



Heritage Impact Assessment

14-16 Vicarage Park,
Plumstead, SE18
7SX

December 2023 | Project Ref 9420A



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1. Introduction

- 1.1** This Heritage Impact Assessment (HIA) has been prepared by HCUK Group for and on behalf of Evolution Estate Developments Ltd. and concerns the land to the rear of 14-16 Vicarage Park, Plumstead, Greenwich.
- 1.2** It is proposed to introduce three dwellings into the land to the rear of No. 14-16 Vicarage Park up to the boundary with Vicarage Road (henceforth referred to as “the Site”). The new dwellings will face west onto Vicarage Road.
- 1.3** The Site lies within the northern part of the Plumstead Common Conservation Area (a designated heritage asset), to the north of Plumstead Common itself. The grade II listed Old Vicarage and associated gate piers and railings to the forecourt (also grade II listed) are the closest listed buildings to the Site. These two designated heritage assets do not have any direct intervisibility with the Site itself owing to their position in relation to it.



Fig. 1: Site Location Plan

Purpose of this Statement

1.4 The proposals are subject to planning permission and this HIA has been prepared to support that application. It has been informed by desk-based research, a review of historic mapping and a visit to the Site undertaken by the author of this document in December 2023. Together these have helped to inform the professional judgements on significance presented herein.

Relevant background

1.5 The Design and Access Statement (DAS) prepared by GPAD London includes a full review of pre-application responses (prior to HCUK Group's involvement) and the background to the proposed scheme. However, it is important to note that in a pre-application response provided on 31st October 2023 (ref 23/3240/PRE1) the provision of three three-bedroom houses on the Site was considered acceptable.

1.6 Other comments that have informed the development of proposals presented within this application include:

- Vicarage Park is characterised by single storey outbuildings and, therefore, 3-storey dwellings would not be "in keeping with the pattern of development in the area and would fail to appear subordinate to the host dwellings to the east along Vicarage Park. The proposed roof height must not exceed roof line from the neighbouring properties."
- Set-back roof design was considered unacceptable as surrounding properties include pitched roofs. Strong parapet line makes the building appear bulky.
- Scale and siting should better reflect the pattern of other development in the area.
- Small gardens compared to the more typical "deep" gardens.
- Doors and windows should be timber.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 2.2** Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
- 2.3** For the purposes of this HIA, preservation equates to an absence of harm.¹ Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.²
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.6** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the

¹ South Lakeland v SSE [1992] 2 AC 141.

² Conservation Principles, 2008, paragraph 84.

proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.7 The NPPF requires the impact on the significance of a designated heritage asset³ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁴ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁵ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.9 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.10 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction

³ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁴ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁵ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

2.11 A full review of local policy is provided within the Planning Statement prepared by MJP Planning. Policies specifically of relevance in respect of heritage matters include:

- Core Strategy (2014) Policy DH3 – Heritage Assets

Policy DH3 Heritage Assets

The Royal Borough will protect and enhance the heritage assets and settings of Royal Greenwich, including the Maritime Greenwich World Heritage Site, preserving or enhancing the character or appearance of the 20 Conservation Areas, applying a presumption in favour of the preservation of statutory listed buildings and their settings, giving substantial weight to protecting and conserving locally listed buildings, protecting the three registered parks and gardens, as well as Royal Greenwich's archaeological remains and areas of special character.

- Core Strategy (2014) Policy DH(h) - Conservation Areas

Policy DH(h) Conservation Areas

i) Character and Setting

Planning permission will only be granted for proposals which pay special attention to preserving or enhancing the character or appearance of the Conservation Area. The local scale, the established pattern of development and landscape, building form and materials will all be taken into account. Development on sites in the vicinity of a Conservation Area and which would have a visual effect on its character or appearance, should respect the setting of that area.

- Core Strategy (2014) Policy DH(i) – Statutory Listed buildings

iv) Setting and Proportion

Proposals for development which would detract from the setting and proportions of a Listed Building or group will be resisted.

3. Background and Development

Cartographic Evidence

3.1 The land on which the Site is located today has seen considerable change, as has its immediate surroundings. In the mid-19th century, the Site was undeveloped and took the form of a large green space between St Margaret’s Church in the south and The Vicarage, to the north. A scattering of terraced housing is present to the east and west, and the land north of The Vicarage already developed.

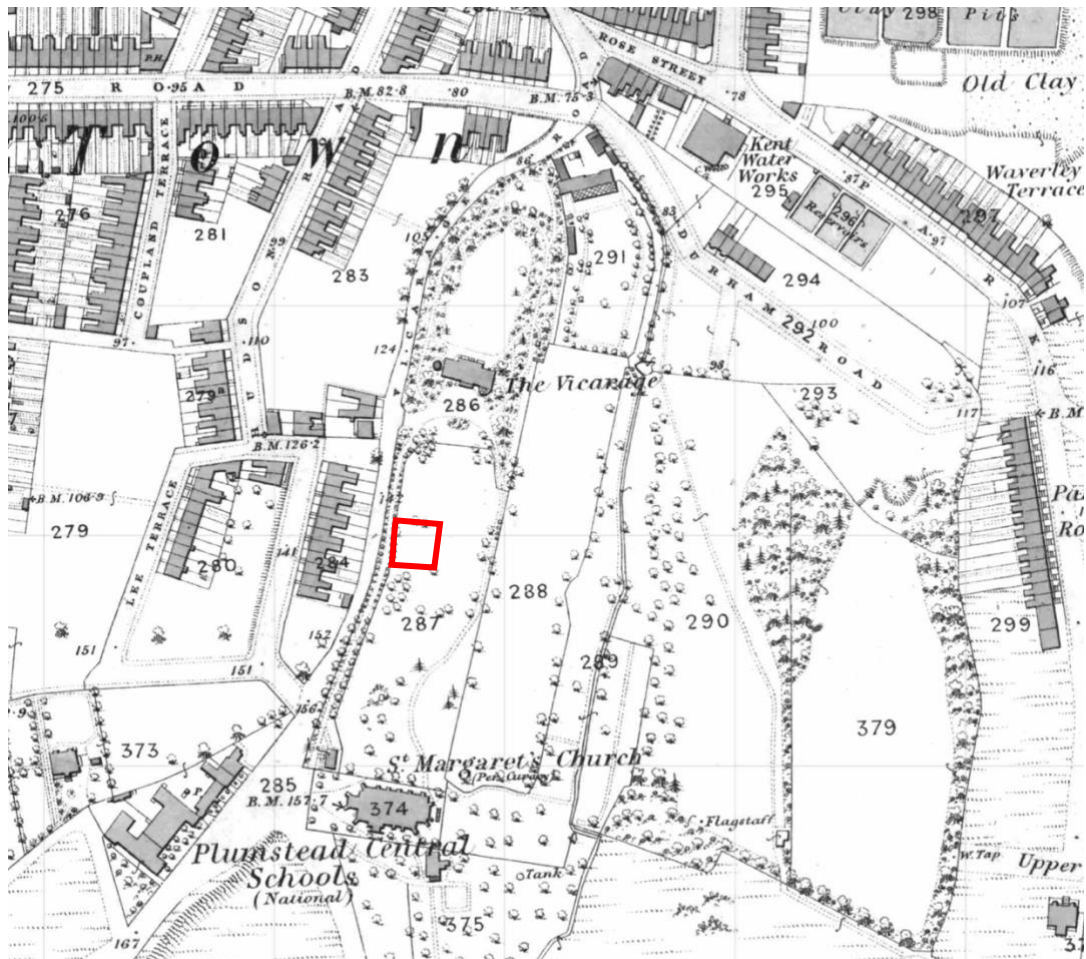


Fig. 2: Ordnance Survey (extract), 1865

3.2 In the space of some 30 years, and by 1896, that open land between the church and vicarage has been built out with a row of terraced housing fronting Vicarage Park, some with small ancillary structures in their long rear gardens. At this time St Margaret's Church is still present but the intervening development has disrupted and obscured any visual relationship between the two.

3.3 The land to the east of Vicarage Park and west of Vicarage Road is developed with long rows of terraced housing.



Fig. 3: Ordnance Survey (extract), 1896

3.4 There is little change between the late 19th century and the first quarter of the 20th century. By 1916 most of the area has been developed to the extent that is visible today. The St Margaret's Church is still present in 1916 but this does not remain the case for much longer.

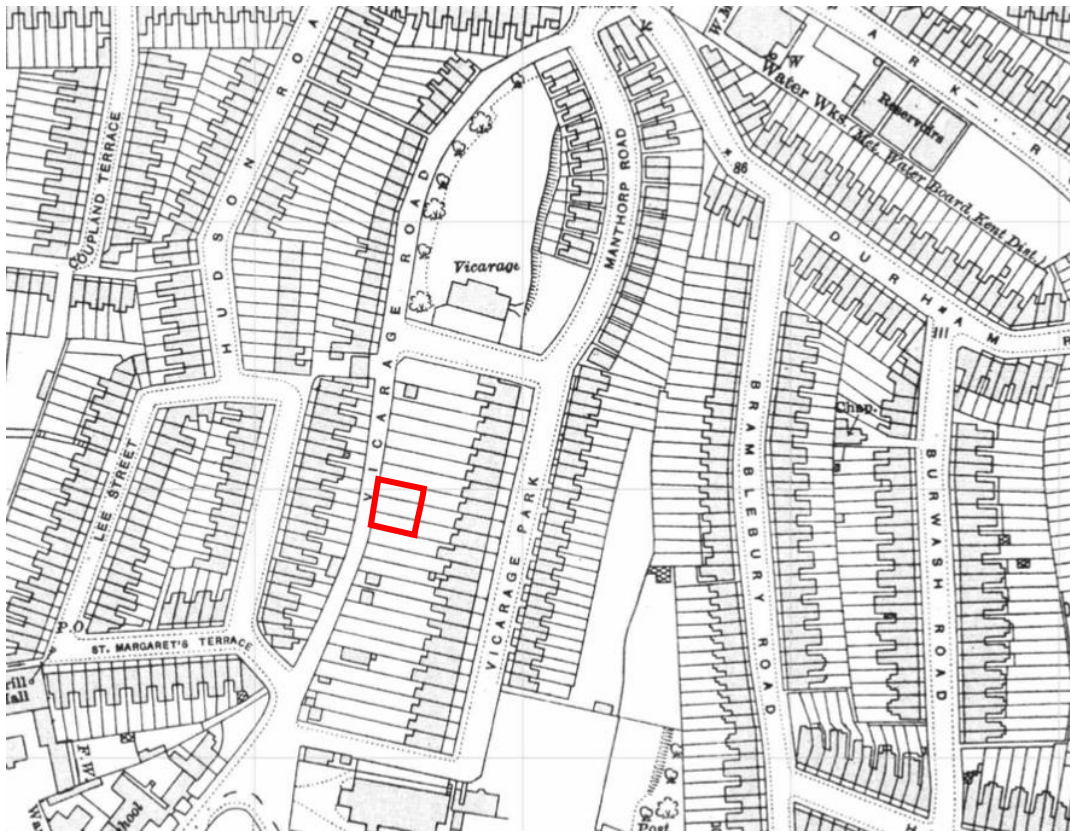


Fig. 4: Ordnance Survey (extract), 1916

3.5

St Margaret's Church remains an important feature within the immediate surroundings until the 1950s and shortly before the Plumstead Common Conservation Area was designated, in 1974, St Margaret's was finally demolished and replaced by a 12-storey tower block, which has had a notably negative impact on the surroundings to the point of reducing and wholly removing some previously possible views. The loss of the church leaves The Vicarage, to the north, in somewhat splendid isolation with little reference to past associations within its immediate surroundings.

3.6

There is little change, however, elsewhere within the conservation area and this includes to the Site itself. Throughout the 1950s to the present day additional ancillary development has been introduced within the long rear gardens of the Vicarage Park terrace. These include simple sheds, garages and outbuildings and at the southern end of the road there is now a car repairs centre and a housing block that wraps around onto Vicarage Park, introduced in the late 20th century.

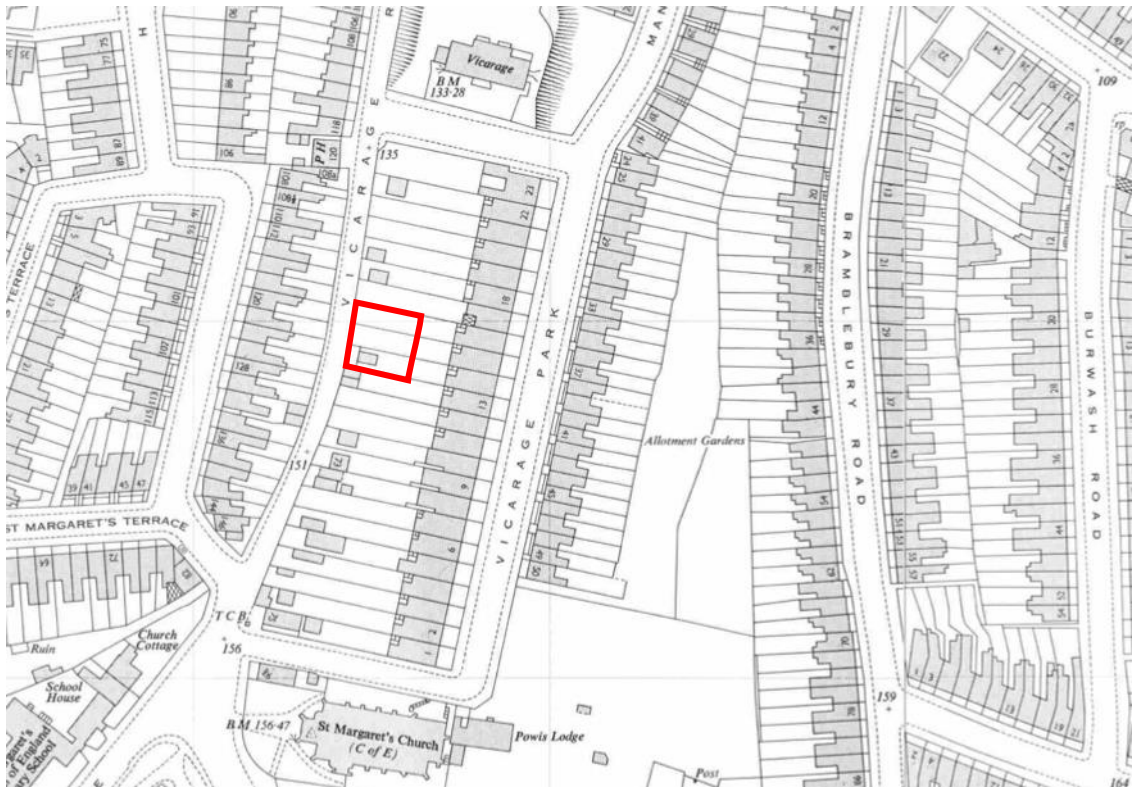


Fig. 5: Ordnance Survey (extract), 1956



Fig. 6: Ordnance Survey (extract), 1981

3.7 The Plumstead Common Conservation Area Appraisal provides a detailed history of the development of the area and so that has not been repeated here.

Existing Conditions

3.8 The Site fronts onto Vicarage Road, which runs parallel and to the west of Vicarage Park. The area is principally residential, and the Site occupies the land to the rear Nos 14-16 Vicarage Park. No. 14 Vicarage Park now accommodates 4 flats, as does No. 15. No. 16 Vicarage Park remains as one single 6-bedroom dwelling. These all have rear gardens of 64-68m sq up to the eastern Site boundary.

3.9 The Site exists currently as unmaintained space and includes a number of trees. The boundary with Vicarage Road comprises sections of red-brick walling and unattractive metal gates. Elsewhere along Vicarage Road the western garden boundaries include a variety of timber fencing with concrete posts.

3.10 Please refer to the DAS by GPAD for relevant Site photographs.

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 1.
- 4.2** As noted in Chapter 1, there are only three designated heritage assets that require assessment in this instance. The primary focus of this HIA is the potential impact of the proposals on the character and appearance of the Plumstead Common Conservation Area. However, The Old Vicarage (to the north and listed grade II), along with the associated gate piers and railings to its forecourse (also listed grade II) have also been identified as requiring assessment owing to their proximity to the Site and the potential for there to be an impact on their settings. No other designated or non-designated heritage assets have been identified as requiring assessment for various reasons including but not limited to distance from the Site, orientation, lack of intervisibility and/or asset type.

Plumstead Common Conservation Area

- 4.3** The Plumstead Common Conservation Area was designated 1976 and covers an area of approximately 72.7 hectares.
- 4.4** The conservation area was designated with the intention of protecting and enhancing an area of ancient Common Land together with Victorian houses and other buildings that contribute to its setting. The area is recognised as being of “substantial historic interest.” It has a rich archaeological heritage from Bronze Age Barrows and is focused on the medieval village of Plumstead “gifted by the Saxon King Edgar to the Lesnes Abbey in AD 960.” The settlement pattern survives with the shapes of many building plots being of Medieval origin.

4.5 Views are important within the conservation area, and these are focus principally around and across the Common owing to the area's elevated position, which allows for commanding views over the lower River Thames and Docklands. Views over the flat Common grasslands is also important.

4.6 The Site is located in Area 3: West - Waverley Crescent Old Mill Plumstead Common Road. The conservation area appraisal notes that, on mapping of the early 20th century, the demolition of St Margaret's Church and its replacement with a tower block (Azile Everitt House at 12 storeys) is one of the most significant, and unfortunate, changes to have happened in the area.

4.7 As a predominantly residential area existing development is principally comprised 2-storey 19th century terraced houses front the Common. There are also a number of local landmark buildings including schools, churches, chapels, pubs and The Links.

"Buildings in and around the Conservation Area display a varied series of architectural styles which well express the historical development of the area. These include two surviving 18th mainly vernacular style buildings both of which have survived as pubs – The Old Mill and The Plume of Feathers; early Victorian housing – exhibiting simple classically derived styles; mid-Victorian housing – generally substantial and often gabled; and a considerable number of more ornate late terraced Victorian houses; 19th c. churches. Some good late 19th century and Edwardian buildings are designed in styles derived from the Aesthetic movement and the Arts and Crafts Movement - for example the three schools, the park keeper's cottage, The Links, some of the pubs."

4.8 The appraisal goes onto note that,

"fine late 19th century and Edwardian development is that Plumstead Common Conservation Area today has a subtle local distinctiveness and sense of an evolved place."

4.9 Area 3's local distinctiveness is derived principally from,

"grassed open Common land with low scale perimeter housing, railings, strange conglomerate stones on Plumstead Common concealed in trees behind houses in

Blendon Terrace. An old 19th century workshop building in yellow stocks survives in the passage at the rear of 106 Plumstead Common Road."

4.10 Significant local details are recognised as comprising the following,

- Post and rail fencing
- Front garden iron railings
- Red brick string courses
- Fish-scale slate roofs
- Recessed doorways with arched heads
- Wooden sliding sashes
- Natural slates, sometimes hung clay ridge tiles.
- Chimney stacks.

4.11 The conservation area draws much of its significance from its historic interest and its Medieval origins, the survival of a medieval street pattern and, most importantly, the presence of Plumstead Common itself, which occupies the largest portion of the designation. It is also of architectural interest as much of the residential development emerged in the area during the Victorian and Edwardian periods there is a variety of architectural styles and built forms but there is a commonality of detailing and materiality that tends to run through the entirety of the conservation area.

Old Vicarage (grade II) & Railings and gate piers (grade II)

4.12 Old Vicarage is a grade II listed building. The relevant description is included below for ease of reference.

*The Old Vicarage (formerly listed as St Margaret's Vicarage) TQ 4478 21/W80
26.3.54.*

II

2. (Formerly Bramblebury House). Circa 1765 main block of 3 storeys and sunk

basement, 3 windows. 1-storey, 1-window side wings of early C19 appearance. Multicoloured stock brick. Parapet conceals roof of main block. Side wings show low pitched, hipped slate roofs behind low parapets with ball finials to coping. Main block has gauged, flat brick arches to replaced sash windows with glazing bars. Side wings have round headed windows in round arched recesses, that on left an original sash with glazing bars, that on right a mid C19 French door with margin lights. Small modern casement window inserted at right. Central door of 6 beaded panels, with side lights, under wide cornice head with patterned radial fanlight above. Small stone terrace in front of door has wrought-iron area railings.

- 4.13** The Vicarage faces south, set back from the road behind the associated, and separately designated, grade II listed railings and gate piers. These are now attached to a rather unremarkable boundary wall to the road. The remaining railings and gate piers are 18th century.
- 4.14** The Vicarage is principally of architectural interest owing to its very good level of external survival. It is also of historic interest and a landmark within the conservation area initially as a house but also as vicarage. It once had a strong visual and contextual relationship with St Margaret’s Church, to the south, which was demolished in the mid-20th century. The loss of the church, and the introduction of the Vicarage Park terrace in the late 19th century, resulted in a notable change within the setting of the vicarage and it now stands alone with a view south across the rear gardens of Vicarage Park, including the Site.
- 4.15** It is notable that this view south from the listed building, which would once have been important owing to its relationship with the church, is now rather incidental and no longer features what would have likely been an eye catcher (the church) in the distance. The view today is punctuated by boundary garden fencing and a scattering of trees making it quite an enclosed outlook compared to the 18th century and early 19th century arrangement, which is best appreciated through the historic mapping included previously at Figure 2.
- 4.16** The Vicarage is best appreciated from close quarters today and within the immediately surrounding streets. Owing to its outlook and historical connections to St Margaret’s Church (now demolished) the Vicarage Park terrace, and associated rear gardens are part of the building’s wider setting. These elements do not

contribute in the way the original arrangement once would have to an appreciation or understanding of The Old Vicarage's significance today.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 2.

5.2 Further to pre-application feedback received in October 2023, the proposals were amended to take on board officer comments.

5.3 Key changes include:

- Reduction from 3-storeys to 2-storeys and pitched roofs that mean the buildings do not exceed the height of properties along Vicarage Park.
- No mansard. Traditional pitched roof proposed with chimney detail.
- Increased green space size reflecting the typical size of gardens to neighbouring dwellings.
- Painted timber windows and doors proposed.

5.4 The above address the key points raised during pre-application stage (please refer to GPAD's DAS and Chapter 1 of this HIA).

5.5 It is proposed to introduce 3 x 3-bedroom dwellings onto the Site, with primary elevations fronting onto Vicarage Road, facing west. They are designed to be visually subservient to the Vicarage Park dwellings to the east/rear. Both front and rear private amenity green space is proposed with associated soft planting and brick wall boundary treatment to Vicarage Road.

5.6 The dwellings will incorporate an appropriate and sympathetic material palette of brick and tile with timber framed doors and windows. The design draws on common feature found within the conservation area, including arched doorways, recessed entrances, bays, pitched roofs and chimney details.

5.7 Gardens to the rear will provide private amenity space and back onto the garden area serving Nos. 14-16 Vicarage Park.



Fig. 7: CGI prepared by GPAD, showing the proposed development – Vicarage Road to the front.

5.8 The proposed new dwellings have been designed with input from, and drawing on, pre-application feedback from Greenwich Council and a thorough appraisal of the character and appearance of the Plumstead Common Conservation Area.

5.9 The Site is currently neglected and the Vicarage Road street-frontage on the eastern side is of a subservient character with a rather neglected feel owing to the hotch-potch of rear garden fences, ancillary buildings and, in the case of the Site, the remnants of a brick boundary wall. The proposals will significantly improve the quality of the Site and its presence to the street, which will be a positive change to the conservation area. A change is clearly acknowledged and will be noticeable, owing to the existing conditions on the Site and the nature of the proposals, but this cannot automatically be considered a negative change. The proposed dwellings are of high-quality with attractive boundary treatment and will be subservient to the main Vicarage Park terrace, which they will be located behind.

5.10 The use is entirely in keeping given the residential nature of the area. When considered within the wider context and development of this part of the

conservation area (Area 3) the proposals continue the evolution of this part of Plumstead without compromising the important surviving street patterns, residential character and the contribution made by the presence of Plumstead Common.

5.11 Overall, the proposals do bring about a change within this part of the conservation area but for all the reasons mentioned previously that change is not a negative one. There is evidence of other changes within this locality and along Vicarage Road, as mentioned previously, in the form of a modern housing block and the car repairs garage to the south. The proposals have the potential to bring about an enhancement through high quality design, adding interest and respecting the character and appearance of the immediate surroundings continuing the evolution of this part of Plumstead.

5.12 The proposals will not result in any harm to the significance of Old Vicarage or the associated railings and gate piers. The Site is on an area of land that was significantly altered in the late 19th century. Once it was developed as Vicarage Park it no longer contributed in the same way as part of the setting of the listed building. The Old Vicarage is best appreciated in its own right and although some sense of an original arrangement is still discernible, through the surviving street pattern, this element of the wider setting of the listed building no longer contributes in the same way, and to the same extent, as it once did.

5.13 The Site is within the wider setting of the Old Vicarage but a change on the Site, as proposed, will not result in harm to the significance of this listed building or its associated boundary railings (where they survive) and gate pier.

6. Conclusions

- 6.1** This HIA has been prepared in line with the National Planning Policy Framework. It has identified the designated heritage assets closest to the Site and most likely to be subject to impacts as a result of the proposals. This assessment assesses the significance of the designated heritage assets identified and goes on to assess the potential impact of the proposals thereon.
- 6.2** The proposed new dwellings on land to the rear of Nos. 14-16 Vicarage Park are considered of a high quality, architect-led design that draws on the key characteristics of the locality and, specifically, the key elements that contribute most positively to the character and appearance of the Plumstead Common Conservation Area, beyond the primary contribution made by the Common itself.
- 6.3** At 2-storeys, the proposals have taken on board LPA comments during the pre-application stage and the scheme reflects the prevailing building heights within the area, as well as drawing on a sympathetic built form and a material palette that reflects the materiality of surrounding Victorian and Edwardian buildings.
- 6.4** It is the conclusion of this HIA that the proposals will bring about a slight enhancement to the character and appearance of the conservation area for the purposes of Section 72 of the Planning (Listed Buildings and Conservation Areas Act). The proposals bring about a notable improvement to the boundary treatment and overall quality of Site, particularly in views from Vicarage Road. A change on the Site is duly acknowledged but no harm has been identified to the conservation area. Paragraph 202 of the NPPF will not be engaged and there will be no conflict with relevant local heritage policies.
- 6.5** With respect to the two grade II listed buildings identified, the Old Vicarage and its associated railings and gate piers, no harm has been identified. Paragraph 202 of the NPPF will not be engaged and there will be preservation of the purposes of the Council's duty under Section 66(1) of the Act, 1990. The setting of the vicarage changed dramatically in the late 19th century and the church it was once associated with has long gone. These two designated heritage assets will be appreciable in just the same way as they are currently, once the new dwellings have been introduced to the Site.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).⁶

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁶ See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: Historic England’s guidance on setting

In assessing the effect of the proposed new development on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	Old Vicarage (GII) and Railings and gate piers to forecourt (GII)
<i>Proximity of the development to the asset</i>	Approximately 85 meters to the south.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	The Site is likely to be partially visible in views south from the principal elevation of Old Vicarage, but these are no longer important of “key” views and have changed significantly over the lifetime of the listed building. The listed building is likely to have been designed to take in expansive views south and onwards towards the Common, but these views are no longer possible owing to intervening development.
<i>Orientation of the development</i>	West facing.
<i>Prominence, dominance and conspicuousness</i>	The Site is currently undeveloped so the introduction of three dwellings will bring about a visual change. The proposals are, however, in keeping in terms of scale and massing and will not be prominent, dominant, or conspicuous within the context of the listed building.
<i>Competition with or distraction from the asset</i>	None.
<i>Dimensions, scale, massing, proportions</i>	Please refer to DAS and Chapter 5 of this HIA.
<i>Visual permeability</i>	As above.
<i>Materials and design</i>	As above.

<i>Diurnal or seasonal change</i>	N/A
<i>Change to built surroundings and spaces</i>	Only insofar as the Site is currently undeveloped and will be developed with three dwellings.
<i>Change to skyline, silhouette</i>	There are several ancillary buildings including sheds and garages within the long back gardens to the Vicarage Park terrace. These are visible in long views up or down Vicarage Road. The new dwellings will bring about a change to the skyline but the proposed ridge height is lower than the principal Vicarage Park terrace and the roof form is also traditional and reflective of the wider conservation area.
<i>Change to general character</i>	Maintains a residential character ancillary to the main Vicarage Park terrace.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, September 2023

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)