

# ONLINE CONSULTEE RESPONSE ON PLANNING APPLICATION 23/11033

Location	WILLOW COTTAGE, HIGH STREET, DAMERHAM SP6 3EU
Received Date	27 November 2023
Missing Information received from	NFDC Conservation

I have looked through the proposals for this site and identified that significant further information is required prior to being able to make an assessment of the impact of the proposal.

## **Policy and Legislation**

### ***Planning (Listed Buildings and Conservation Areas) Act 1990***

*There is a duty imposed by Section 66 (1) of Act 1990 requiring decision makers, be they officers, or council members, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.*

### ***National Planning and Policy Framework (NPPF) 2023***

*The Framework makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of the potential level of harm, and that any harm to the significance of a designated asset from its alteration, destruction or change to its setting requires clear and convincing justification.*

### ***NFDC Local Plan 2016 – 2036 Part 1. Policy ENV3***

### ***NFDC Local Plan Part 2. Policy DM1: Heritage and Conservation***

## **Missing Information**

More detailed information is required to address issues of significance and harm.

This additional information is required to work out the balance of harm against any clear public benefits required under the NPPF.

This is not something the LPA can ignore, and recent court cases have highlighted the need to address these matters robustly.

In this instance there is no window schedule or sufficiently detailed assessment of the existing windows that are proposed to be replaced in order to justify the proposed works.

Where such extensive and significant alterations such as the replacement of windows are proposed the application will need to be supported by a detailed photographic window schedule that;

- Clearly details the character of each window to which works are proposed and assess the windows contribution to the significance of the asset

- Where frames are to be replaced, evidences that the historic fabric is either;
  - beyond reasonable repair, or
  - its replacement is not consequential to the significance of the listed building.

No public benefits are identified in the application. Where changes are identified as harmful to the significance of the listed building the application should sets out the justification for such harm in order for the LPA to balance the harms against any clear public benefits.

**NB** – It is noted in the heritage assessment that:

*The property is listed due to the front door which is an unusual 9 panel door and the wall to the left of the property is a chalk cob wall.*

The listing description for the property does not state this. If these were the elements for which the building was listed it would be indicated in the NHLE entry for the building and the whole building is of potential significance. The NHLE entry concludes that the building is a 'rare survival of untouched mid C19 house with some architectural features'.

**Andrew Sage**

Conservation Officer