

# **PLANNING STATEMENT INCORPORATING HERITAGE STATEMENT**

PROPOSED DORMER EXTENSION TO REAR

23/1984/FUL & 23/1985/LBC

122 HIGH ST, NORTON, STOCKTON-ON-TEES, TS20 1DX

FOR BLACKWELLS BUTCHERS

## **Introduction**

This Planning Statement is produced in support of the above planning application and includes the Heritage Statement. The application seeks permission for a dormer extension to provide access to the flat roof at the rear to allow maintenance at 122 High St, Norton, Stockton-on-Tees, TS20 1DX.

The application site is a Grade II Listed Building situated within the Norton Conservation Area.

National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance, consideration must be given to the potential harm to the significance of the designated heritage assets, which includes the application site, listed buildings within the vicinity, the Norton Conservation Area, and to the non-designated heritage assets within the application sites surroundings.

## **Planning History –**

- No planning history

## **Proposal Site**



*Location Plan*

122 High St, Norton, Stockton-on-Tees, TS20 1DX.

Eastings - 444511  
Northings – 522085



Build in the 1800's, the application property is a two storey, red brick built, end terrace property with pantile roof, over its history the property appears to have had some updates and modifications, including mock sash windows to the upper front elevation.

For more than 100 years the building has been used as a Butchers Shop, the current butcher inherited it from his father in 1978, who took over the business in 1954.

Norton is one of the oldest settlements in the Tees Valley and home to many Listed Buildings; today we find more than 120 Listed Buildings and structures in Norton.

As stated previously the site is found within the Norton Conservation Area, and together with nos 118 and 120 is Grade II Listed.

### **Scope of the Work**

The proposed works extend a commercial property -

- dormer extension to rear,
- installation of 2no new rooflights to rear elevation,
- new staircase allowing access to the dormer for maintenance.

As shown on the proposed plans and inserted below.

As much of the interior is to be retained as possible repair and remedial work will be carried out to ensure the proposals cause as little disruption as possible.

Proposed materials will match the existing, we are happy to agree this with the Conservation Officer.



Excerpt – Proposed Plans

All works are within the buildings existing footprint, with the addition of a dormer to the rear element externally.

The primary use if the dormer is to provide access onto the buildings flat roofs found to the rear of the property, this is required to enable maintenance.

As a secondary, stair access is provided into the existing attic space so that this area can be used as storage and staff facilities.

No works are proposed to the ground floor.

The works would not be viewable from the street scene, from either the High Street or Beaconsfield Road, which runs to the side of the property, from this viewpoint the dormer is set back slightly from the side of the building.

**Affect on Areas of Significant Heritage Asset.**

We are directed to consider the impact of a proposal on the heritage asset whilst taking into account the value that it holds for future generations.

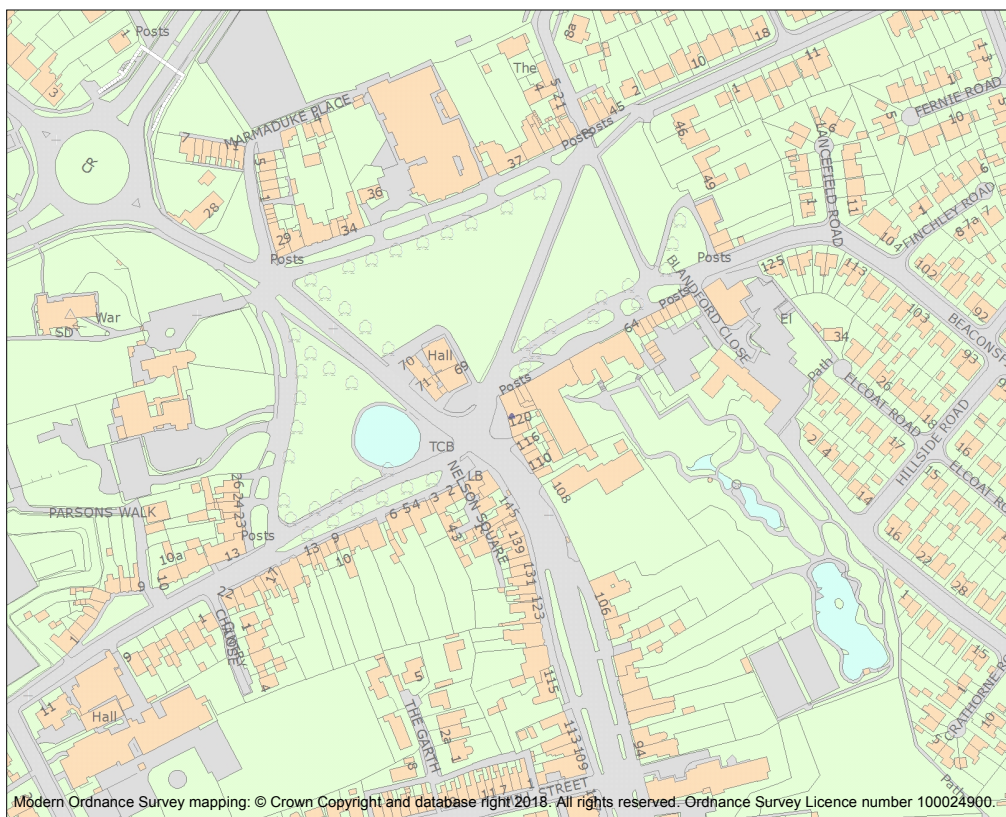
We aim to prove that the proposals will not have a detrimental impact on the character and appearance of the building, Norton Conservation area and the amenity of existing neighbouring properties.

There are over 120 Listed Buildings in the Conservation Area, of these, there is one Grade I Listed Building: The Church of St. Mary the Virgin rebuilt upon the various ruins.

## Heritage Asset – Historic England

### 118, 120 and 122, High Street, Norton

The below map shows 122 High Street marked with a blue triangle.



<b>Heritage Category:</b>	Listing
<b>List Entry No :</b>	1139995
<b>Grade:</b>	II
<b>County:</b>	
<b>District:</b>	Stockton-on-Tees
<b>Parish:</b>	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

<b>List Entry NGR:</b>	NZ 44512 22079
<b>Map Scale:</b>	1:2500



Name: 118, 120 AND 122, HIGH STREET

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1139995

**Date first listed:** 21-Jun-1985

**List Entry Name:** 118, 120 AND 122, HIGH STREET

**Statutory Address:** 118, 120 AND 122, HIGH STREET

**District:** Stockton-on-Tees (Unitary Authority)

**Parish:** Non Civil Parish

**National Grid Reference:** NZ 44512 22079

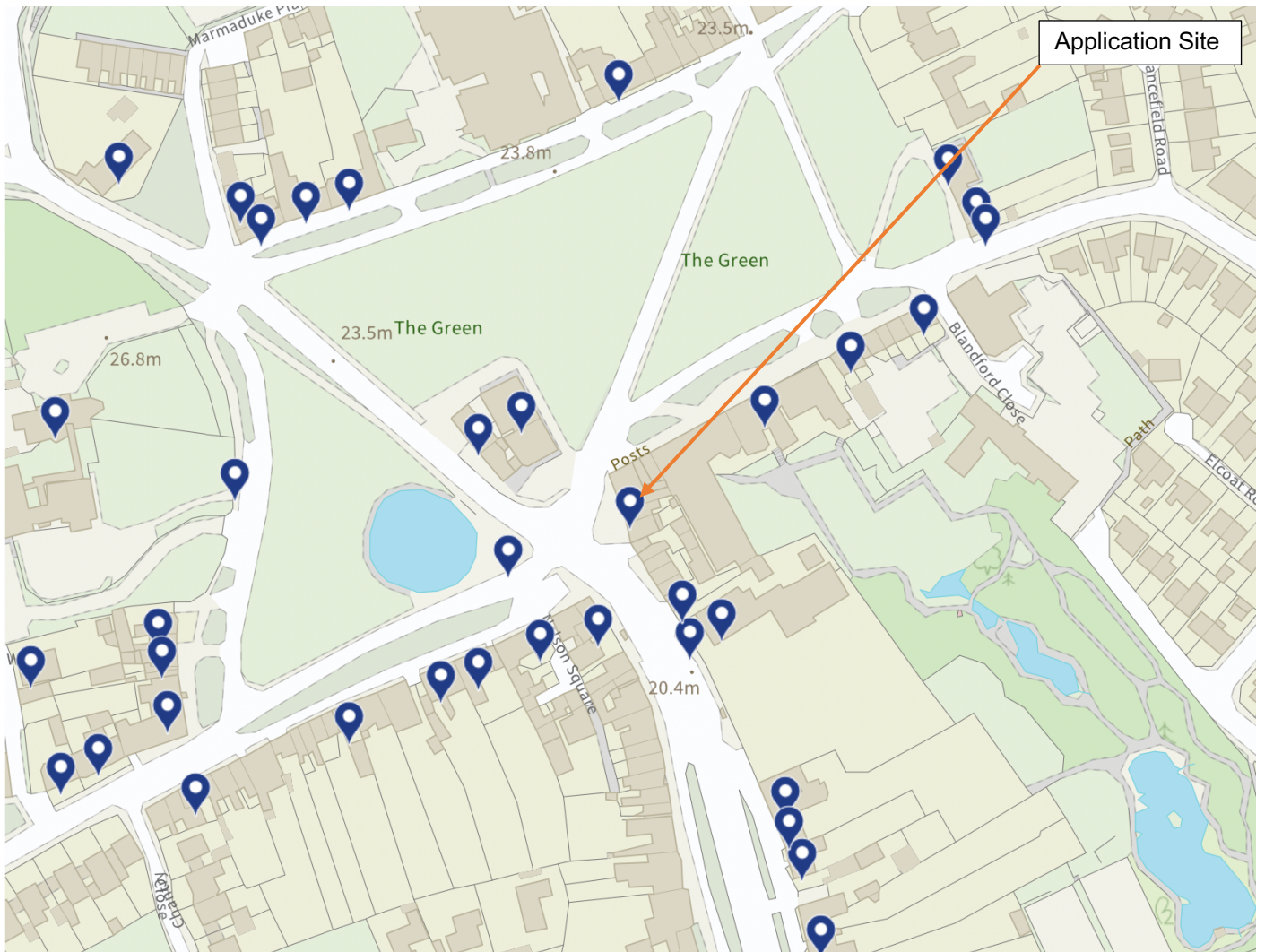
NZ 4422 SE NORTON HIGH STREET (east side) 21/366 Nos 118, 120 and 122

GV II

No 122 C18, rest early C19. 2 storeys. 2+1+3 windows. Brick built, No 120 with yellow stretchers, No 122 with a good deal with C18 2 inch brick. No 12 has a high pitched Marley tiled roof with 3 brick chimneys and raised verges; slightly angled at south end flush moulded frames to sash window and shop window on ground floor to right. No 120 has cambered arches to modern glazing bar casement windows and a glazed door to left. No 118 has a 2 storey bay of 3 lights to left and doorway to right. Nos 118 and 120 have pantiled roofs. No 122 returned to North. C18 brick elevation.

Listing NGR: NZ4449118943

## Further Heritage Assets



Excerpt Historic England Map

I consider that the proposed works improve the site for future use, extending the properties life whilst fulfilling our clients' needs, allowing maintenance works to be carried out at the property and retaining an asset to the area. The works sits comfortably within the site, within the roof slope to the rear, so the works should not affect the overall site too greatly.

Most importantly, however, is the visual aspect of the proposals on the area. The proposals will not alter the appearance so as to leave it out of character for the area. We consider that the proposed works will not impact negatively or harm the amenity of the occupants of the other properties on the High Street or wider properties within the Norton Conservation Area. The works will not result in the unacceptable loss or significant adverse impact on the heritage asset.

The proposals will make a positive contribution to local character and distinctiveness, by allowing the business to access external space for maintenance purposes.

The overall affect of the proposals on the heritage asset are minimal, the application site is within the Conservation Area, however it's found within a modern housing development. The works will lift the property, renewing it, reusing it and protecting it by ensuring it is used rather than falling further and further into disrepair, in this respect, the outlook from the conservation area will surely be improved. They proposed works would in no way be detrimental to the character and appearance of the area.

The foregoing therefore will ensure that the heritage asset will not be compromised.

## **Planning Policy Relevant to This Application (Heritage)**

Policy relating to this application will be satisfied.

In all cases we are required to prove that any development will either preserve or enhance the appearance of a Conservation area.

The national and local planning policy and guidance relevant to the historic environment are set out below –

- National Planning Policy Framework (2021)
- Stockton Borough Council Local Plan (2019)
- Policy HE2 – Conserving and Enhancing Stockton’s Heritage Assets
- In examining the Stockton Borough Council Local Plan (2019) we find that –

Policy HE2 confirms that “In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.”. We look forward to working with the LPA to achieve a mutually agreeable scheme for the site.

The policy backs up the NPPF at paragraph 10, which sets out the presumption in favour of sustainable development, reaffirming the three overarching objectives. These three objectives are considered to be interdependent and are to be pursued in mutually supportive ways to secure net gains across each of the objectives. We consider that the proposed development represents a sustainable project and accords with paragraph 8 of the NPPF in the following ways:

**Economic Objective** - There are many economic benefits associated with the development during the construction phase, from the use of local tradespersons to making use of local suppliers and service providers. Once the works, if granted, have been carried out, they will allow the business to grow and thrive, while allowing the property to be maintained.

**Social Objective** - The proposed use contributes to the provision of quality business premises in the area.

**Environmental Objective** - The proposals make use of an existing building and in this respect should be considered to be an environmentally sustainable development. The proposal provides an opportunity to provide development without any harm to wildlife, landscape, heritage or other environmental considerations by reusing an existing building.

Proposals for any development, which has an impact on a heritage asset (both designated and non-designated) and its setting will be required to:

- 1) Preserve and /or enhance its special character, distinctiveness, setting and townscape or landscape value in a manner which is appropriate to its significance.
- 2) Be of high-quality design which has a positive impact on the heritage asset.
- 3) Ensure the sensitive and viable use of the heritage asset.

We are entirely confident we can comply with these requirements.

Paragraph 190 of the recently updated NPPF states that “plans should 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”. This paragraph goes on to explain that “a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation” b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place”.

We understand the importance of Conservation Area. Proposals for any development which would have an impact on a heritage asset including non-designated and its setting are required to: “1) Preserve and /or enhance its special character, distinctiveness, setting and townscape or landscape value in a manner which is appropriate to its significance; 2) Be of high-quality design which has a positive impact on the heritage asset. 3) Ensure the sensitive and viable use of the heritage asset”. The works have been designed to fit the area and the building, only allowing for better use and maintenance of the property.

We consider that the works are beneficial to the property, and positively improve the host property. We are confident the proposals will be beneficial to the area.

## **General**

We feel that the scheme is ideal for the location and constraints of the building and surrounding buildings in this area, there will be no impact on the privacy and amenity of the neighbouring properties, the Conservation Area, Heritage Assets found locally, or impact on highway provision/safety.

I would respectfully ask for support of this planning application.

I trust the foregoing is adequate for determining the outcome of this application but if any further information is required please contact the agent directly.