

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND  
CONSERVATION AREAS) ACT 1990**

**REMOVAL OF STABLES AND ERECTION OF ONE DWELLING  
AT STABLES, PUMP LANE, LONG NEWNTON**

**HERITAGE ASSESSMENT AND DESIGN & ACCESS STATEMENT**



**Prepared by**

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**Our Reference: DJD.LPC4565**

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## **1.0 INTRODUCTION**

1.1 This supporting Heritage and Design & Access Statement has been prepared by LPC (Trull) Ltd on behalf of Mr and Mrs Gaffney. It accompanies a full planning application for the removal of stables and the erection of one dwelling at the existing stables, Pump Lane, Long Newton, Tetbury.

## **2.0 SITE DESCRIPTION**

2.1 The Priory is a large Cotswold House situated within substantial grounds which are accessed from a main driveway that joins Church Lane located to the north of the B4014. To the rear of this property the land slopes gently downwards to form a paddock where there is an L-shaped stables building located on the eastern boundary, which has its own access onto Pump Lane. This lane is located to the rear of The Priory grounds and serves a number of other private properties in addition to these stables. These include Priory Cottage and Waylands which are located on either side of the stables.



Aerial Photograph

- 2.2 The whole site is located in the Long Newton Conservation Area and the Cotswolds Area of Outstanding Natural Beauty (AONB). The Priory is unlisted and there are no other listed buildings in the vicinity.
- 2.3 The stables are ancillary to The Priory, they are arranged in an L shape which faces a concrete courtyard enclosed by a one metre high wooden post fence. The stables are constructed on a concrete base with stone and brick masonry walls to the rear and side elevations, below a natural slate covered roof. The surrounding paddock is laid to grass and well maintained.



East and south elevations of existing stables



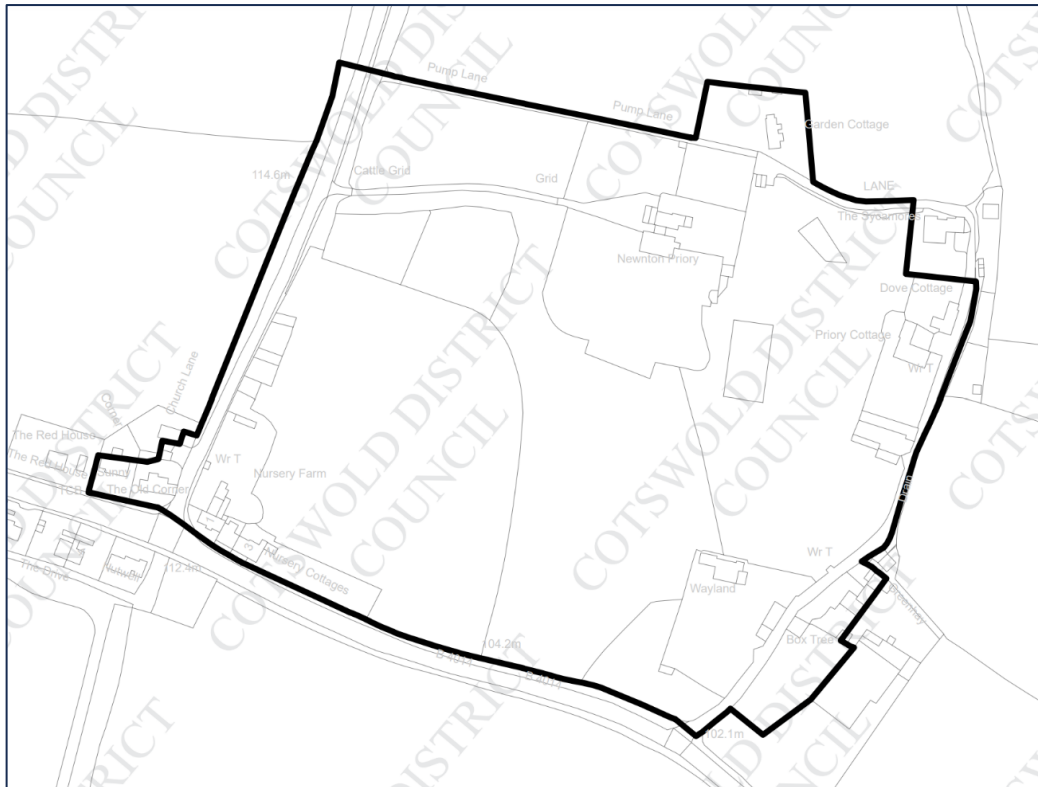
West elevation of the stables from the rear paddock (Priory Cottage to the north)



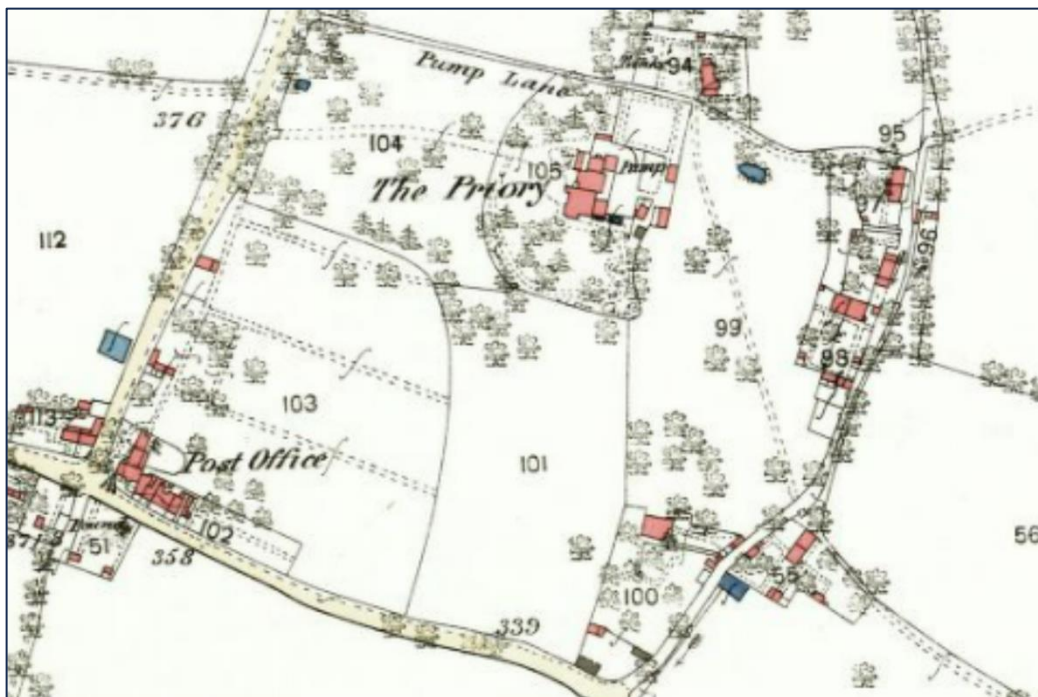
View of the stables from Pump Lane to the south east

### **3.0 HERITAGE ASSETS - SIGNIFICANCE AND SETTING**

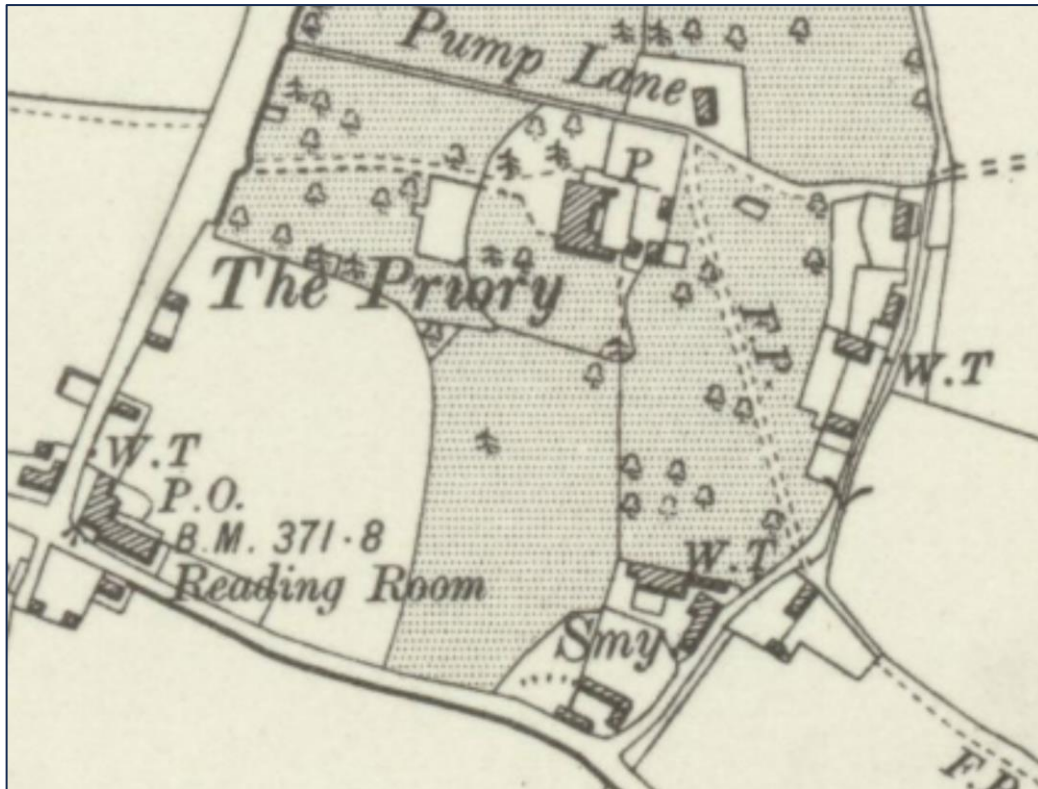
- 3.1 Long Newton Conservation Area was designated on 31 January 1989 although there is no Conservation Area Statement or Appraisal. The Conservation Area includes three separate areas of land, with the larger of the three areas encompassing The Priory (Newton Priory) with the Malmesbury Road (the B4014) to the south and Pump Lane to the east. This area is shown on the Conservation Area map excerpt provided on the following page.
- 3.2 The character of this area is considered to be primarily residential, comprising The Priory as the principal residence, surrounded by open fields, forming its open setting. Other smaller properties are situated in linear arrangements along Church Lane and Pump Lane to the west and east respectively. In terms of the existing stables at Pump Lane, the brick range at the eastern end of the block is a traditional building of historic interest dating from the late nineteenth century. It forms an attractive agricultural building, with a simple linear form and use of traditional brickwork and detailing contributing the surviving historic interest of the building. Due to its age and surviving character, it is therefore considered to be a non-designated heritage asset. The modern timber/stone section is physically attached to the older brick structure. This does not make a positive contribution in terms of historic or architectural interest to the conservation area.



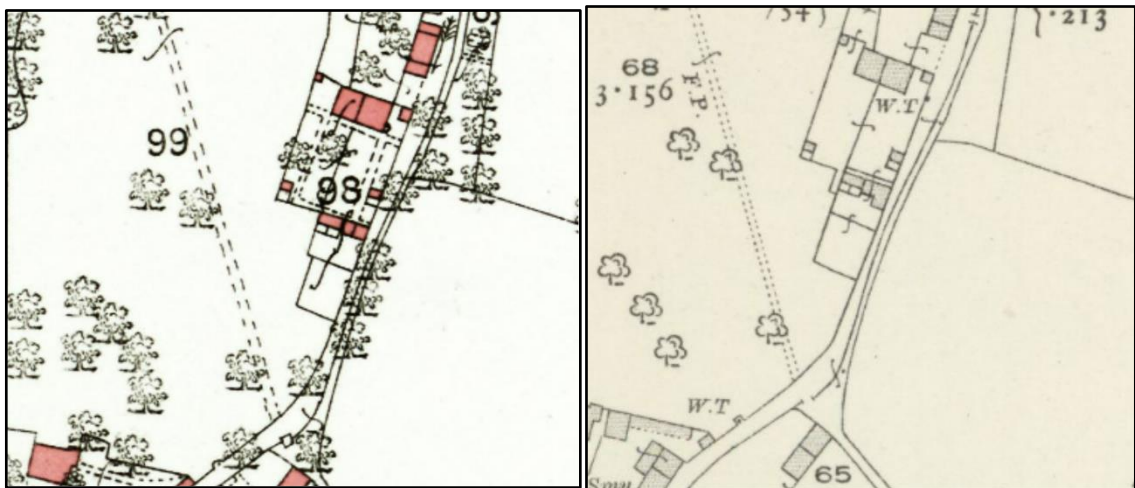
Long Newton Conservation Area 1989



The 1881 Ordnance Survey Map above shows the Conservation Area including The Priory and other smaller properties.



The 1919 Ordnance Survey Map above shows the Conservation Area with little change from 1881.



Both the 1881 and 1919 Ordnance Survey Maps above show the original eastern brick range of the stables. Both maps also show a larger parcel of land to the south. It is also noteworthy that Priory Cottage to the north is shown as two separate properties.



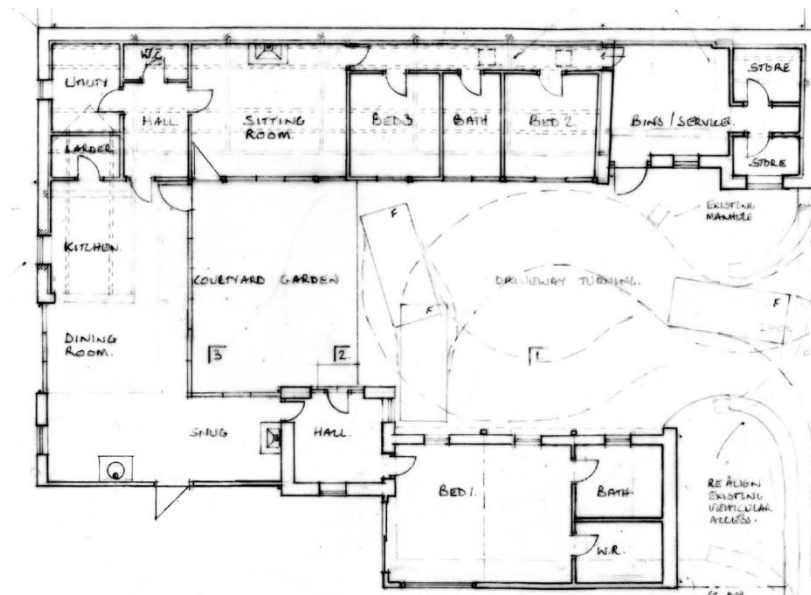
View showing the original brick range of the stables dating from the 19<sup>th</sup> century

#### **4.0 PLANNING HISORY**

- 4.1 The most relevant planning history to these stables is the planning permission granted in 2019 under reference 19/03761/FUL for the conversion of existing stables and extension to provide one dwelling. This was followed by two variation of condition approvals (references 22/02138/FUL and 22/00731/FUL) and was subsequently implemented in September 2022. A lawful development certificate confirming that the development has begun was applied for and approved under reference 22/03528/CLEUD for confirmation that the development granted under Planning Permission ref 22/02138/FUL has lawfully commenced in accordance with Condition 1 and is extant, dated 25th November 2022.
- 4.2 The implemented permission (ref 22/02138/FUL) comprised the conversion of the existing stables into a three- bedroom dwelling combined with a new build element in place of the previously approved stone barn, situated to the south. The scheme utilises natural stone on the principal gable facing on to Pump Lane on the east elevation, with a new natural stone gable to the garden/dining room section to the west elevation. Vertical boarding is



proposed on the glazed screens on the principal internal elevation to the south. The other elevations are either existing, for example the red brick work to bedroom 1 and natural stone to the kitchen/utility range, or feather edged boarding, for example on the south elevation. The existing vehicular access is intended to be relocated slightly further to the north to allow for the construction of the new build element.



Approved Stables conversion and extensions 19/03761/FUL

- 4.3 Earlier planning history related to a planning permission granted under reference 07/03190/FUL dated 31 January 2008 to refurbish the existing stabling with an additional stable extension.
- 4.4 That permission comprised the refurbishment and repair of the existing stables, together with a small extension to create an L shape to form one additional stable and an open sided wash box. The permission also included the erection of a stone barn to be sited on the south side of the courtyard. This was to be constructed of natural Cotswold Stone with a blue black slate roof. Whilst the refurbishment works and small extension to the stables have taken place, the stone barn has not been constructed.

## 5.0 PRE-APPLICATION CONSULTATION

- 5.1 A pre-application enquiry was submitted in March 2023 under reference 23/01003/PAYPRE for the removal of the modern stable block, retention of the original brick range and erection of one detached dwelling. This was

followed by pre application advice in May 2023. The advice provided was that Long Newnton is a Non-Principal Settlement and the principle of residential development of one dwelling in this location was small scale, and could be accepted in accordance with Local Plan Policy DS3. However, whilst the principle was supported, the scale, massing and design of the proposal was considered inappropriate in this sensitive conservation area setting. Furthermore, the extension of the site southwards into the existing paddock would erode the rural character of the surrounding landscape to the detriment of the AONB.

- 5.2 Following this initial advice, a Pre-Application meeting was held where various options were discussed to overcome the Officers main concerns. As part of these discussions, it was explained and acknowledged that the stables conversion is not an ideal solution and that this existing building does not make a positive contribution to the Conservation Area. Concern was expressed at the height and scale of the house and to reduce its visual impact on this part of the Conservation Area Officers requested the house is reoriented and repositioned. It was acknowledged and agreed that due to the above reorientation and repositioning there would need to be some changes to fenestration on the east and north facing elevations. The Conservation Officer wanted sash windows (where shown) changed to casement windows. In response, it is suggested that the fenestration will be in keeping with the character and appearance of the Conservation Area.
- 5.3 Following this meeting, revised drawings were submitted and further written Pre-Application response provided. This resulted in a further written response dated October 2023 under the reference 23/01003/PAYPRE and confirmed that the resulting scheme was now considered to be acceptable from a design and conservation perspective. Additionally, it was noted that there was a 6m southern extension of the site curtilage as (compared to the existing) shown on the revised location plan: However, Officers advised that the curtilage could be tightened to limit this southern extension to no more than 3m from the southern limit of the existing, and this is likely to be considered acceptable.

## 6.0 PROPOSALS AND ASSESSMENT OF IMPACT

6.1 Having described the site and identified the relevant heritage assets, together with summarising the Pre-Application discussions that have taken place, it is now necessary to set out the main issues for the consideration of this application. These are identified under the following headings:

### **Principle of Development**

6.2 The proposals seek planning permission for the removal of existing stables and the erection of 1 No. three bedroom detached dwelling. At the same time, the site forms part of the village of Long Newnton, which is a Non-Principal Settlement. As part of the Pre-Application correspondence, Officers have accepted the principle of a dwelling in this location. The principle of one dwelling is therefore established in this location and the application accords with Local Plan Policy DS3 and paragraph 79 of the NPPF (2023).

### **Design and Impact on Heritage Assets**

6.3 As part of Pre-Application discussions, as outlined in the previous section of this Statement, detailed discussions and revised plans were submitted which resulted in changes to the design and scale of the proposed building in response to Officer advice and the resulting scheme was considered to be acceptable from a design and conservation perspective.

6.4 As a result of the re-orientation of the building the higher section of the proposed building being set against existing built development along the lane. The impact upon the wider open space within this part of the village has been reduced. The southern view of the new building was considered to be much improved in terms of massing and scale from this aspect. Overall, the scale of the building is now considered to be appropriate for this context. The fenestration and architectural detailing of the scheme are considered to result in a traditional vernacular scale building of an appropriate scale for this particular context within the conservation area.

6.5 The submitted drawings represent a faithful adherence to the Pre-Application retaining the all-important ridge line of the higher section at no more than 7.8 metres. Similarly, the lower north-south range remains at 7 metres as per previous discussions and agreements. The fenestration remains as

previously proposed with the addition of a conservation roof light on the west elevation to provide light to a bathroom; and a small window to the right of the door on the west elevation to provide light to the downstairs WC and utility room. Lastly, a small traditional dormer window on the east facing elevation has now been moved to the west elevation.

- 6.6 A 1 metre gap has also now been including from the north boundary wall. Although this was not part of the Pre-Application scheme, this has proven to be necessary for practical reasons to i) to protect the existing historic boundary wall; ii) to enable space for the foundations of the house to be dug and; iii) to allow sufficient space for future maintenance to be carried out to the building's north elevation. Secondly, a small timber-clad lean-to has been added in between the proposed house and the original brick range of the stables, which is to be used as a garden store. This is to be used as a bin store and for plant equipment associated with the air source heat pump (ASHP). This will be a small ancillary building of timber cladding and is considered acceptable and will have the additional benefit of removing bins and other equipment from view.
- 6.7 In terms of sustainable construction and energy efficiency measures such as low carbon heating (heat pumps) and renewable energy generation, these are addressed in the Sustainability Statement which forms a separate document enclosed with this application.

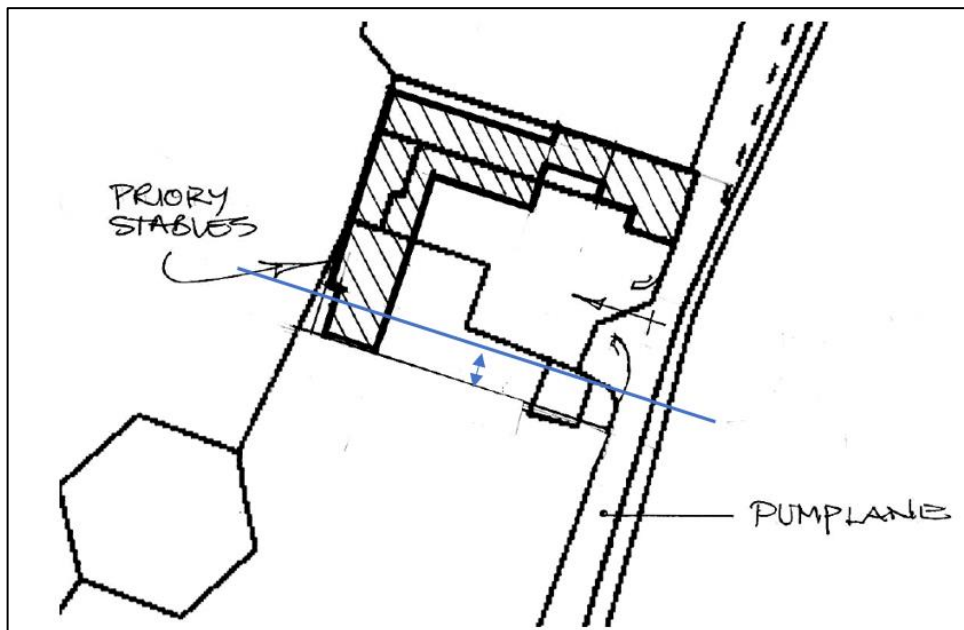
### **Impact on the Cotswolds Area of Outstanding Natural Beauty (AONB)**

- 6.8 As part of Pre-Application discussions, the main consideration as regards the proposal's effect on the AONB has been the site's southern and western boundaries, and that these should be tightly drawn around the proposed building, with only a limited extension to the southern boundary to square off the southwestern corner.
- 6.9 The existing stables faces onto a concrete yard which is enclosed by a wooden post fence that forms a 'dogleg' shape. The represents previously developed land, and from north to south boundaries measures 18.5 metres increasing to 19 metres at its widest point closest to the road. This is shown on the following page:



Ordnance Survey Plan (enlarged from scale 1:1250)

6.10 The north-south range of the proposed dwelling will be 21 metres in length and plus the 1 metre gap from the north boundary wall this results in a plot length of 22 metres. This means that a 3 metre extension of the existing southern boundary is proposed. This is shown by the light blue line superimposed on the block plan provided below.



Proposed Block Plan

6.11 It is considered that this southern boundary extension is acceptable having regard to Pre-Application advice and Cotswolds AONB. Additionally subsequent to the Pre-Application, it has been necessary for a 1 metre gap from the north boundary wall is required to ensure that this wall is not disturbed and to allow maintenance to the north elevation of the new house.

It is trusted that Officers will acknowledge the practicalities of this and will also take into consideration the previous planning permissions for extension and conversion of the stables under references 19/03761/FUL and 07/03190/FUL. Furthermore, the southern boundary treatment will comprise of a simple 1 metre post and rail fence to be agricultural in character with appropriate landscaping. Overall therefore, taking all of these factors into consideration, it is considered that Officer's Pre-Application advice has been followed - the western and southern boundaries are tightly drawn around the building with only a limited extension to the southern boundary.

### **Residential Amenity**

- 6.12 The siting and orientation of the proposed dwelling would not overlook any neighbouring property. The nearest dwelling is Priory Cottage to the north, however, there will be no overlooking of dwelling or the garden as there will be no windows in the north facing elevation of the new house. Furthermore, the proposed residential site use would not result in unacceptable adverse impacts in relation to noise, light or other environmental factors that could cause disturbance or otherwise affect neighbouring residential amenity. The development is therefore in accordance with Local Plan Policies EN2 and EN15 which seek to safeguard residential amenity, health, and safety.

### **Biodiversity**

- 6.13 A recent Protected Species Survey is enclosed with this application. This was carried out in the summer months at the optimal time for such a survey when bats are at their most active. This confirms that the stables are not used by bats for roosting or as a place of rest and provide negligible opportunities for roosting bats given the construction of the building. Whilst this report was carried out for the previous permission (ref 19/03761/FUL) it remains extant and valid as the structure of the building has not changed since then and there have been no other physical changes to the site.

### **Flood Risk and Drainage**

- 6.14 A detailed foul and surface water drainage strategy has been carried out by Cole Easdon Consulting Civil Engineering and their report is enclosed with the application submission pack.

## **Impact on Highways and Parking**

- 6.15 As part of this application which was also included as parts of the recently approved conversion of the stables to a single dwelling it is proposed to relocate the existing access slightly further to the north. This new access is shown on the proposed layout plan and it is not considered that this would be a cause for concern. Indeed, no objection was raised as part of the conversion scheme to this new access. Furthermore 2 parking spaces have been shown within the site and these will be able to exit and enter the site in forward gear within the turning space provided. It is therefore concluded that there are no highway related issues arising from this development and the application accords with policy 's IMS saw hand IN F5 of the adopted Cotswold local plan.

## **Archaeological Impact**

- 6.16 As part of the Pre-Application process for this application, advice was sought from the Gloucestershire County Council archaeologist regarding whether an archaeological investigation would be required. As a result, the county Historic Environment Record was consulted and although a number of artefacts have been recorded close to The Priory to the north, and that there could be potential for archaeological remains of the medieval period, it was considered that this is a relatively small development impact and at present there is little evidence to confirm the presence or significance of archaeological remains in this location. Therefore, no further investigations were required.

## **7.0 CONCLUSION**

- 7.1 The purpose of this Heritage Assessment and Design & Access Statement has been to provide the necessary commentary and analysis of the key heritage and planning issues relevant to this application. Key issues have been identified, namely commentaries on the principle of the development, effect on the character and appearance of the Conservation Area, and the Cotswolds AONB, amenity, highway safety, biodiversity, and drainage. It has been shown that the proposed development accords with the relevant

requirements of the Cotswold District Local Development Plan in all respects and other material considerations.

- 7.2 This application follows a recent Pre-Application meeting and related correspondence. The advice provided by Officers was welcomed and gratefully received, and it is considered that this application has faithfully adhered to the advice provided with modifications made to the scheme accordingly. We wish to continue to work with Officers on a collaborative and flexible basis.