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## **Heritage Statement: Church View, North Cliffe**

### **1. Introduction**

1.1 Demolition of the existing dwelling, which is in poor condition, and erection of a replacement dwelling is proposed. The existing dwelling dates to the early twentieth century with later phases of extension in the mid twentieth century. The replacement dwelling will be a family-sized home built with a design and materials appropriate to its setting. The existing outbuildings, which are in very poor structural condition, are to be retained as far as possible. It is understood that these do not form part of the planning application and any works at this time will be limited to what is possible under permitted development.

1.2 A previous planning application (22/03186/PLF) was refused, in part on heritage grounds. Two reasons were given: (a) '*a detrimental impact on the character of the host dwelling*' (presumably this refers to demolition. It appears to imply that the existing dwelling is considered to be a non-designated heritage asset, though this is not stated clearly), and (b) '*a harmful impact on the setting of Grade II Listed Building St John's Church and would dominate the street scene, taking the focus away from this listed building.*'

1.3 The refusal was based on an Officer Report, which itself drew upon Building Conservation (Conservation Officer) Consultee comments. Neither the Officer Report or the Building Conservation comments identified the existing dwelling as a non-designated heritage asset, so it is unclear why the previous refusal cited harm to the host dwelling. If the host dwelling is not a heritage asset, no harm to the historic environment can be caused by its demolition. However, this report will assess the level of heritage significance of the existing dwelling and form a conclusion as to whether it constitutes a heritage asset.

1.4 It should be noted that the previous Building Conservation comment made reference to certain claims regarding the history of the application site, namely that the range of outbuildings is a former '*vicarage*' and '*gatehouse*'. It was stated that this originally served the former, now-demolished church on the hillside to the east and later the replacement, grade II listed Church of St John built in 1873. It is not known from what source this information was obtained but the comments directly informed the decision to refuse the previous application due to the perceived special connection between the application site and the grade II listed church.

1.5 However, none of the standard sources (the Humber Historic Environment Record, the Victoria County History, Pevsner, historic maps) or legal records for the site from 1921 onwards support the claims. In fact the sources contradict the claims indicating that the old church on the hillside was not, as far as is known, served by a permanent vicar (hence there was no associated vicarage). The new Church of St John was served by the vicar but he lived in the vicarage in North Cave, not in a vicarage in North Cliffe. The existing dwelling was a historically a farmstead built sometime between 1908 and 1921 ('*Chapel House Farm*' later renamed Church View) with no special connection to the church.

1.6 The outbuildings are not the remains of a house. They are a small range of probably nineteenth agricultural outbuildings including a small forge. The original house associated with the outbuildings was demolished when the present house was built. That too was most likely a farmhouse since it had an



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attached range of agricultural outbuildings. On the basis of the evidence seen in researching this report neither the existing house nor its predecessor were vicarages. Neither had a special connection with the grade II listed Church of St John on the opposite side of the road or its predecessor located to the east of the application site.

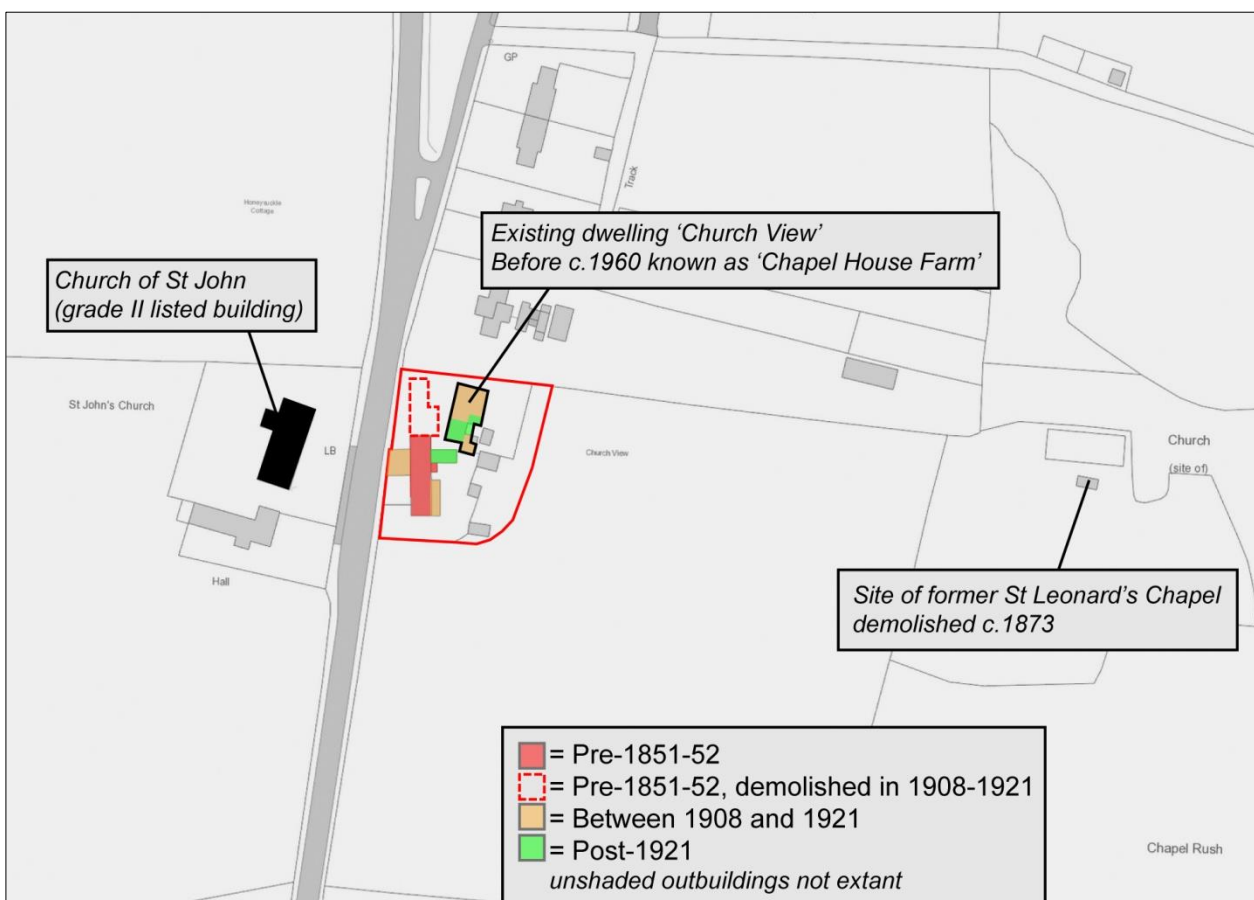
1.7 The following Heritage Statement summarises the law and national planning guidance related to the historic environment (Section 2). It outlines the history of the application site in some detail, given the previous claims made about the its supposed relationship with the church (Section 3) It then assesses the significance of the existing application site and the impact of the proposed development on the historic environment (Section 4).



## **2. Heritage Planning Context**

2.1 The following heritage assets are potentially affected by the proposal:

- The existing house and/or its range of outbuildings – assessment required as to whether it constitutes a non-designated heritage asset;
- Church of St John, a grade II listed building on the opposite side of the road.



Application site in its historic environment context

2.2 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 11-14). The purpose of this Heritage Statement is to satisfy paragraph 194 of the NPPF which states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting' and to assess whether the proposed development meets the test of sustainable development as regards its impact on the historic environment.

2.3 Listed buildings and their settings are protected in law by the 1990 Planning (Listed Buildings and Conservation Areas) Act, Sections 16(2) and 66(1), the latter of which states, 'In considering whether to



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*grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.'*

2.4 In the National Planning Policy Framework (NPPF) a heritage asset is a broad category that includes *'designated heritage assets and assets identified by the local planning authority (including local listing).'* (NPPF, Annexe 2: Glossary). The latter are known as non-designated heritage assets. In contrast to designated heritage assets, the NPPF does not require *'great weight'* to be applied to the conservation of non-designated heritage assets nor does any harm require *'clear and convincing justification'*. Instead the NPPF requires that the effect on a non-designated heritage asset is *'taken into account'* in any planning decision, and that a *'balanced judgement'* is required (paragraph 203).

2.5 The NPPF requires in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account *'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation'* (paragraph 197a).

2.6 In the case of designated heritage assets Paragraph 199 of the National Planning Policy Framework states, *'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 (and the more important the asset, the greater the weight should be)...'* Paragraph 200 states that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'*

2.7 If the development will lead to *'substantial harm'* to the significance of a designated heritage asset, paragraph 201 of the NPPF indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public or if the proposal can meet a number of specific conditions. If the development leads to *'less than substantial harm'* to the significance of a designated heritage asset, paragraph 202 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

2.8 As the application does not affect the fabric of the listed building any impact will be through changes to its setting. Setting is defined in the National Planning Policy Framework (NPPF) as:

*'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'* (NPPF, Annex 2: Glossary)

2.9 Historic England's *'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd Edition)'* states that therefore there are *'twin roles'* of setting; a heritage asset's setting can contribute to its heritage significance and/or it can allow that significance to be appreciated (page 1). Setting is not only a visual matter but is also affected by *'our understanding of the historic relationship between places'* (page 2).



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### **3. History**

#### ***The existing house (built c.1908-1921)***

3.1 The existing dwelling was built between 1908 and 1921. It is not shown on the 1909 Ordnance Survey map, surveyed in 1908. It is referred to in a conveyance dated 1921 as 'Chapel House Farm' and is shown on the map in the conveyance (reproduced below). In 1921 it consisted of a two-storey, double-fronted house with a partially outshot rear and a large detached single-storey outhouse/wash-house. Later (after 1921, probably mid-twentieth century) a single-storey workshop or commercial premises was constructed that linked the main house to the outhouse. It is understood that at one time the house may have been a tailor's workshop and/or a post office, which may have been served by this extension. It is brick built with a tin roof and large west facing windows. There were two additional phases of extension consisting of small timber built single-storey extensions, one of which houses the kitchen the other of which serves as a lobby.



*The existing house.*

*Left: looking east showing front elevation and later workshop/commercial premises extension on right*

*Right: The rear looking northwest showing originally detached outhouse in gault brick (centre left foreground with red door), later joined to the main house by the workshop extension also in gault brick and two timber extensions*

3.2 The hamlet and agricultural estate of North Cliffe was purchased by the Sheffield manufacturer Samuel Fox in 1861. By the time of his death in 1887 Fox had rebuilt the small settlement, including the grade II listed Church of St John. The large, imposing, steep-roofed estate workers' houses elsewhere in the hamlet, including the three-storey pair adjacent to the application site, were built by Fox. He also built the nearby farmhouses in the same style (Manor Farm, Townend Farm and Manor House), which are even larger and more impressive than the estate houses. Fox built the nearby Cliffe Lodge for himself as a shooting box (Pevsner, N and Neave, D 1995 *Yorkshire: York and the East Riding*. Yale University Press, p.627). The existing dwelling is thus unconnected with Samuel Fox, having been built twenty or thirty years after his death. Apart from the use of local gault brick, it shares little in common architecturally with Fox's estate house in North Cliffe, being smaller and less ornate.

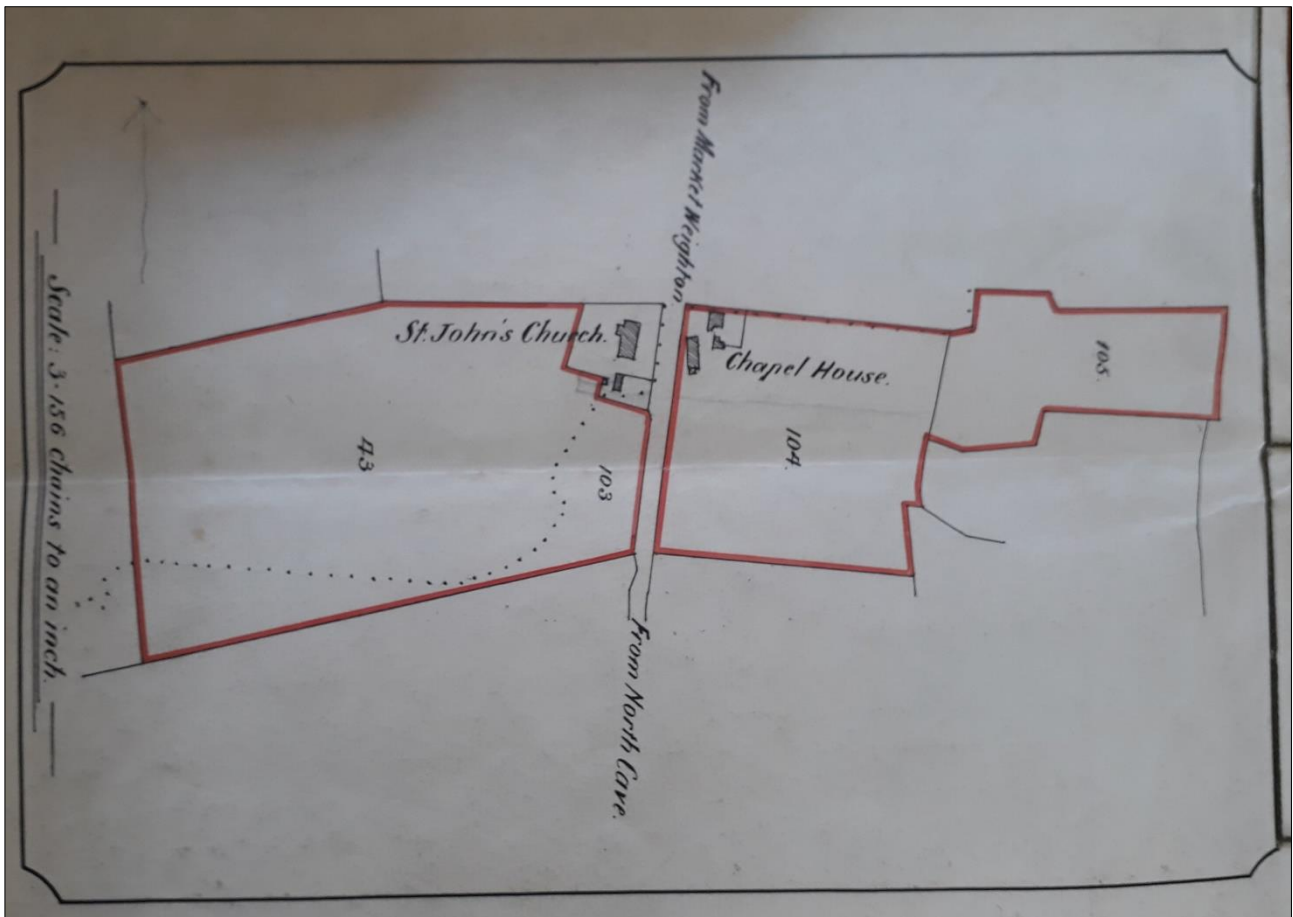
3.3 The existing dwelling was sold in 1921 by the trustees of Fox's estate to Ernest and George Appleton. A plan accompanying the conveyance shows the existing dwelling and its detached outhouse together with the range of outbuildings (reproduced below). It is described in the conveyance as 'that



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*farm known as Chapel House Farm containing about fifteen acres two roods and thirty four perches situated in the parishes of North Cliffe and South Cliffe... now in the occupation of Henry Appleton'.*



1921 map from a conveyance for 'Chapel House Farm'. The farm consists of the blocks of land outlined in red, the farmhouse (shown here with its detached outhouse before the construction of the extensions that linked the two) and the range of outbuildings to its southwest.

3.4 Thirty years earlier Bulmer's History and Directory of East Yorkshire (1892) recorded 'Appleton, George Wm., (land overseer, surveyor, and assessor of taxes, and land steward for Wm Hy. Fox, Esq.)' living at that time at Manor House Farm. Fifty years earlier William Whites History, gazetteer, and directory, of the East and North Ridings of Yorkshire (1840) listed Timothy and William Appleton as farmers. The Appletons who bought Chapel House Farm in 1921 were clearly an established farming family on the estate. There is thus no indication that the existing dwelling was ever connected to the church. In 1921 it was already a farm (and it was already tenanted at the time of its sale by another of the Appleton family).

3.5 In 1963 Ernest Appleton granted his share of the farm to George Appleton's wife. The conveyance records it as 'all that messuage or dwelling house and shop and pieces or parcels of land... now or formerly known as Chapel House Farm'. The phraseology suggests that the name may have changed



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from Chapel House Farm (to Church View) by this date. This is confirmed by the York Probate entry for George Appleton at his death in 1966 where his address is given as 'Church View, North Cliffe'. The existing building was therefore formerly known as Chapel House Farm, only changing its name sometime in the mid-twentieth century.

***Outbuildings (built pre-1851-2+ later additions) and earlier house (demolished 1908-21)***

3.6 The present range of buildings referred to as 'outbuildings' are older than the existing dwelling and are shown on the 1855 Ordnance Survey map surveyed in 1851-2. They comprise a small range of single storey farm buildings, consisting a small core building made of stone with brick additions to either side. The room at the north end of the range includes a chimney and inside is the remains of the setting for a small metal-working hearth (consistent with what might be expected of a small nineteenth century farm) together with the mounting for a copper for heating water.



*Outbuildings looking northwest. On the left is an earlier stone-built agricultural building, later extended in brick (centre and right). Ivy covered chimney to right served a small metal-working hearth and copper for heating water, neither of which are intact*

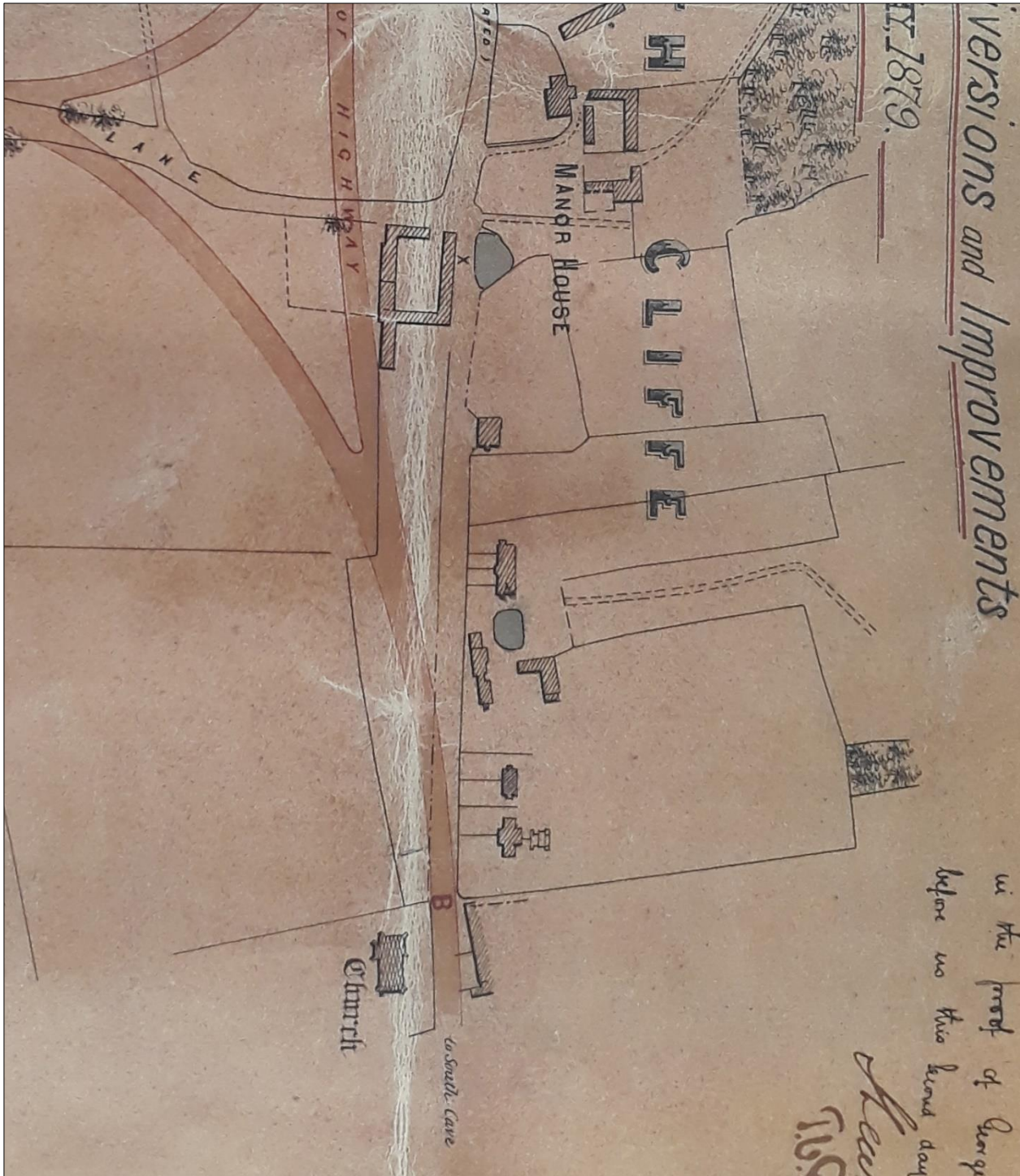


1855 Ordnance Survey 1:10560 map. Shows the outbuildings, with house attached to north side (demolished 1908-1921). Map shows former Chapel of St Leonard to the east labelled 'Church (Chapel of Ease)'. Note absence of a path from road to church through the land around Chapel House.

3.7 No element of the outbuildings was ever a dwelling, let alone 'the former vicarage and gate house to the previous church (Chapel Rush) on the hillside' as stated in the previous Building Conservation comment. There was an earlier house attached to the north end of the range (roughly where the front lawn of the existing dwelling is situated) but it had been demolished before 1921. It is shown on Ordnance Survey maps of 1855, 1890 and 1909 (as well as an estate map of 1879).

3.8 No evidence has been found that the earlier house was a vicarage/gatehouse for the former church on the hillside to the east or the new church across the road. Maps label it only 'Chapel House' (not 'vicarage' as would be typical for the Ordnance Survey). No vicarage was recorded in the historical directories of 1840 and 1892 (which would be an odd omission). It is not even clear that the older church was accessed through the grounds of Chapel House – no path is marked on the 1855 Ordnance Survey map. The previous Building Conservation comment that: 'It is unfortunate that the original brick built Church View/Chapel House was left to decay in this state as it had clear links to the Church' incorrectly implies that (a) the outbuildings are the remains of a house named Church View/Chapel House (the attached house has been demolished over 100 years ago), and (b) that the house was a vicarage.



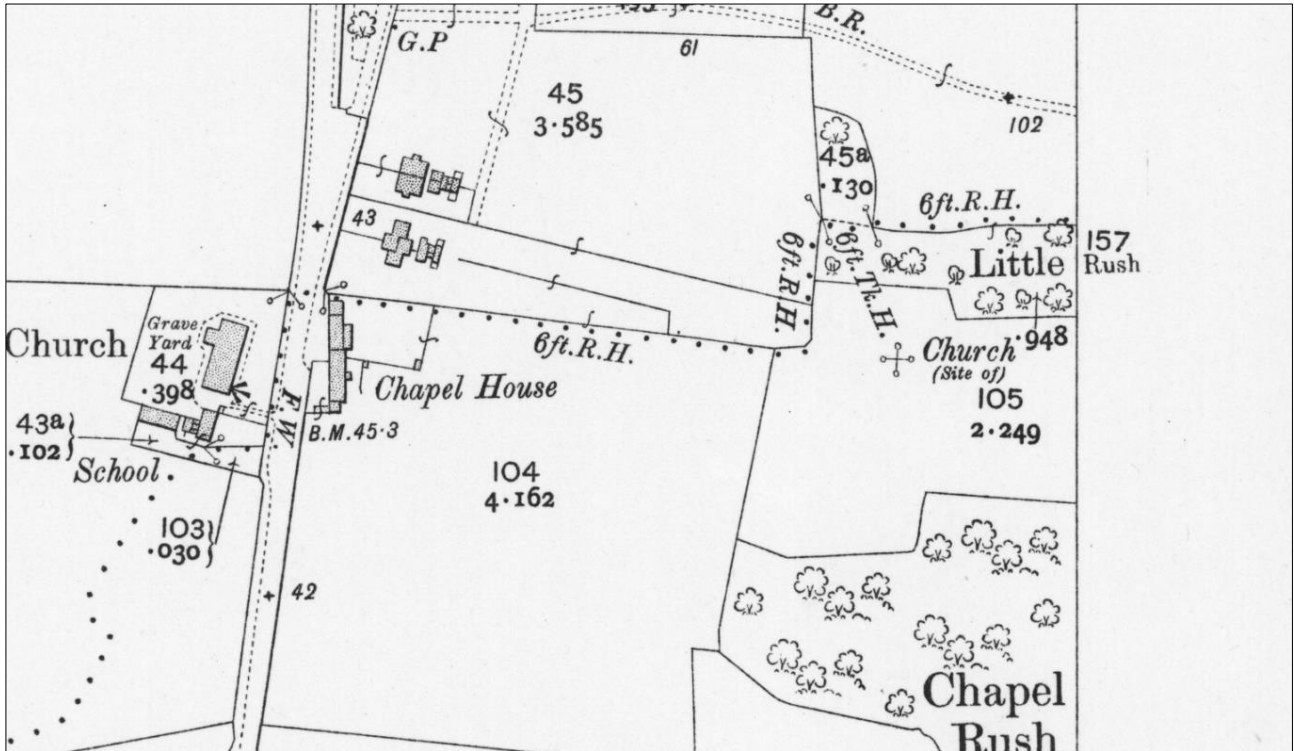


1879 dated estate map, showing Samuel Fox's road diversions. The front elevation of the outbuildings and the former attached dwelling are shown opposite the newly-built church. (Map obtained by the applicants from East Riding Archives, ref HD/87).



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1909 Ordnance Survey map (surveyed 1908). This is the last depiction of the former Chapel House, fronting the road, at the north end of the surviving range of outbuildings before it was demolished and replaced with the present house before 1921.

3.9 The church on the hillside was called St Leonard's Chapel not Chapel Rush, which is the name of the adjoining woodland (Humber HER Number: 2888). It was a very old foundation, being mentioned in c.1300. It was disused in 1700 and rebuilt in 1782. It was demolished in 1873 when the new Church Of St John was built by Samuel Fox. At no point in its long life does it seem to have been a parish church with a vicar. The 1855 Ordnance Survey map describes it as a 'Chapel of Ease', that is a small chapel designed for the parishioners who could not travel to the main parish church.

3.10 The Victoria County History has collected all available records on the chapel. A chaplain was recorded there in 1525/6 and it was served by a curate in the late sixteenth and early seventeenth century. In the 1640s a Puritan minister from North Cave officiated. In the mid-eighteenth century it was recorded that a monthly service was held. Though this had increased to a weekly service in 1851, there is nothing to suggest that it was ever a parish church or that there was an associated vicarage in North Cliffe (Allison, K. 1979 *Victoria County History of the County of York: East Riding, Vol.IV*. Oxford University Press, p.34-35).

3.11 The new Church of St John was served Cannon John Jarratt, the vicar of North Cave. He was responsible for the erection of the National School built next to the church in 1874/75 (Allison 1879; Bulmer's History and Directory of East Yorkshire (1892)). A locally produced booklet about the church describes Jarratt as the vicar of the new church (*St John's Church, North and South Cliffe 1873-2006: A Guide*. Copy in the possession of the applicants). The censuses of 1841-1881 show that he lived in the



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vicarage in North Cave, not in any putative vicarage in North Cliffe (census research undertaken by the applicants). The predecessor to the current house was never a vicarage for the grade II listed Church of St John.

3.12 It has been suggested in public comments regarding the previous application that Samuel Fox lived at Church View. The existing dwelling was built many years after his death. It is unlikely that he ever lived in the earlier dwelling (demolished in the early twentieth century). It is true that Cliffe Lodge was only completed late in Samuel Fox's life (c.1885 according to Pevsner, two years before he died) but his main residence was never in North Cliffe, which was merely one estate that he owned. His main residence was Bradwell Grove, Burford, Oxfordshire. He may have stayed in North Cliffe at times but it is unlikely he would have stayed in a humble dwelling in the hamlet rather than one of the grand farms he had erected or the old Manor House which at that time stood in the centre of the settlement.



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#### **4. Assessment of Significance and Impact Assessment**

4.1 The existing dwelling dates from the early part of the twentieth century (built 1908-1921), which means that it is not old. The evidence suggests that it was built as a farmhouse for a small farmstead called 'Chapel House Farm', replacing an earlier farmhouse that stood to its west, fronting the road. It is a small, humble farmhouse and as such does not represent a particularly rare type of building or illustrate any special character.

4.2 It has been altered by the addition of various extensions in the mid-twentieth century and is today in poor condition. It lacks architectural merit or vernacular interest. It is built of gault brick with a slate roof but otherwise is not built in the style of the earlier houses in the settlement that were built by Samuel Fox in the later nineteenth century, lacking for example the size (the other dwellings are three storeys), steep roofs, bargeboards, elaborate fenestration and Tudor-style chimney stacks.

4.3 The existing house does not have any special connection with the grade II listed Church of St John on the opposite side of the road. It has never been a vicarage. It has no special connection with Samuel Fox, who was responsible for the construction of the houses with distinct architectural form in the area, having been built twenty or thirty years after his death.

4.4 The existing house is not recorded in the Humber Historic Environment Record. East Riding of Yorkshire Council do not maintain a list of non-designated heritage assets. The house is not in a conservation area. It has not been explicitly identified as a non-designated heritage asset either in the unsuccessful application last year (22/03186/PLF) or in the successful application for a large rear extension in 2010 (DC/10/04815/PLF).

4.5 The government's Planning Practice Guidance states the basic principle to guide the identification of non-designated heritage assets. Historic buildings with 'little or no' heritage significance do not constitute non-designated heritage assets:

*'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'* (PPG Paragraph: 039).

**4.6 The existing dwelling has little or no heritage significance. It therefore does not constitute a heritage asset. No harm will be caused to the historic environment by its demolition.**

4.7 The outbuildings do not form part of the planning application and any work to them will be carried out under permitted development rules or will form a future planning application as appropriate. However, since the outbuildings were the subject of comment by Building Conservation in the previous application, their significance is assessed here.

4.8 The existing outbuildings are the remains of a small range of agricultural buildings, including a small forge, probably dating to the nineteenth century. They are in extremely poor structural condition and there are no surviving features of interest. They were previously attached to the predecessor of the present dwelling, which stood at the streetfront and was demolished in the early twentieth century.



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Various minor additions were made to the range in the twentieth century, and parts have been demolished. Nineteenth century farm buildings are not a rare building type.

4.9 The outbuildings were never a dwelling though they were formerly attached to a house situated to the north. The house was demolished in the early twentieth century and, like the house that replaced it, it was presumably a farmhouse. There is no evidence that it was a vicarage. There is no evidence of a special connection with the grade II listed Church of St John or its predecessor, the Chapel of St Leonard. There is no special connection with Samuel Fox as the outbuildings were constructed before Fox purchased North Cliffe.

**4.10 The existing outbuildings have little or no heritage significance. They therefore do not constitute a heritage asset. No harm will be caused to the historic environment if there are changes to their structure.**

4.11 The existing dwelling is part of the setting of the grade II listed Church of St John, which is situated on the opposite side of the road, because it is part of the surroundings from which the church is experienced. Both buildings can be seen from the road both leaving and approaching the settlement.

4.12 Visual considerations are not necessarily the only consideration when assessing setting and the historic relationship between places can also play a role. In this case, there is no special connection between the existing dwelling and the church.

4.13 Architecturally the dwelling and the church are not connected, either in style or in date. Commenting with regard to the successful 2010 application for a rear extension (never enacted), the Conservation Officer at that time offered no objection and noted that:

*'Church View, as the name indicates, is just opposite North Cliffe Church which is a Listed Building. However, it is on the other side of Market Weighton Road and is also built in different materials and with different detailing. It would therefore be difficult to argue that this building forms part of a group.'*

4.14 Not only is the architecture dissimilar but the existing dwelling was built thirty or forty years after the church was built by Samuel Fox. This is in contrast to the other older dwellings in the settlement which were also built by Fox and are roughly contemporary with the church. They may therefore be said to have a historical connection with the church and to have a degree of group value, representing a planned estate community, but this does not apply to the application site.

4.15 The existing dwelling is sited well back from the road roughly in line with the other houses in the hamlet and is experienced as part of a row of houses. The visual prominence of the church is due to its isolation on the west side of the road. It is not due to the small size of the dwellings on the opposite side of the road, many of which are sizeable dwellings with three storeys.

**4.16 The existing house plays an unimportant role in the setting of the church. It is neither prominent or architecturally important and is experienced as part of the row of nearby houses that form the settlement. The church is visually prominent because of its isolation on the opposite side of the road from the settlement's houses. The house's gault brick and slate roof ensure that it blends into its surroundings, but it lacks any other attributes that contribute to**



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**the special architectural or historic interest of the grade II listed church. Its demolition would cause no harm to the significance of the church and will preserve its special architectural or historic interest.**

4.17 The proposed replacement dwelling will be sited roughly where the existing dwelling is situated, ensuring that it continues to be read as part of a row of houses in the settlement. The proposed dwelling will be of gault brick with a slate roof, ensuring that like the existing dwelling it will blend in with its surroundings. In fact the proposed replacement dwelling will better reflect its surroundings than the existing dwelling since it will incorporate styling cues from the houses in the settlement built by Samuel Fox. The roof will be steeply pitched with a forward facing gable to better relate to Fox's houses in the settlement.

4.18 Building Conservation raised concerns in the previous application that the replacement dwelling *'will completely dominate the setting of the church with its small scale buildings around and make the new build the focal point of the road and not the church.'* The present proposal has been reduced in size, which will address this concern. However, it is unclear to what extent even a larger dwelling would dominate the setting of the church. The replacement dwelling will be set back from the road on the same alignment as the existing dwelling and the other dwellings in the settlement. The visual prominence of the church is due to its isolation on the west side of the road. It is not due to the small size of the dwellings on the opposite side of the road, many of which are sizeable dwellings with three storeys and all of which are set back from the road as is proposed for the new dwelling.

4.19 Although larger than the existing dwelling the proposed dwelling will not appear significantly larger than either the Fox-built houses in the settlement or the more recent red brick dwellings. None of the existing houses are *'small-scale'*. The Fox-erected houses have three storeys (room in the roof). The later red brick houses are two storey but are substantial double-fronted semi-detached houses. Although Fox's houses are semi-detached or short terraces, they were deliberately designed to appear to be single dwellings and the overall perceived mass of each semi-detached/terraced unit is substantial. In context, the proposed dwelling will not appear dominating and will no more create a focal point of the settlement than the other houses in the row.



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*The adjacent dwellings built by Samuel Fox (left and centre) are semi-detached but were designed to appear as a single dwellings. They are of three storeys and appear considerably larger than the existing house (right)*

**4.20 The proposed replacement dwelling will not overshadow or dominate the grade II listed Church of St John. It will not appear significantly larger than the other dwellings in the settlement. It will have a neutral impact on the setting of the church. No harm will be caused to the significance of the church and its special architectural or historic significance will be preserved.**



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## **5. Conclusion**

5.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act requires that in the case of listed buildings planning authorities '*shall have special regard to the desirability of preserving the building or its setting*'. The NPPF requires that for all designated heritage assets '*great weight should be given to the asset's conservation*'. The proposed development will preserve the setting and special architectural or historic interest of the grade II listed Church of St John and its significance will be unharmed.

5.2 Neither the existing dwelling or the associated outbuildings are non-designated heritage assets. No harm will be caused to the historic environment by the demolition of the existing house or by any changes to the outbuildings.

5.3 The application is in accord with the relevant parts of the 1990 Planning Act and is '*sustainable development*' in terms of the National Planning Policy Framework.

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## **Experience**

The Institute of Historic Building Conservation (IHBC) recognises Humble Heritage as a professional Historic Environment Service Provider. I and my colleague Liz Humble (MA Cantab., MA Distinction, IHBC, MCIfA) have between us over 40 years combined professional post-qualification experience, during which time we have prepared a large number of heritage reports as part of the documentation required for planning permission, listed building consent and so forth. Liz is a full professional member of both the IHBC and the Chartered Institute for Archaeologists (CIfA).

**19<sup>th</sup> June 2023**

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