

BCP Council
Bourne Avenue
Bournemouth
BH2 6DY

Our Reference: ETP230569
Date: 8 December 2023

Dear Sir/Madam,

Re: Heritage Statement for 10 New Street, Poole, BH15 1JT

The purpose of this document is to address heritage and listed assets in the immediate vicinity of the proposed development. This statement is accompanied by a Planning, Design & Access Statement (PDAS) and should be viewed in conjunction with this document.

This is a resubmission that presents design modifications to the **APP/23/00997/F**, to effectively address the refusal reasons, which relate directly to the impact on the setting of the Conservation Area. The proposal is for a *“Loft conversion with front and rear dormers, garage conversion, the erection of a new infill shed to be used as a bike, tool and bin store and alterations to fenestration”*.

To note, as demonstrated by application (ref **140863**) for the *“Proposed 5no. terraced houses”* indicates on the proposed floor plans, that a workshop was permitted, but never constructed. This is situated on the plan, where the proposed shed is now (see Appendix 1). Therefore, this reflects that built form in this location was deemed acceptable under a previous consent.

There are numerous Listed assets in the general area, those closest in proximity to the development and therefore, of relevance, are as follows:

- No. 5 New Street (Grade II)

- The Guildhall Tavern
- Town Centre Conservation Area (Old Town Sub-Area)

Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 state that with regards to applications and decisions relating to Listed Buildings, the Local Planning Authority (or Secretary of State) “*shall have special regard to the desirability of preserving the building or the setting of any features of special architectural or historic interest which it possesses*”.

The National Planning Policy Framework defines these assets as **irreplaceable resources** (Paragraph 189). Paragraph 194 of the NPPF requires applicants to describe the significance of any heritage assets, with the level of detail proportionate to the importance of the asset, and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 199 advises that great weight should be attributed to the **conservation of the heritage asset**, with the weight applied varying, depending on the importance of the asset. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (Paragraph 201).

The Planning Practice Guidance (2014) provides further clarity regarding the important significance, stating that “*heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the **contribution of its setting**, is very important to*

understanding the potential impact and acceptability of development proposals”.

Policy PP30 (Heritage Assets) of the local plan, ascertains that new development should seek to **preserve** and **enhance** the historic, architectural significance of heritage assets and their **settings**. This relates to Conservation Areas and Listed Buildings/Ancient Monuments.

Town Centre Conservation Area

The site is located in the broader Town Centre Conservation Area, within the 'Old Town' sub-area.

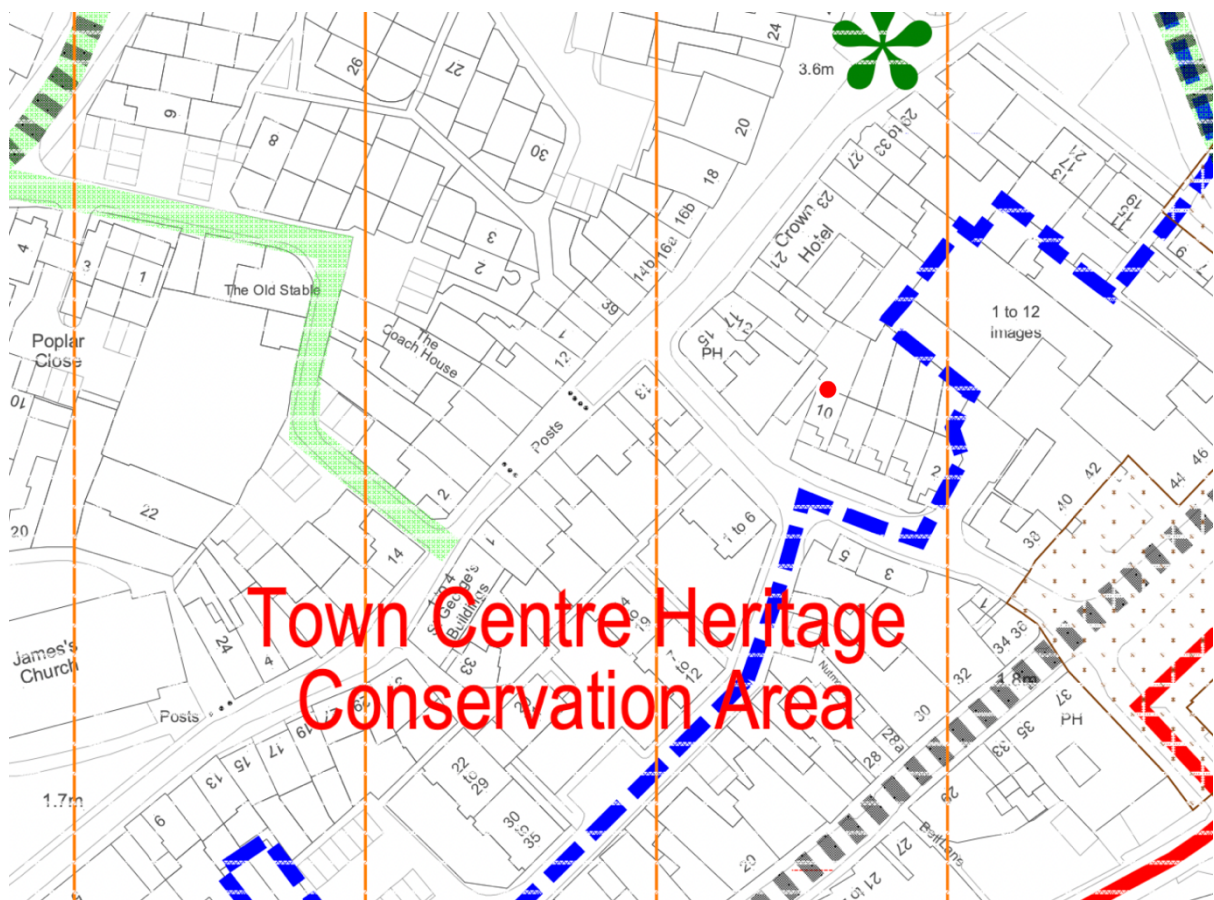


FIG 1 – Town Centre Inset Map (Poole Policies Map)

The development is strictly confined to the curtilage of the property and won't affect views of the wider Conservation Area, as it is approached via New Street in either direction. As illustrated above (see *Fig 1* above), the application site is marked with a red circle.

The Borough of Poole have a Town Centre Heritage Character Statement (adopted in 2012) that offers additional guidance and perspective on the heritage asset. The site is part and parcel of the 'Old Town' sub-area, of which, it is stated that there is the "*highest concentration of listed buildings and ancient monuments in the Borough*". Within the appraisal, the adjacent street at 'Market Street' is cited frequently, but the only explicit reference to New Street is that "*Georgian architectural details such as plain tile roofs and high-quality brickwork are evident at No.1 New Street*".

It is demonstrated that the existing brickwork and roof at No. 10 are in alignment with this aesthetic at No.1 and therefore, the existing development is already sympathetic to the character of the Conservation Area and the additions proposed preserve that aesthetic.

Further to this regarding the 'Urban Grain and Structure' section, it is stated that the general area has "*relatively narrow streets with a strong sense of enclosure, intimacy and low scale*". The proposed development corresponds with the sense of intimacy and enclosure arising from the terraced properties, the loft conversion and proposed dormers do not impact upon this, particularly as many properties along New Street feature modest-sized dormers visible from the street scene.

Beyond this, the appraisal does not specifically reference 'New Street' with regards to architectural styles and details, instead, focusing on Market Street, where the higher concentration of Listed Buildings is located. Therefore, there is a greater degree of flexibility with the development

along New Street in terms of specific detailing. As the proposed development embodies the historic spirit that characterises this Conservation Area and maintains this intimate and small-scale appearance of development, it is considered that it preserves the Conservation Area. Furthermore, being located to the rear of Market Street the proposed development would not affect the setting of the wider part of the Conservation Area. The proposal is therefore considered to preserve the Conservation Area.

Listed Buildings



FIG 2 – Front Elevation of the Guildhall Tavern

Paragraph 206 of the NPPF identifies that “Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveals its significance) should be treated favourably”. As will be demonstrated, the proposals preserve the setting of these listed buildings, for the following reasons.

Due to the proximity to No.5 New Street and the Guildhall Tavern Public House (Fig 2) **Policy PP30** is of some relevance and should be adequately addressed. Firstly, it is acknowledged that there is sufficient separation distance and a prominent visual gap between the plot at No.10 and the site boundary of the Guildhall Tavern. It is located approximately 13m away, with a single storey garage building nestled in between (see Fig 3 below).

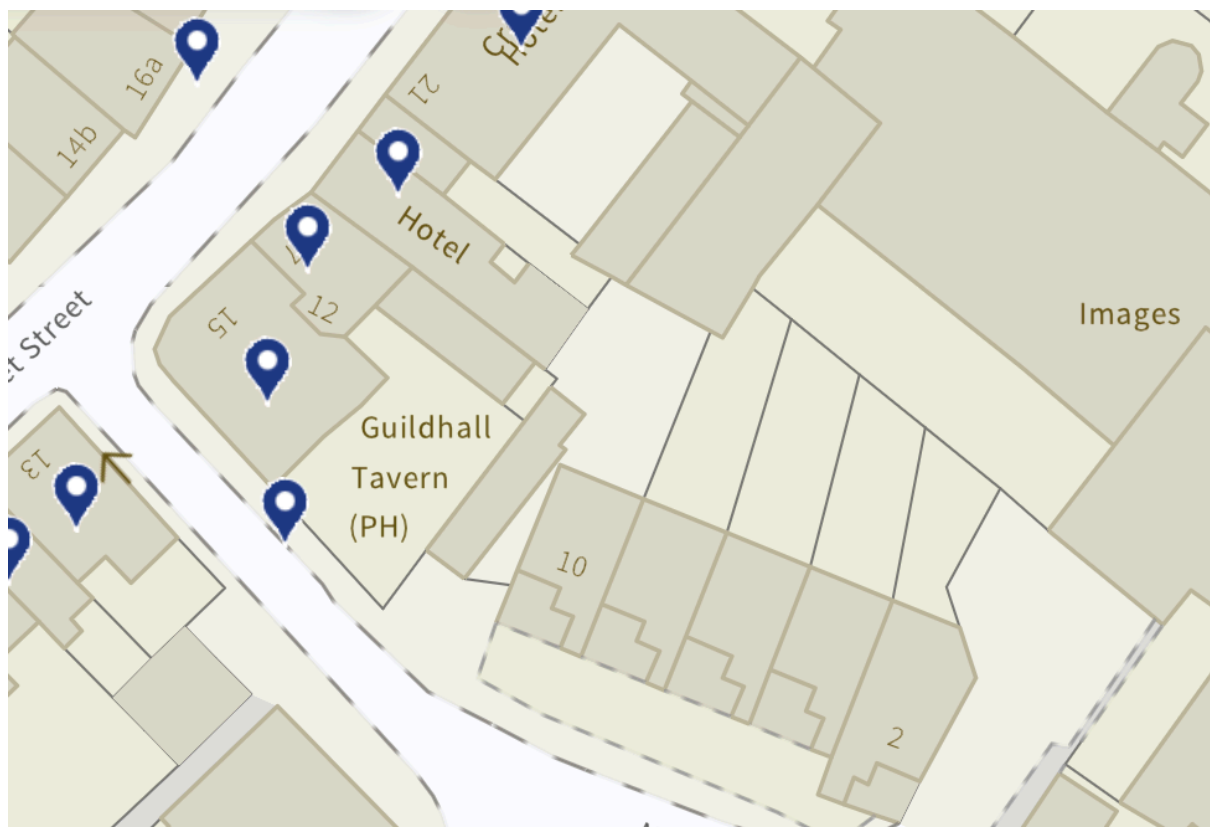


FIG 3 – Spatial relationship between Guildhall Tavern and No.10 (Historic England Map)

As illustrated above, due to the separation distance and visual break between the Guildhall Tavern and No. 10, it is considered that the proposed development does not have any immediate effect or bearing on the setting of the Listed Building. The Guildhall Tavern is located on and fronts onto Market Street and is therefore connected to a string of properties that demonstrate a separate style and distinct street scene from New Street, notable for their inclusion in the Conservation Area, whereas the dwellings within New Street, including the terrace of which number 10 is a part, is separate and distinct.

The listing description on the Historic England register for Guildhall Tavern, is shown overleaf:

"House, now public house. Early-mid C19. Painted brick with slate hipped roof. 2 storeys and attic; 3-window range. Corner site with rounded corner, full-width corner shop front with pilasters, fascia and cornice and 16-pane window, an 8/8-pane first-floor sash above flanked by blank panels, and 3/3-pane dormer; 2/2-pane sashes, with 1-window right-hand return. INTERIOR: altered, C20 public house interior. Connected internally with No.17 (qv). The plan form and position of the entrance and shop front indicates that this building functioned as a public house from at least the mid C19."

From the description above, the proposal doesn't affect the identified features, in any manner.



FIG 3 – Front Elevation of No. 5 New Street

No.5 New Street is a Grade II designated dwelling. It is located opposite the application site and is therefore, more naturally associated with No.10 and this cluster of development than the Guildhall Tavern.

The listing description on the Historic England register for No.5 New Street is seen overleaf:

"14/06/54 GV II House, second house added, extended, now one. Early-mid C18, extended late C18, altered mid C20. Header bond brickwork, tile-hung rear, with brick stacks to ends of central section, and tiled roof with stone slate verges. Single-depth plan with end extensions.

Two storeys and attic, cellar to former No.3; 1:2:2-window range. Central range is double fronted with a brick plat band, and cogged brick eaves

which extend either side; a restored doorway has an eared architrave and pediment, and door with six raised panels, rubbed brick flat arches to 8/8-pane sashes in flush frames, and a blind window over the door. Right-hand section has similar windows and a right-hand mid C20 brick buttress; left-hand section, rebuilt C20, has similar windows, and an end return bowed with a half-conical roof."

This amended design will utilise white render on the window frames, to emulate the immediate character, particularly visible on the dormer windows of the adjacent listed property at No.5



FIG 1 – View taken from side window (proposed to remove)

As illustrated above, this is the existing vantage point from the side window at No.10, which this proposal seeks to remove. The photograph at Fig 1 demonstrates that currently, this window overlooks the garage of No.13

and the rear garden and listed building of the Guildhall Tavern. The removal of this side window will be beneficial for amenity and demonstrates maximum sensitivity to the neighbouring heritage assets.

As highlighted in the accompanying PDAS, the proposed front dormers have been substituted by rooflights and thus, substantially reduced in bulk and massing, to effectively address concerns regarding visual prominence, these will integrate seamlessly into the roof slope on the front elevation. Furthermore, the proposed rear dormers are downscaled and again, demonstrate a considerable reduction in bulk and massing. This demonstrates a high level of sensitivity to the heritage asset and is sympathetic to the Conservation Area.

The dormer features that are included as part of the proposed development, closely reflect the dormers that can be seen on No.5 New Street (see *Fig 3*) with the palette choice of white render. Further to this, the brickwork on the proposed development mirrors that of No.5 and overall, it is evident that the proposal does not detract from the setting of this Heritage Asset and instead, enhances it, through the inclusion of similar architectural features (dormers) and closely matching brickwork.

Paragraph 197(c) pertains that when determining applications, local planning authorities should take account of: *the desirability of new development making a positive contribution to local character and distinctiveness*. The proposed development will enhance the Conservation Area, the immediate street scene and takes further steps to contribute to the distinctiveness of the area, by emulating architectural features seen on New Street (such as dormers, the white window render).

In terms of aesthetic and design as established within the character section of the PDAS, the proposed development reflects features on the immediate street scene and therefore, integrates effectively. Thus, it responds to the

pattern of housing established and will positively contribute to the character and subsequently, enhance the setting of the Listed Building, which is part and parcel of this pocket of development.

On balance, the statutory test to **preserve** OR **enhance** the setting of the Heritage Assets is passed and the proposed development results in minimal harm. The proposals represent a benefit to the setting of the Listed Building through integrating effectively with the surrounding character and design aesthetic on New Street and in turn, preserving and enhancing the Heritage Asset through its synchronicity with neighbouring development. The incorporation of dormers and white render, reflects No.5 more closely than the existing dwelling and as a result, preserves the setting Listed Building through mirroring its architectural features. The removal of the front dormers, which were considered bulky, have been substituted with 2no. rooflights, which are even less visually impactful to the streetscene. Therefore, it is concluded that the proposed development is acceptable and is in accordance with the **Policy PP30** and the NPPF.

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