

Design, Access & Heritage Statement

Risan Stables,
The Chains, Munslow,
Shropshire

On behalf of

Mr & Mrs Brandwood

October 2023

23014-01-01A DandA rev A



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This statement has been prepared with the aid of a Design, Access and Heritage Statement prepared by M.G. Harris for a previous application on the same site. Text reused is denoted in grey.



architects

1.0 DESIGN

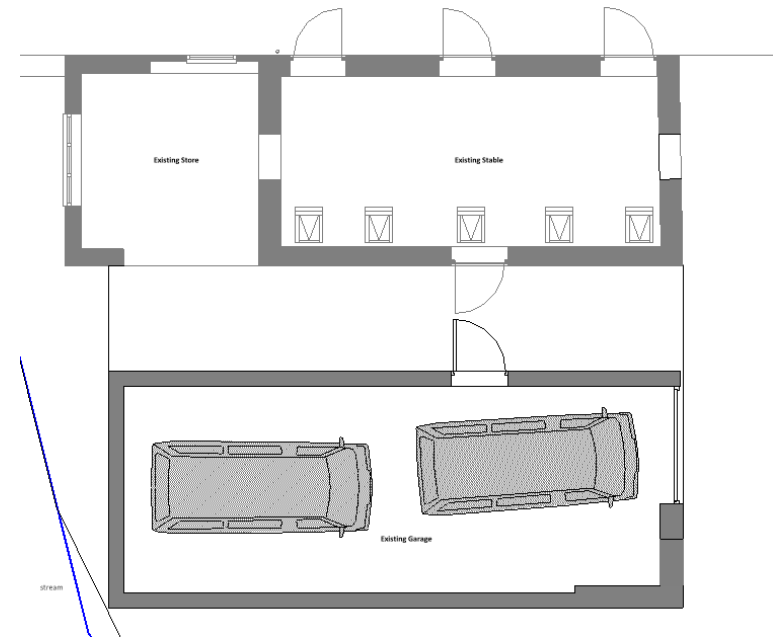
1.01 Introduction to the scheme

The current residents of The Chains in Munslow have a need to downsize from their current property, but are well integrated into village life and wish to remain in the area, with the intention of being located here for their full lives. Finding no accommodations available in the village to suit their needs, the proposals within this application seek to create a home for life for them, which shall be separated from the primary ownership of The Chains to enable the main property to be sold to finance this development. Based upon comments received from the planning officer and conservation officer, a revised proposal to separate the existing rear 'Brandwood Barn' from the Chains ownership and add additional facilities to this via an annexe in the stables block, with amenity space located behind the garage is proposed. This proposal has been formed following discussions with the planning officer to ensure protection of the historic fabric whilst providing the required accommodations.

1.02 Existing Site

The existing site is a historic stable adjacent newly constructed garage within the curtilage of a grade II listed building, The Chains, in Munslow, Shropshire. The stables faces onto a courtyard, accessible only down the driveway to The Chains, and beneath an oversailing roof which connects The Chains to some outbuildings, one of which is the Barn to which it will be annexed. The stables has had some remedial works undertaken on it previously, with the erection of a blockwork wall to support a partially collapsed roof to the south-west end, and introduction of rooflights to enable safe use of the storage space in the interim. These interventions shall be retained as part of the proposals, as well as all the historic stonework walls, and the existing (partially reconstructed where collapsed) roof.

The wider context of the site is a conservation area including a number of listed buildings of varying degrees of significance, and it is within this context that the proposal has been designed. The proposals take into account the established local character, as well as integrating with the constraints of the immediate site and preserves privacy and amenity for surrounding properties.



1.03 Use

The proposals are for a separation of the existing Barn to its own residential ownership, separate from the chains, and the stables becoming an ancillary annexe to the rear 'Brandwood Barn' to provide 4 bedrooms to accommodate the family. This is still within the spirit of the use, with other barns attached to the property having been converted to residential use in the past. The reason the Brandwood Barn was not permitted to have a separate ownership was

due to a lack of amenity space, which is now addressed with the separation of the garden to the Chains to provide an amenity space for the Barn and Stables Annexe, as indicated on the location plan, and as discussed with the planning officer prior to submission.

PV panels will also be installed over the garage to power & heat the stables annexe, whilst avoiding structural and conservation implications of installing them on a historic building.

1.04 Scale

The proposals fit within the shell of the stables and require an existing opening to be opened up to ground level to form access between the main stables and the end room. The proposals include creating 2 bedrooms, one of which will be walked through to gain access to a small kitchenette and shower room, as facilities for the accommodation.

1.05 Amount

The proposal is for a single-family dwelling.

1.06 Appearance

The stable block shall be retained in its entirety, with only one existing opening enlarged to form a door. Where the new door is to be located within the existing central opening, this shall be of a framed, ledged and braced style, reflective of the existing doors, and where the two stable doors either side are to be infilled with full height glazing, the stable doors shall be refixed on longer hinges and held back to the walls adjacent to the windows.

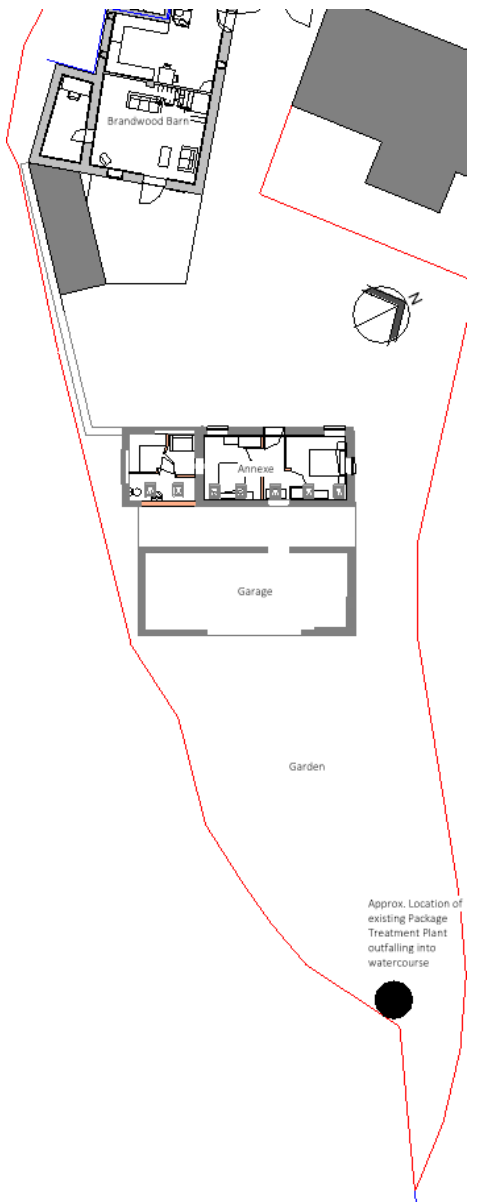
The stonework will receive hemp hair & lime mortar internally to improve airtightness and provide some improvement to insulation. There will be a step down along the existing wall line to transition to the current internal floor level, as overhead beams prevent the floor height being increased. The proposed separation of the end room into a shower room and kitchenette lines through with the existing window vertical, and will finish in line with the existing, lowered opening, to minimise disruption of the fabric, and the resultant 'redundant' space containing a window to the front may be used for seating or a desk as part of the adjacent bedroom. Solar panels will be provided to the southern aspect of the garage roof to power and heat the stables. This is the most suitable location for them both in terms of sun angle, but also in relation to the historic context, as it faces away from the listed building and conservation area.



In summary the scheme fits within the existing historic building and retains its linear form. In adding this ancillary facility to the rear Brandwood Barn, it increases the number of bedrooms to 4 in total, with lounge facilities in the Barn, and ancillary outdoor space to the rear of the garage.

1.07 Layout

The internal layout has been developed to make best use of the spaces within the stables block. All existing walls within the stable block are retained, with one existing internal opening being increased in height to access the left hand room whilst causing minimal disruption to fabric, and the doors and windows, are solely within existing openings. The facilities here supplement those already in place within the Brandwood Barn (right) which include a lounge, kitched/dining, study, as well as 2 bedrooms, and the total property will include ownership of the courtyard between the two buildings as well as the garage to the rear of the stable, and a separated garden area beyond that.



2.0 ACCESS

2.01 Public Transport

The 155 service from Cardington to Ludlow passes through the village daily.

2.02 Private Transport

Parking for the property shall be located down the side of the building, off the existing shared courtyard, and as such shall be 'tucked away' from view.

2.03 Accessibility

The proposed design is for a bungalow, ensuring all facilities are readily accessible. As the proposals work within the existing fabric, using existing apertures, there will be a single step down from the front door to access the rooms, as the existing floor is at a different level. Due to door swings an assessment has been carried out and it is not feasible to avoid the step down within the stables whilst respecting the building fabric, as such the conservation of the building has taken priority.

3.0 HERITAGE

3.01 Historic Environment Record

The Shropshire Historic Environment Record (HER) contains information relating to all known archaeological and historical sites in the area. Examination of data in the Shropshire HER, and information held by the

Shropshire Record Office indicates that there are five listed buildings in the immediate locality, two HER entries related to The Chains Farm, but no Scheduled Ancient Monuments, Registered Parks and Gardens, or Registered Battlefields.

3.02 Conservation Area

The Chains is within the Munslow Conservation Area, designated 16th December 1993, but the boundary runs along the back (south east elevation) of the stables. The proposed dwelling would therefore incorporate elements from within the Conservation area, namely the stable, with minimal external alterations in appearance. It is therefore considered that the proposal would have a slight impact upon the setting of the Conservation Area.

3.03 Listed Building

'The Chains and outbuilding to the south west' are Grade II listed under list entry number 1383340, as follows:

'House and linked outbuildings. Early C17. Stone rubble, with timber-framed gables. Old tile and concrete interlocking tile roof. Large stone ridge stack with brick shaft. L-shaped plan with cross wing at end. EXTERIOR: 2 storeys and attic and single storey and attic. North-west front with, to left, a projecting gable with single C20 casement at first floor, 2-light casement in plain gable-head and at ground floor. At centre is earlier main range of single storey and attic. 2 small ground-storey windows, that on right in deep chamfered reveal, 2 timber-framed gables, one with later 3-light casement and one with boarded loft door at head of stone steps. Wing extends to right as outbuilding with boarded door and with open bay to far right. To right, projecting plain gable with 2 thin ventilation slits, boarded loft openings and boarded doors on return sides. INTERIOR: not inspected.'

It appears based upon the listing that the stables do not form a part of the listing, however, given that they were originally for a use reliant upon the Listed Building, and were clearly constructed prior to 1948, it is assumed that they are within the curtilage of the listed building in accordance with Historic England Guidance, and should be taken as part of the collective listing.



image courtesy of M.G. Harris.

The roadside buildings of this former farm have been converted to residential use. The stables forming part of the application are just visible through the archway which is the existing access to the property's parking area. This situation will continue for the new home.

3.04 Policy Context – Planning

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on planning and listed building consent applications that affect the historic environment. Sections 66(1) and 72(1) of the Act impose a statutory duty upon local planning authorities to have 'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses' and, in respect of conservation areas, that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

3.05 Local Policy Considerations

Chief local policy consideration is contained in the Shropshire Core Strategy. A key objective of both national and local planning policy is to focus tourist and residential development in locations which promote economic, social and environmental sustainability, avoiding new ventures scattered across the open countryside.

This proposal site is demonstrably suitable for residential use, given the recent conversions to domestic properties of the barns building, and approval of the scheme would be supported by the above policy, making use of existing buildings within an existing conurbation. As a windfall site within the village, this would assist the local authority in meeting their housing need supply. The site sits just outside the boundary of the Shropshire Hills Area of Outstanding Natural Beauty, as well as just outside the Munslow conservation area, and therefore is designed to be sensitive to its surroundings and have no adverse impact upon the area.

In accordance with policy CS5 the conversion proposed has respect for the heritage asset, and by its conversion would ensure its permanence. The proposals also incorporate solar panels on an adjacent building to assist with powering and heating the property, and airtightness/insulation will be improved, in line with protection of the stables building fabric, with walls receiving a hemp and haired lime plaster finish to ensure breathability of the existing fabric is protected and retained. As the stables falls under the curtilage listing of The Chains, as identified above, it is understood that a contribution to affordable housing under policy CS11 is not required.

The scheme seeks to protect the historic environment by converting an outbuilding which has previously partially collapsed, ensuring its presence remains as the southern boundary to the courtyard of the listed property. The proposal is considered in its approach with minimal alterations to the external fabric. By locating parking to the side of the property on the current garage access, the parking shall not dominate the appearance of the building and shall instead be concealed.

Under policy CS18 the proposals shall be designed to make use of the existing drainage for surface water, as there has been no increase in the roof area. Foul drainage shall discharge into the existing package treatment plant.

Policies CS6 Sustainable Design and Development and CS17 Environmental Networks, SAMDev Plan Policy MD13 Historic Environment, where the requirements are that heritage assets will be protected, conserved, sympathetically enhanced and restored through the following four processes:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.



2. Ensuring that proposals which are likely to affect the significance of a designated or nondesignated heritage asset, including its setting, are accompanied by a Heritage Assessment.
3. Ensuring that proposals which are likely to have an adverse effect on the significance of a nondesignated heritage asset, or including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect.
4. Encouraging development which delivers positive benefits to heritage assets. Support will be given in particular to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

2.20 The common thread running through these duties is that they “flag up” the special interest of the feature, and impose, or enable the imposition, of more stringent controls than would otherwise be imposed by the “normal” planning process over any activities which might harm it, thereby ensuring that full account will have been taken of that which is of special interest. From these four points then, these particular proposals provide the following specific responses:

- The layout of the proposed has considered the impact on the fabric and setting of the nearby listed farm buildings and the wider conservation area;
- Producing this Statement to assess the proposals;
- The garage layout and orientation is in a form that creates no adverse impact on the identified designated heritage assets; and
- The design of the new works will continue to preserve the overall local historic ‘sense of place’.



Image courtesy of M.G. Harris.

The stables forms the south east boundary of the Conservation Area

3.06 Policy Context – NPPF and Heritage Assets

The July 2021 Revised National Planning Policy Framework is the statement of Government planning policies covering all aspects of the planning process. Chapter 16 outlines the Government’s policy regarding conserving and enhancing the historic environment. The policies in the NPPF are a material consideration which must be taken into account in development management decisions. The main paragraphs of direct relevance are outlined and grouped by intended purpose below.

i) Identifying the objective

Paragraph 189 considers that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value, and that they are an irreplaceable resource, and should be conserved in a manner appropriate to their significance.

ii) Identifying a Strategy

Paragraph 190 requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats, taking into account of the following in determining planning applications;

- 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.

iii) Identifying Significance

Paragraph 194 demands that local authorities should require an applicant to ‘describe the significance of any heritage assets affected, including any contribution made by their setting’. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Heritage Impact Statement meets those requirements, but noting that ‘where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’. This latter point will require the attention of a suitably-qualified person.

Paragraph 195 outlines that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. It then outlines that they should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal. Following on from this exercise of identification, Paragraph 197 requires, in the determination of applications local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

iv) Identifying Degrees of Harm

Paragraphs 199-202 need to be read together and applied in cases where development would cause harm to the special interest of a designated heritage asset, distinguishing degrees of harm and providing related threshold tests for the planning decision maker.

Paragraph 199 states great weight should be given to the asset's conservation (irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance), where Paragraph 200 demands that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The NPPF requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Paragraph 201 is clear that where a proposed development will lead to substantial harm (or total loss of significance), local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits outweighing that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

With regard to 'less than substantial harm' to the significance of a designated heritage asset, Paragraph 202 considers that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In the case of non-designated heritage assets, Paragraph 203 insists that the effect of an application on its significance should be taken into account in determining the application. In weighing such applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

v) Identifying Mitigation

In Paragraph 204, LPAs are exhorted to not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. On this basis, developers are required in Paragraph 205 to record and advance

understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

vi) Identifying Opportunities

On the other hand, Paragraph 206 encourages LPAs to look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, outlining that proposals preserving those elements of the setting making a positive contribution to the heritage asset, or better reveal its significance, should be treated favourably.

Concerning conservation areas and World Heritage Sites it states in Paragraph 207 that:

‘Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.’

Finally, Paragraph 208 encourages LPAs to assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

3.07 Significance of the Heritage Assets

It is clear that understanding both the nature of the significance and the level of importance are fundamental to decision making, and that the analysis below assessing significance of the various relevant factors indicates the heritage asset possesses significant historic interest.

The NPPF defines the significance of a heritage asset as: “the value to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

As ‘significance’ is the means by which the cultural importance of a place and its component parts can be measured and compared, understanding that significance makes it possible to develop proposals that will protect or enhance the character and cultural values of a site.

The following brief assessment is therefore provided on the significance of the heritage assets that may potentially be affected by the application proposals and is proportionate to the importance of the asset and sufficient to understand the potential impact of the proposals, given their limited nature and extent.

Munslow parish lies along the north-west side of Corve Dale. Aston Munslow, one of its two surviving villages, is on the principal road down the dale, c.10 km north-east of Craven Arms. Munslow, the other village, is just over 1 km. north-east of Aston Munslow, and other smaller or shrunken settlements are strung out further to the northeast. The high ground forming the northwestern parts of Munslow and Aston townships was used by them as a large open common, c. 2 km. east-west by 1 km. north-south in the 18th century. In 1793 the whole common was reckoned at 300 a. By c. 1817 two thirds, mainly in Aston, had been inclosed; the remaining 94 a., in Munslow township, were allotted in 1847.

By 1653 and until the 19th century the road from Much Wenlock to Craven Arms and Ludlow, south-west of Munslow village and probably as far as the parish boundary, was known as the Apostles' Way. It was turnpiked in 1756 and disturnpiked in 1867.

Finds of Neolithic and Bronze Age material, crop marks, and perhaps the mound from which Munslow was named (‘low’ meaning mound) supply evidence of prehistoric activity in the area. Munslow was a part of the manor of Aston, which featured in the Domesday Book as the land of Reginald the Sheriff. It was occupied by the households of 5 villagers, 8 smallholders, 6 slaves, a priest and ‘2 others’. There were 16 ploughlands, with 2 lord’s plough teams and 5 men’s plough teams, as well as a mill.

In the 18th and 19th centuries stone, readily quarried in the parish, became almost ubiquitous, both for superior houses, such as the new rectory (before 1793) and Miller House (probably c. 1799) in Munslow and Hungerford Farm (c. 1800), and for farm buildings and squatters' cottages. Before the mid-19th century brick was rarely used, though it can be seen in a 17th century range at Munslow Farm, in the mid-18th century Crown inn, Munslow, and in Little Thonglands, a small, polite 18th century building. Thereafter brick became commoner, being used to extend and raise cottages.

There is some confusion as to the dating of The Chains as a farm complex. The list description has it as early 17th century, with the central single storey and attic element as the oldest part, with a two storey and attic wing to east as slightly later. Later again is the adjoining cowhouse, and then across the covered entrance is the gable end of a right angled stone barn. No date is given for the stables to the rear. In 1607 William Baldwyn of Elsich (d. c. 1614) sold a house, later called The Chains, to Thomas Varnolds, in whose family it remained until the early 19th century.

However in 2012, as part of a conversion proposal for the cowhouse, Nigel Baker undertook an historic building assessment of the cowhouse in order to understand its origins and overall significance. His inspection of the farmhouse revealed many structural features that made use of re-used timbers, but some that were in situ in the eastern range dating from the late-16th century. The ceiling beams lack chamfer stops, suggesting the external walls were once timber framed. He is of the opinion that the stone walls are a later (18th century?) modernisation. The lower wing of the farmhouse is probably an early 17th century extension to the taller wing.

The cowhouse appears to be an 18th century extension to the farmhouse according to Baker, but the roof structure relies heavily on re-used timbers, either from here or elsewhere.



Image courtesy of M.G. Harris.

Baker concludes that the complex was extended from left to right, with the early timber framed three storey element being encased in stone as part of a possible 18th century modernisation.

3.08 Heritage significance assessment

The four different types of value (with the assessment in italics) that can contribute to significance are identified as follows:

Definition of Heritage Significance	
<i>Level of Value</i>	<i>Definition</i>
Exceptional	<i>an asset important at the highest national or international level; includes scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm to such assets should be wholly exceptional</i>
High	<i>a designated asset important at a national level, including Grade II listed building and conservation areas. The NPPF advises that substantial harm to such assets should be exceptional</i>
Medium	<i>a non-designated asset important at local to regional level, including buildings on a Local List (non-statutory). Can also include less significant parts of listed buildings and conservation areas. Heritage assets in this category should be retained where possible, although there is usually scope for adaptation</i>
Low	<i>structure or feature of very limited heritage value and not defined as a heritage asset. Includes later additions to listed buildings or settings that are of low value. The removal or adaptation of structure or features in this category is usually acceptable where proposals will enhance a related heritage asset</i>
Negative	<i>structure or feature that harms the value and significance of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement</i>

Evidential value: where a building, structure or place provides primary evidence about the past. This can be natural or man-made and applies particularly to archaeological deposits, but also to other situations where there is no written record.

In terms of evolution, there have been few significant changes to the character and appearance of the farm complex or wider settlement. Map evidence from the 1880s indicates the historic core is largely still extant in spite of later development, offering clues as to the original layout of Munslow. As a plot on the

south east outskirts, the extent to the core complex formed the stables are unlikely to reveal much below ground evidence beneath what was once a walled stockyard. This now forms the base of the garage building, which incorporates some original stonework from the stockyard wall.

Evidential Value = Low

Historical value: where it illustrates some aspect of the past, and this helps to interpret the past, or that it is associated with an important person, event or movement.

The identified historic buildings' character and appearance make a positive contribution to the special architectural and historic interest of the area. Architecturally, the original buildings are indicative of stone-built structures erected over an extended period of time from the 16th century to conform with contemporary expectations on materials and architecture. They are prominent in the streetscape. Unlike the stables, which is has a different purpose due to its position to the south of the farmhouse, cowhouse and barns located on the roadside. The stone built stables is another reminder of the complex's origins, and its conversion to an annexe to the Brandwood Barn for residential purposes would ensure its longevity.

Historical Value = Low/Medium

Aesthetic value: where this may derive from conscious design, including the work of an artist or craftsman; or it may be the fortuitous outcome of the way a building or place has evolved.

The preservation of the surrounding buildings and streetscape provides a discernible window into the settlement's agricultural past, as many structures present a variety of forms reflecting their domestic or agricultural origins within the historic area.

Aesthetic Value of Stables = Medium

Communal value: where regardless of their historical or aesthetic value, many buildings or places are valued for their symbolic or social value or the local identity which they provide.

There are a number of surviving historic buildings in the area and these are greatly representative of the rural structure of this part of Shropshire from the 16th – 20th century period, despite alterations and losses, particularly to the stables.

Communal Value = Medium

3.09 Historic Assessment of Setting

‘The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting - the surroundings in which it is experienced.’ (English Heritage, 2012).

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England) Second Edition 2017

The purpose of this amended and republished Advice note is to provide information on the concept and acknowledgement of the nature of ‘setting’. The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it. The contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. (Advice Note para 5). Views can of course be valued for reasons other than their contribution to heritage significance, and may be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets (para 6).

Paragraph 17 of the Advice Note reconfirms that all heritage assets have significance, where the contribution made by their setting to their specific significance varies. Furthermore, although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset. However, as Paragraph 18 states ‘Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.’

The indirect visual impacts of the proposed development on the setting of designated and non-designated heritage assets within the locality have been assessed as required under paragraph 195 of the NPPF. These are mainly related to views from, to and across the heritage assets.

A ‘Zone of Visual Influence’ defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. The analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason is increasingly referred to as a ‘Zone of Theoretical Visibility’. In this context, the proposed site is to be viewed from the open countryside to the south east as part of the rear of the streetscene of roadside farm buildings and cottages; less easily visible currently from the main road to the north, where visibility is closely confined by intervening housing, severely limiting intervisibility with the wider streetscape from this direction.

The Application site is visible beyond the village boundary from the south east.

3.10 Impact on Setting

The range of circumstances in which setting may be affected and the number of heritage assets that may be involved precludes a single approach for assessing effects. Paragraph 33 of the Note states different approaches will be required for different circumstances. In general, however, this assessment can address the key attributes of the proposed development in terms of its:



Location & siting – By sympathetically converting the existing stables, forming the south east boundary to the courtyard into residential accommodation annexed to the Barn it would ensure their longevity, and have minimal impact upon their appearance. It should have no detrimental impact on the historic setting.

Form and appearance – The proposal seeks to use existing openings within the historic building fabric, with doors, windows and openings using existing apertures within the historic fabric. Only one opening will be enlarged, to provide access into the end room for sanitary facilities, in line with previous discussions with the planning officer. The linear form of the stable block is unaffected and only 3 external alterations are proposed:

- 1) The main door shall use an existing opening and be infilled with a framed, ledged and braced style door to reflect the originally installed element and remain sensitive to the historic fabric. New windows shall be natural timber framed to match the one currently installed in the section of timberwork.
- 2) Existing stable doors shall be hung on elongated hinges, and pinned back to the adjacent wall to maintain their character.

3) To the south-east of the end room (blockwork following previous partial collapse of roof), the opening shall be infilled in blockwork, within an opening in blockwork, which therefore would not be impacted by this. The exposed blockwork shall then be rendered in a cream/off white colour to blend well with the historic fabric.

Additional effects – the conversion of these buildings into a domestic property will allow the residents who are well integrated into village life to remain in the area despite a change of circumstances.

Permanence –the proposals are a permanent insertion within the setting of the historic conservation area, and within the historic fabric of an ancillary to listed building. Internal walls shall be constructed in studwork to remain a ‘light touch’ intervention which could be removed in the future, and drainage works have been confined to the end room which is already partially modern construction due to the partial collapse, and therefore although this would not be easy to reverse in the future, is deemed to be an area of lower historical significance.

As a result the proposed intervention will not adversely impact the historic context, and shall safeguard the historic stables block in perpetuity. The proposals are within an existing building and should therefore have no impact upon the visibility. Its location does not impact upon any streetscape, and will not adversely affect the collective of buildings around the courtyard enclosure, as the enclosure of this space shall be unaltered.

3.11 Summary of impact of proposals

In determining this application, the main issue would be the proposals’ impact on the conservation area itself and the setting of the adjacent group of designated and non-designated heritage assets, the consequences for the wider landscape and thus the character and appearance of the area. The proposed development reflects an understanding of the historical evolution of the nearby buildings and settings, providing a well-informed design response.

Careful consideration of the alignment and materiality of the proposed development supports the need for the integration of new development into the existing built and historic environment (Revised NPPF Paragraph 130(c)). The proposed has been carefully designed to be sympathetic to the heritage values of the building and its setting, so will not cause loss or damage of the surviving historic fabric.

The proposals are therefore sympathetic to the scale, layout and aesthetic attributes of the buildings as defined above. The level of intervention is the minimum feasible, preserving the character, and so retaining and enhancing the layout of the stables as a historic structure.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. Section 72(1) of the Act requires that, in the exercise of planning powers in conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Therefore there are two relevant issues against which these proposals are measured:

- Whether the proposals, described in the application, conserve the special interest and architectural significance of the non-designated heritage asset; and
- Whether the proposals harm the character and appearance of the setting of the building and designated assets when viewed from the wider area.

Definition of Level of Impact on Heritage Significance	
<i>Level of Impact</i>	<i>Definition</i>
Total Loss	Total loss of the Historic Asset and its elements of significance
Substantial Harm	Major alterations to the Heritage Asset removing most area of significance but leaving some areas of special interest
Moderate Harm – Less Than Substantial Harm	Loss of one or more high level areas of special interest of the Heritage Asset
Slight Adverse Impact	Slight alteration resulting in some small loss of special interest
Negligible	Very slight or negligible loss of significance of the Heritage Asset
None	The proposed development has no discernible impact on the significance of the Heritage Asset
Slight Beneficial	Slight enhancement of one aspect of special interest of the Heritage Asset

Moderately Beneficial	Moderate enhancement of one aspect of special interest of the Heritage Asset
Highly Beneficial	Major alterations resulting in wholesale enhancement of the significance of the Heritage Asset

Overall there would be negligible direct impact upon the historic fabric, within only extremely minimal interventions to the historic fabric. There should be no impact on the conservation area as the element of historic fabric is wholly retained.

The proposals respect the historic layout, and would ensure the southern boundary of the courtyard formed by the stables remains in perpetuity.