F01 Original feature / fireplace reference on ground and first floor
- GW.01 Ground floor external window reference
- FW.01 First floor external window reference
- EGD01 Ground floor external door reference
-  Existing tree to remain - refer to arboriculturist report



FIRST FLOOR PLAN - 'STABLES' EXTRA CARE APARTMENTS FOR REFERENCE ONLY



Not to Scale
Illustrative Only



Figure 12

Existing First Floor Plan -
Proposed Demolition

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Plate 1: Hall with arches



Plate 2: Hall pilaster



Plate 3: Enclosed stairs



Plate 4: Stair detail



Plate 5: Stairwell window



Plate 6: Reused original & early skirting boards



Plate 7: Blocked & divided double door between 'Dining Room' & SW reception Room



Plate 8: Coving in 'dining room'



Plate 9: Early ancillary building



Plate 10: Archway off landing



Plate 11: Main, southern facade



Plate 12: Porch & front door



Plate 13: Rear wing accretions



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