

Our Ref: 3972/01/HS/SM Rev A

DATE: 3<sup>rd</sup> November 2023

**HERITAGE IMPACT ASSESSMENT FOR RETROSPECTIVE CONSENT FOR DEMOLITION AND REBUILD OF THE EXISTING WESTERN BOUNDARY WALL FRONTING ONTO HIGH STREET, CONSENT FOR A PROPOSED SLIDING ENTRANCE GATE AND REMOVING/ MOVING OF EXISTING TREES WITHIN THE AMENITY SPACE AT THE OLD GRANARY, HIGH STREET, MISSON DN10 6ED.**

This Heritage Impact assessment is produced to consider the demolition and rebuild of the existing western boundary wall fronting onto High Street, consent for a proposed sliding entrance gate and the removal/ re positioning of existing trees within the amenity space.

The main 2 storey dwelling on the plot known as the Old Granary is a freehold detached 5 bedroomed 2 storey property with facing brick outer leaf and concrete interlocking roof tiles. Following implementation of Planning approval ref 21/00420/HSE in 2021 the dwelling now includes an attached single storey Kitchen extension to the north side fronting onto High Street that is linked to a single storey outbuilding running down the Northern boundary.

There are 2 single storey outbuildings on the plot, one facing High Street located opposite the White Horse Inn and the other against the West Boundary consisting of open sided carports, Store and Home Office. The outbuilding facing High Street consists of a boot room/ utility and activity room. This outbuilding was rebuilt in 2021 during the kitchen extension works using the same facing brick and utilising clay pantiled roof tiles. The carport outbuilding consists of facing brick outer leaf, clay pantile roof on a mono pitch roof (approx. 22.5-degree pitch) with 'oak' timber jambs posts (with bracing timbers at the top corners of each opening installed at 45 degrees) at the entrance to each car port. The remainder of the plot consists of lawned garden, gravel driveway and hard landscaped patio areas.

The outline brief of the proposals is to consider whether the demolition and rebuild of the existing western boundary wall fronting onto High Street, a sliding entrance gate and removal/ re positioning of existing trees within the amenity space is appropriate given its location within the Conservation area and how these impact upon the character of the same including any listed buildings in the vicinity.

**Boundary Wall**

The existing western boundary wall was in clear need of repair. The face of the brickwork in areas had eroded and mortar joints were missing in large areas. Crude and unsympathetic mortar repairs had been undertaken in the past creating a patchwork of mortar and brick. The applicant also had concerns regarding the structural stability of the wall during high winds considering its location along side the public footpath on High Street. To avoid further deterioration and safety concerns and to also enhance the appearance and aesthetics of the property the applicant demolished the existing wall and rebuilt in the same location and to the same height. They didn't realise conservation area consent is required for such work and thought because it was a like for like replacement, consent wasn't necessary. The brickwork used matches the brickwork approved for the single storey extensions approved under ref 21/00420/HSE together with the coursing being in English garden wall bond. The re built wall positively enhances the Conservation Area of Misson. This also better assimilates with the 2021 extensions to the property that used the same brick and bond.

Misson contains a variety of buildings which were constructed in the 18th and early-19th century, including several cottages, farmhouses and agricultural buildings. These are all constructed using the local red brick (often with Flemish brick bond to the front and English garden wall bond to the sides and rear).

#### MS5 Misson Conservation Area – Management Plan

Areas for enhancement:

- The preservation and/or enhancement of the Conservation Area's significant buildings and sites, including those currently identified as being 'at risk';
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber panel/plank doors, non-interlocking clay pantiles, lime render, brick chimney stacks, etc;
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural clay pantiles (or natural slates where appropriate), cast iron streetlamps, finger post signs, traditional walls/fencing/railings, etc;
- The replacement of unsympathetic and inappropriate traffic signage;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species; and
- A programme of archaeological investigation to increase our understanding of Misson's archaeological significance.

The main planning issues are appearance and impact on the character of the surrounding Conservation area and whether this is appropriate for the building concerned and its location.

#### DESIGN AND IMPACT ON THE CHARACTER OF THE CONSERVATION AREA

Using Wienerberger Kortemark 'Heritage Blend' facing bricks to match the previously approved single storey extension laid in English garden wall bond in the Misson Conservation area has a positive impact.

#### Positive Impacts:

Heritage and Aesthetic Value: These bricks are appropriate for use for historic and traditional architecture. Using them enhances the visual appeal of the host building in this conservation area, maintaining and enhancing its historical character.

Compatibility: The facing brick used and bond are generally considered compatible with historic structures and materials commonly found in conservation areas,

Durability: When properly maintained, facing bricks can have a long lifespan, which can contribute to the preservation of historic structures.

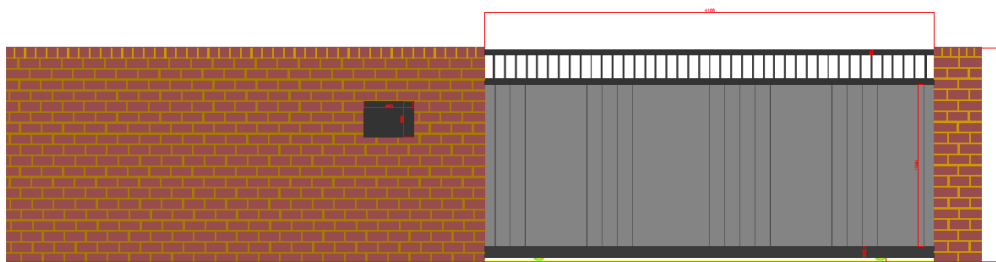
Structural Assessment: The applicant considered the structural integrity of the existing boundary wall to be questionable and decided to act on it without delay from a health and safety point of view.

### Proposed Automatic Sliding Gate

The property currently has manually operated ornate black metal double gates approx. 1.9m high. Due to their proximity to the highway and manual operation the gates would generally be left open to avoid a vehicle obstructing the highway on arrival whilst they are manually opened.



The applicant needs the property and drive to be more secure to prevent unauthorised access and allow their dogs to enjoy the garden without fear of escape. An automatic sliding gate offers many advantages in terms of ease of operation and security. The electrically operated sliding mechanism allows for pedestrian access by allowing the gate to only open slightly ( 1m width) before closing again on command. The solid boarding to the gates allows privacy to the private amenity area from the public highway while still maintaining an appropriate appearance for the conservation area. It also prevents the applicants' pets from being agitated by activity on the road outside including pedestrians. This combination of privacy and aesthetics is often valued in such areas.



The proposed gate is a black metal framed gate with solid panelling. Aesthetic Compatibility is important within Conservation areas as they often have strict regulations and guidelines that aim to preserve the historical and architectural character of the area. A black metal gate blends well with the traditional and classic aesthetics typically found in Misson.

Black metal framed gates will complement the historical charm of the conservation area without introducing jarring or incongruous elements. Metal gates are known for their durability and resistance to weathering, making them a practical choice for conservation areas where long-term preservation is a key consideration. Additionally, they require minimal maintenance, which aligns with the goal of preserving the area's character with minimal disruption. The panelling to the gate will comprise cement fibre timber effect boarding in RAL 7038 Agate Grey.

The solid panelling on the gates will be the same colour to match the architectural elements of the host dwellings windows and external doors. Metal gates, including black wrought iron gates, have a historical precedent in many conservation areas. They were commonly used in the past and can be seen as a continuation of the area's architectural heritage.

When properly maintained, metal gates incorporating solid panelling have a minimal environmental impact compared to other materials that may require more frequent replacements or treatments. This aligns with the conservation area's goal of sustainability.

Overall, the proposals are appropriate in this conservation location in terms of context. It offers a blend of aesthetics, durability, and historical compatibility.

#### Removing and moving existing trees within the boundary of the site.

As illustrated on drawing 3972-03 the Portuguese Laurel is to be removed following discussion with the Local Authority Tree Officer. This tree is to be removed due to its health and inappropriate location.

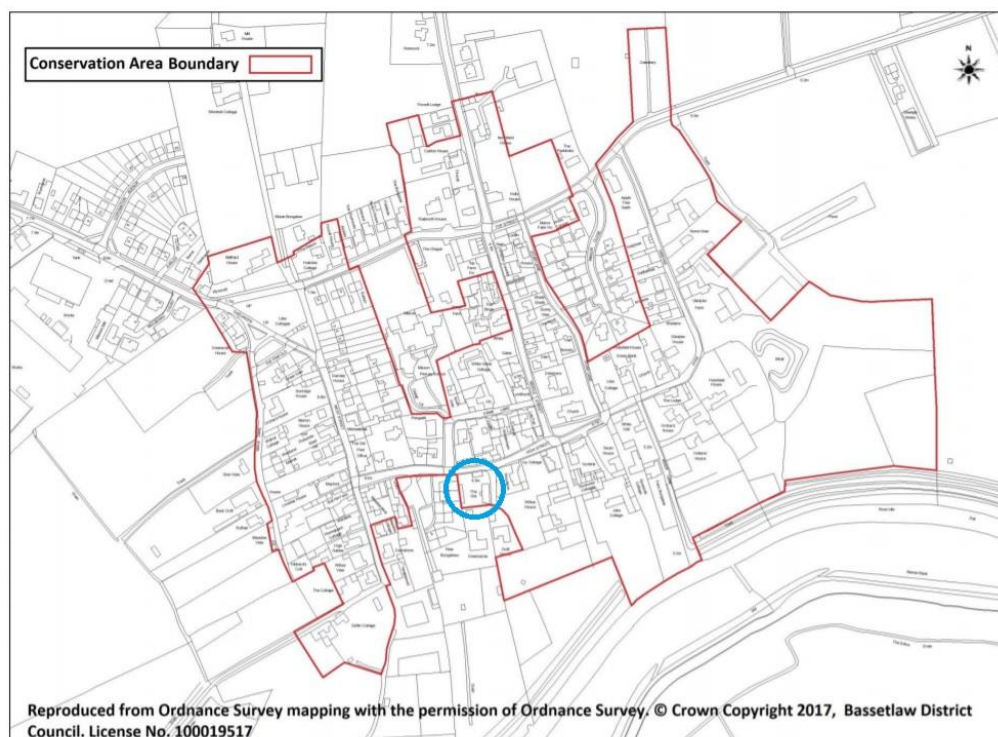
The Miniature Willow, Variegated Holly and Japanese Yucca will be re located to a more appropriate location within the amenity space. A section 211 application will be submitted separately to deal with this.



The nearest listed structures are Woodbine Lodge (railings and gate piers), Willow House and St John Church. The setting of these nearby listed structures are not affected by the proposals.



#### LOCATION WITHIN THE CONSERVATION AREA



Misson Conservation Area Boundary – Designated 13<sup>th</sup> September 2017

**BASSETLAW DISTRICT COUNCIL**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 69**  
**DESIGNATION OF MISSON CONSERVATION AREA**

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has determined that the areas described in the Schedule to this Notice are of special architectural or historic interest, and that it is desirable to preserve or enhance their character or appearance. It has accordingly designated the Misson Conservation Area, so as to include these areas.

The principal effects of these areas being included within a Conservation Area are as follows:

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.
2. Consent must be obtained from the Council for the demolition of all unlisted (other than excepted) buildings in the area.
3. Special publicity must be given to planning applications for development in the area.
4. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission and listed building consent), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
5. Six weeks' notice must be given to the Council before works are carried out to any tree in the area.

**SCHEDULE**

TOP ST: Millfield Hs & land to south, Holmlea Cott, The Return, Fircroft Hs, Redworth Hs, Land west of The Paddocks, Misson Cemetery, Priory Cott, Manor Fm Hs, Lorien Hs, Hedgehog Bn, Bldgs at Top Fm, Land & bldgs at Home Fm, The Chapel, 6, 7, 8 & 9, Rycroft (10), Roblyn. STATION RD: Cantletree Cott, Holly Hs, Fircroft, Land & bldgs to rear of Carlton Hs, Northfield Hs & land & bldgs to north & south. BAWTRY RD: Wyncroft. GIBDYKE: Apple Tree Garth, Hollytree Cott, The Cott, Oddfellows Cott, Sunnysdale, Ardesier, The Homestead, Shelaine, Gibdyke Hs, Holmfield Hs, Rafters & adj bldgs, Gibdyke Fm incl land & bldgs to south & south east & east & Gibdyke Moated Site, Home Vw, Land and bldgs east of Gibdyke & north of Home Vw & south of Top St. CHURCH ST: Church Fm, Greenbank, The Lodge, White Cott, Riverside Cott, Swan House & land to south, Riverside Cott & land to south, Idle Cott, Church Hs, Ivy Dene, Barnholding Fm & land to south. HIGH ST: 1-6 River View, Ivy Cott, Woodbine Ldg, Willow Hs & land & bldgs to south & west & north, The Old Granary, Grant Hs, Bedford Hs, Old Post Office, August Hs, The Foldyard, 1 High St, Tree Top Corner, 2 High St, The Cottage, White Horse PH, Ivy Cott. MIDDLE ST: Chapel Hs, Lyndhurst, Whitegates & Whitegates Cottage, White Cottage, Top Farm Hs, Wrayton Hs, The Laurels, Meadowlea, Minneapolis, Shady Glade, Sunny View, 2-8 (even), Glen Mount, Delamere, Church of St John the Baptist and churchyard. VICAR LN: Lytham Hs, The Nook, Misson Community Centre, Lilac Cott. DAME LN: lee Fair, Lindrick, Windermere, Litka, Dame Ln Fm, South Vw, Angel Inn PH & land & bldgs to north & east, 1-4 New Cottages, Medafort, The Chalet Bungalow. RIVER LN: Ferry Bnglw & land to south & west, Orchard Hs, Holland Hs & walls & land to south, Land & walls to east of River Ln and north of River Idle. WEST ST: Bull Hill Fm & land & bldgs to west & south, Mayford, Cooksons Cott & land to west, Rose Cott, West Hill, The Pickwicks, Morton Hs, Dunridge Hs, 1-5 West St, 1 & 2 Darnley Hs, Oakham, Sunflowers, Michaelmas Hs & bldgs to east. SLAYNES LN: Pine Tree Cott, Delfin Cott & land, The Cott, Farm Vw, Willow Vw, High Gables, Homeguard Cott, Wardens Cott, Meadowdene, 1 & 2 The Cott. BACK LN: Orchard Hs, Walnut Cott, Westland, Marrek, Loveday Hs, Hibberd's Cott, Meadow View, Millstone. THE GREEN: 1-3 Lilac Cott, 1 & 2, Greenside Cott, Village Green. THE PINFOLD: Land at The Pinfold, 1-3 Green Vw.

David Armiger (Director of Regeneration and Neighbourhoods, Bassetlaw District Council)  
Date of designation: 13th September 2017

## EXISTING PHOTOS









## EXISTING



## PROPOSED



In conclusion, The re built wall and proposed sliding gate in this location will have a positive impact on the heritage preservation and aesthetics of the plot and conservation area.

Consultation with relevant authorities, and careful planning considerations are crucial steps to ensure the proposals are 'fit for purpose' and allows an informed decision to be made that respects the historical character of the conservation area while addressing those potential challenges. This heritage impact assessment addresses those considerations and supports the proposals in this instance.

A handwritten signature in black ink, appearing to read 'Shane Marsh', written in a cursive style.

**Shane Marsh M.C.I.A.T**