

**PLANNING (LISTED BUILDINGS AND CONSERVATION  
AREAS ACT) 1990**

**APPLICATION TO VARY CONDITION 2 OF PLANNING  
PERMISSION REF. No 20/04549/FUL – JUNIPER BARN,  
UPPER ODDINGTON, GLOS, GL56 0XQ**

**HERITAGE IMPACT ASSESSMENT**

**Prepared by**

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**Our Reference: ADM.LPC5754**

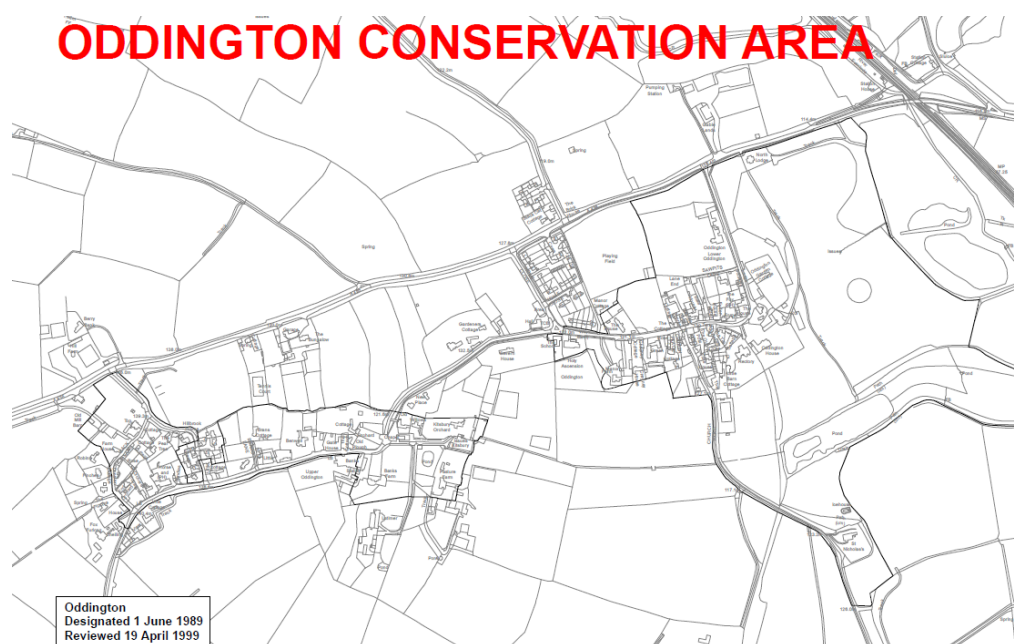
**November 2023**

## 1.0 INTRODUCTION

- 1.1 This Statement is submitted to accompany a planning application seeking to vary the condition of permission 20/04549/FUL that set out the drawing numbers that were approved concerning the partially erected dwelling known as Juniper Barn. The property lies within the Oddington Conservation Area and Cotswolds Area of Outstanding Natural Beauty (AONB).
- 1.2 The purpose of this Heritage Impact Assessment is to consider the impact of the proposed development on any heritage assets. In this case, the heritage asset has been identified as the Oddington Conservation Area, specifically the part that concerns Upper Oddington.
- 1.3 Details regarding the proposal, the site description and the planning policy context have been included with the Planning, Design & Access Statement that accompanies the application and it is not proposed to repeat its contents.

## 2.0 STATUTORY DESIGNATIONS

- 2.1 The relevant statutory designations in this case comprise the Oddington Conservation Area which was designated by Cotswold District Council on 1<sup>st</sup> June 1989 and reviewed on 19<sup>th</sup> April 1999.
- 2.2 A map showing the whole of the Conservation Area boundary is provided below.



### **3.0 RELEVANT LEGISLATION & POLICY CONTEXT**

- 3.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that LPAs pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area or its setting or any features of special architectural or historic interest which it possesses.
- 3.2 The NPPF is also a material consideration. Paragraph 194 of the National Planning Policy Framework (NPPF) makes clear that any development that would result in harm to (or loss of) a designated heritage asset will require clear and convincing justification, Paragraphs 195 and 196 provide further detail on the approach that should be taken when balancing the public benefits of a proposal against the expected harm to designated heritage assets.
- 3.3 Historic England has produced a number of advice notes and guidance documents. Of particular relevance are:
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment
  - Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)
  - Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning:
  - The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

#### **The Development Plan**

- 3.4 Cotswold Local Plan Policy EN10 (Historic Environment Designated Heritage Assets) is relevant. This policy states that in considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be. It goes on to say that development proposals that sustain and enhance the character, appearance and significance of designated heritage

assets (and their settings) and that put them to viable use, consistent with their conservation, will be permitted. Lastly, the policy states that proposals that would lead to harm to the significance of an asset, or its setting will not be permitted unless a clear and convincing justification of public benefit can be demonstrated to outweigh the harm.

## **4.0 EVALUATION OF PROPOSALS**

4.1 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a duty to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area.

4.2 In terms of the impact on the Conservation Area, the Oddington Conservation Area Statement was published, dated June 2004. This shows the application site within Area 1, the western end of Upper Oddington. It says that this part of the settlement nestles in a bowl, surrounded by higher ground, adding that in the middle distance a stark skyline defines the hillside, which lies behind clusters of houses, roofs and chimneys.

4.3 The application site is referred to within Area 1, in which it states that it is an uncultivated field which has taken on the appearance of wasteland. This was, perhaps, part of the reason why planning permission was granted in 2019 for the erection of one dwelling, with an alternative scheme permitted in June 2021, the latter scheme having been implemented but there have been departures from the permitted drawings, which have resulted in this application.

4.4 Guidance is provided within the Conservation Area Statement which emphasises the statutory duty that the existing character or appearance of the Conservation Area should be preserved or enhanced. It adds that extensions and alterations will be expected to follow the design guidance set out within this document. In particular, it states.

- New buildings or extensions should reflect the general pattern of building in Oddington, especially in scale and proportion, although there is scope

for some architectural invention provided that this echoes Oddington's architecture.

- Materials should be in accordance with those traditionally used in the particular part of the conservation area, and should maintain a similar mix. Extensions to buildings should be in materials that are sympathetic to the existing building.
- Any new building or extension should be located on its site in a similar way to the general pattern of building in that part of the area, for example, building directly onto the street as is the case with the terraces in Lower Oddington.

4.5 This Design Guidance clearly states that there is scope for some architectural invention provided this echoes local architecture. The proposal follows the design approach of the existing, permitted building with the link having a narrow span and the extension subservient to the height of the parts of the building it adjoins. Features found in the remainder of the house, such as the dormers and rooflights, are replicated and the link is faced in timber, a natural material that will weather and silver and be sympathetic to the stone of the host building. The first floor of the link is located in a similar way to the pattern of the building on the site and with it being very difficult to see from any public viewpoints within the Conservation Area, the proposed alterations to the approved drawings will result in a scheme that will preserve or enhance the appearance or character of the Oddington Conservation Area