

**14 Church Lane, Shepton Mallet BA4 5LE**

**Heritage Statement**

**Ref: 24.1135.0115**

**January 2024**

# 14 Church Lane, Shepton Mallet BA4 5LE

## Heritage Statement

Ref: 24.1135.0115

**NGR: ST 61972 43624**

### Sign-off history

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# Contents

Contents	iii
Figures	iv
Photos	iv
Executive summary	1
<b>1</b> <b>Introduction</b>	<b>2</b>
1.1    Origin and scope of the report	2
1.2    Designated Heritage Assets	2
1.3    Conservation Area	2
1.4    Nearby Designated Assets	3
1.5    Non-designated assets (NDA)	3
1.6    Setting	3
1.7    Aims and objectives	3
<b>2</b> <b>Site and Environs</b>	<b>5</b>
2.1    Site	5
2.2    Designated Heritage Assets	5
2.3    Conservation Area	6
2.4    Archaeology	6
2.5    Non-designated assets (NDAs)	6
2.6    Setting	6
<b>3</b> <b>Significance</b>	<b>8</b>
3.1    Planning History	8
3.2    Statement of significance	8
<b>4</b> <b>Impact of Development</b>	<b>9</b>
4.1    Site in general	9
4.2    Other designated assets	14
4.3    Conservation Area	14
4.4    Non-designated assets (NDAs)	15
4.5    Setting	15
4.6    Commentary	15
4.7    Harm	15
4.8    The Duty to Preserve or Enhance	15
<b>5</b> <b>Photos</b>	<b>16</b>
5.1    Photos	16
<b>6</b> <b>Conclusions and Recommendations</b>	<b>19</b>
6.1    Conclusions	19
6.2    Recommendations	19
<b>7</b> <b>Planning Framework</b>	<b>20</b>
7.1    Statutory protection	20
7.2    National Planning Policy Framework	20
7.3    Local Policy	22
<b>8</b> <b>Determining significance</b>	<b>24</b>

## Figures

Fig 1: Site outlined in red (Sedgwick 2024).....	3
Fig 2: Nearby Assets .....	4
Fig 3: Scheme (Sedgwick 2024).....	9
Fig 4: Scheme (Sedgwick 2024).....	10
Fig 5: Scheme (Sedgwick 2024).....	10
Fig 6: Scheme (Sedgwick 2024).....	11
Fig 7: Scheme (Sedgwick 2024).....	12
Fig 8: Scheme (Sedgwick 2024).....	13
Fig 9: Scheme (Sedgwick 2024).....	14

**Note:** Site outlines may appear differently on some figures owing to distortions in historic maps. North may not be up the page and is generally approximate on early maps.

Unless otherwise noted, figures are not shown to scale.

## Photos

P 1: Ground floor – areas of ceiling damage (Sedgwick 2024).....	16
P 2: Ground Floor – areas of damage (Sedgwick 2024) .....	16
P 3: First Floor – areas of smoke damage (Sedgwick 2024).....	17
P 4: First Floor – areas of smoke damage (Sedgwick 2024).....	17
P 5: First Floor – areas of damage (Sedgwick 2024) .....	18

# Executive summary

*We are instructed by Sedgwick International on behalf of Clients to prepare a Heritage Statement in relation to development at 14 Church Lane, Shepton Mallet BA4 5LE.*

*This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.*

*Designated built heritage assets which may be affected comprise:*

- The site is a listed building Grade II - a designated asset.*
- The site is in a Conservation Area.*

*Nearby designated assets include properties in proximity.*

## **Conclusions**

- The building is a designated heritage asset; listed building Grade II and is of high significance. It is situated within in the Shepton Mallet Conservation Area which is also of high significance.*
- The proposal will have no physical impact on the significance of the designated asset, nor the Conservation Area and will cause no harm.*
- In the round the impact on the subject asset will be in the positive.*
- The proposal will have no impact on the significance of any other designated or non-designated asset and will cause no harm.*
- It is considered that the development will not impact on the contribution that setting makes to the significance of nearby assets and there will be no harm.*
- By virtue of intervening rural and landscape forms, relative disposition, the natural environment and lack of inter-visibility, it is considered that the setting of other designated and non-designated assets will be materially unaffected by the scheme. There will be no harm to significance.*
- The proposal is considered to accord in full with legislation, national and local heritage policy and advice.*

## **Recommendations**

*No further heritage-based reporting is required.*

**Mark Strawbridge MRTPI IHBC FRSA**

**FPHS**

# 1 Introduction

## 1.1 Origin and scope of the report

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- 1.1.1 We are instructed by Sedgwick International on behalf of Clients to prepare a Heritage Statement in relation to development at 14 Church Lane, Shepton Mallet BA4 5LE in Mendip District Council.
- 1.1.2 The subject site is part of a row of Grade II former alms houses and a former bread house. It has undergone some alterations since its original construction.
- 1.1.3 The site is within the Shepton Mallet Conservation Area.
- 1.1.4 The proposal comprises the reinstatement of fabric following fire and subsequent water damage.
- 1.1.5 This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.6 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2023) and to standards specified by the Institute for Archaeologists (ClfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009). The LPA has referred the applicant to the HER database.
- 1.1.7 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.
- 1.1.8 Archaeology is scoped out of this report.

## 1.2 Designated Heritage Assets

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- 1.2.1 The site is a Grade II listed building and is therefore a designated heritage asset.
- 1.2.2 The list description states:

*Alms houses, and Bread House. Dated 1862, by Wainwright and Heard. Limestone rubble, freestone dressings, slate roof, coped verges. 4-chimneys of brick with diagonally set shafts. Row of 4-almshouses and Bread House in Tudor style. Single storey and attic, single bay each, main facade to rear of Church Lane, 2-light mullion windows, each light with depressed arch head, first floor windows in gables with parapets on shaped kneelers. 4-centred arch to each door opening in moulded stone surround. Freestone tablet to centre of frontage with raised letters:- "Erected by the Trustees of Strodes Charity 1862". Moulded stringcourse below first floor windows. Wing at right-angles to left side being Bread House. Single storey, 4-light mullion and transom window. Rear elevation to Church Lane has 4-gables with 2-light dormers corresponding to those on facade, Tudor arch doorway with label.*

## 1.3 Conservation Area

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- 1.3.1 The site is within the Shepton Mallet Conservation Area (CA) and is classified within Character Area 1, described in the Conservation Area Character Appraisal and Management Proposals document (2007) as the "historic heart of Shepton containing a large number of buildings of architectural interest - many are listed, others make a positive contribution to historic character and appearance".

## 1.4 Nearby Designated Assets

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1.4.1 There are numerous listed buildings in the vicinity (please see below).

1.4.2 Due to the nature of the works, relative disposition and lack of inter-visibility these and other assets have been scoped out of consideration.

## 1.5 Non-designated assets (NDA)

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1.5.1 According to the Somerset Historic Environment Record, the subject site is also listed as a NDA.

1.5.2 Other NDAs within the immediate vicinity have been scoped out of consideration as above.

## 1.6 Setting

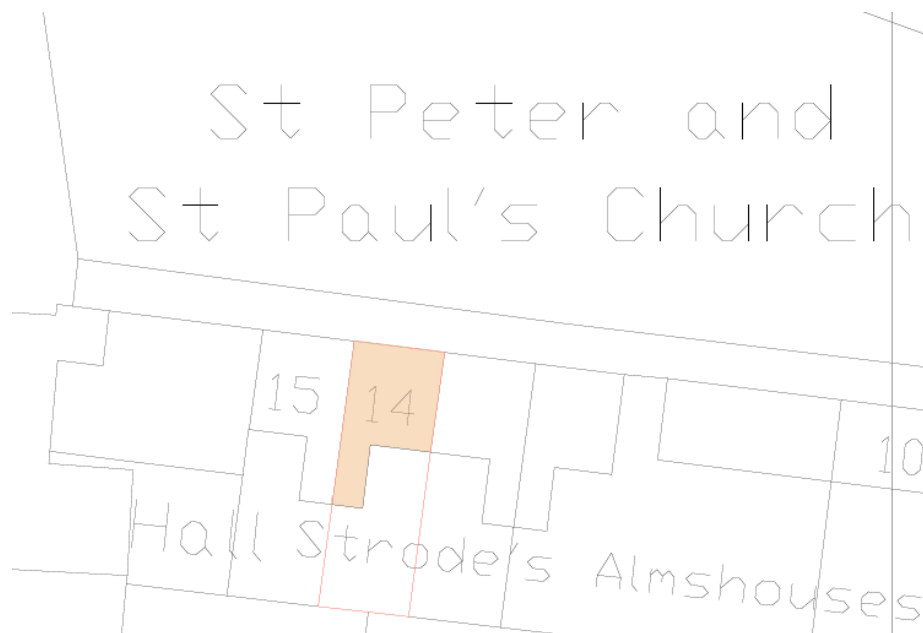
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1.6.1 Setting in this case is contiguous with that of the CA and other nearby assets. There is nothing so suggest that appropriate change will be harmful, as a principle.

## 1.7 Aims and objectives

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- Identify the presence of any built heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.



*Fig 1: Site outlined in red (Sedgwick 2024)*



Fig 2: Nearby Assets  
LBs shown in BLUE



## 2 Site and Environs

### 2.1 Site

- 2.1.1 The building is situated within a pedestrianised area which faces the grounds of the Grade I listed Church of St Peter and St Paul to the north and a public car park to the south. It abuts nos. 15 and 13 to the west and east, respectively.
- 2.1.2 The building's immediate surroundings comprise a mix of residential, religious and commercial buildings.

### 2.2 Designated Heritage Assets

- 2.2.1 The site is a designated heritage asset due to its Grade II listed status.
- 2.2.2 Fig 2 shows the relative disposition of nearby LBs to the site:

#### 8, Market Place (Grade II\*: 1058457)

Town house. Early/mid C17. Doubling limestone rubble with plain tile roof, coped verges with finials and brick stacks set diagonally on stone bases. T-shaped on plan with main facade to south, two storeys with attic; irregular four-window range of two-, three- and four-light ovolo-moulded stone-mullioned windows with drip moulds. Doorways in chamfered stone architraves to each side. Similar mullioned windows to return gable ends, to rear elevation and to rear wing, mostly with drip moulds.

Rear elevation has inserted C19 doorway to inserted through-entry to left, below C17 window made into loft door; rear wing has blocked four-centred arch doorway to left and C19 keyed square-headed architraves to rear (north) gable which was rebuilt in the C19 when the C17 wing was truncated.

Interior: C17 stop-chamfered beams and collar-truss roof with butt purlins; winder stairs in original positions to left, to front of right axial stack and to right of stack at junction between main range and rear wing, which has blocked C17 fireplace with chamfered surround to ground floor and C17 ovolo-moulded fireplace to main range attic; right axial stack has C17 fireplaces, with chamfered surround to ground floor left and ovolo-moulded surrounds to upper floors, that to former great chamber on first floor having sunk spandrels; C17 ovolo-moulded doorframe to rear of axial stack on ground floor; remains of two stud partitions with stop-chamfered doorframes to attic.

The interior is particularly notable for the retention of a C17 scheme of internal decoration, consisting of lines and patterning in black on white. The most extensive area thus far identified is in the tall attic chamber of the south wing, with black-painted mouldings and skirtings and a geometrical design of overlapping circles to the fireplace lintel. Other fireplaces in the house have traces of black-and-white paintwork and is likely that more will come to light in the course of restoration. These paintings represent a very rare survival of a once common form of late C16/C17 interior decoration, and are additionally significant for their survival in association with a substantial town house of the period. (Report by Caroe and Partners, 1994).

#### STRODES ALMSHOUSES AND ADJOINING WALL TO CHURCH LANE, 8, 9, 10 AND 11, CHURCH LANE (Grade II: 1172701)

alms houses. 1699 for Edward Strode, restored c1862. Doubling rubble, squared quoins, freestone detail, 4-brick stacks with diagonally-set shafts, slate roof, coped verges. 2-storeys, single bay each, ovolo moulded mullioned windows of 2-lights. Doorway to each house having 4-centred head, roll moulded surround, mid C19 ribbed and studded door. Continuous

stringcourse across length of facade below first floor windows. Carved stone heraldic achievement in centre of frontage with shield bearing arms of Edward Strode. Freestone tablet below shield with raised letters:- "Built by Edward Strode of Downside Esquire, for the honour of God and to doe good. Anno Domini, 1699". The alms houses group is entered by a 4-centred arch doorway in wall at right angles to rear of left return. Tablets referring to Strode and his charity may be found in adjacent Parish Church (qv).

### ANN PITMAN CHEST TOMB, IN CHURCHYARD 20 METRES SOUTH OF SOUTH AISLE OF THE CHURCH OF ST PETER AND ST PAUL, CHURCH LANE (Grade II: 1296586)

Chest tomb. 1819. Douling ashlar. Chamfered plinth supporting rectangular chest with bowed ends, having a column at each corner. Cross gabled top with quattrocento style decoration to its apex. Memorial inscriptions on North and South sides. To Ann Pitman, died 1819.

### CHEST TOMB, 10 METRES SOUTH OF SOUTH AISLE OF THE CHURCH OF ST PETER AND ST PAUL, CHURCH LANE (Grade II: 1058456)

Chest Tomb. Mid C18. Douling ashlar, slate panels. Chamfered plinth supporting rectangular chest. Slate inscription panel to South side. Circular decorated bosses to either end. Hipped top. To Stephen Andrews, died 1768. Group value with Church (qv).

- 2.2.3 By virtue of intervening rural forms, relative disposition, lack of inter-visibility and the intervening natural environment, it is considered that other designated and non-designated assets will be materially unaffected by the proposed scheme.

## 2.3 Conservation Area

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- 2.3.1 The site is within the Shepton Mallet Conservation Area (CA) which was designated in 1973 and the Conservation Area Character Appraisal and Management Proposals document was produced in 2007.
- 2.3.2 Principal features of the area surrounding the site are identified within the Conservation Area Character Appraisal and Management Proposals document and include:
- a "tranquil atmosphere round St Peter and St Paul's Church".
  - Historic paving around churchyard of St Peter and St Paul's Church.
  - Trees around St Peter and St Paul's Church and in the Great Ostry Car Park.
- 2.3.3 Use of stone is particularly prevalent within the area.

## 2.4 Archaeology

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- 2.4.1 Archaeology is scoped out of this report.

## 2.5 Non-designated assets (NDAs)

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- 2.5.1 NDAs in the vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

## 2.6 Setting

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- 2.6.1 Setting is generally taken to mean 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 2023 Glossary).

- 2.6.2 A setting is not an asset in its own right, nor does it have significance unless part of another heritage designation.
- 2.6.3 The contribution of setting is generally considered with reference to the Historic England document Good Practice Advice in *Planning Note 3 The setting of heritage assets* (3rd edition 2020) (GPA3).
- 2.6.4 The proposed development to the exterior is the only element which may affect setting. Works include the removal of fire and water damaged areas to be replaced like for like. It is therefore considered that there will be no impact on setting. The contribution of setting to the significance of the heritage assets will be unchanged.
- 2.6.5 Wider views are precluded by the built form; proximate views within and the prospect from the asset will remain materially unaltered.

## 3 Significance

### 3.1 Planning History

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3.1.1 A review of the LPA website reveals only one prior planning application for the site:

To replace existing windows with double glazed units.

Ref. No: 2010/2688 | Received: Mon 25 Oct 2010 | Validated: Mon 25 Oct 2010 | Status: Decided – refused.

### 3.2 Statement of significance

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3.2.1 The determination of the significance of historic assets is based on statutory designation and/or professional judgement against 4 'values' (English Heritage/Historic England - 2008/2015) restated in the advice document *GPA 2 - Managing Significance in Decisions*

3.2.2 The 4 values are:

- Evidential value
- Aesthetic value
- Historical value
- Communal value

(This is refined by National Planning Policy Guidance (PPG), last updated in November 2023).

3.2.3 The host site is a listed Grade II designated heritage asset and as such is of **high significance**, as a baseline. Whilst it has undergone various alterations since it's construction, the site has the potential to provide evidential and historical value, due to its age and historic built form. The site also has aesthetic value, largely due to the charming nature of the purpose-built planform and intactness of its built fabric. There is also some communal value.

3.2.4 Whilst the site has been the subject to change over time; its significance has remained unharmed.

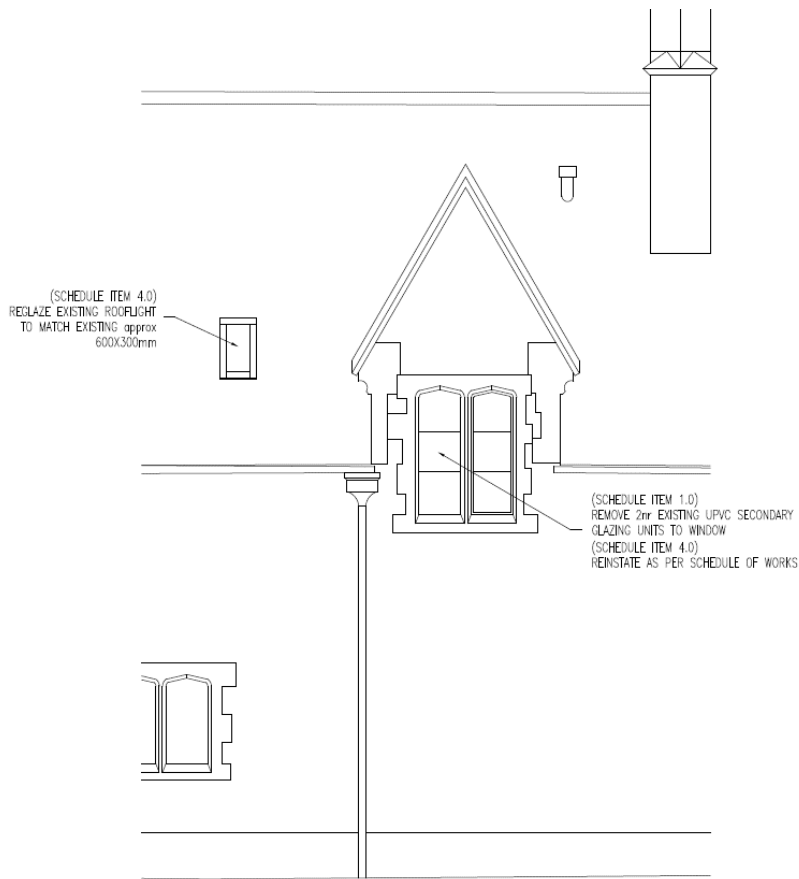
# 4 Impact of Development

## 4.1 Site in general

- 4.1.1 The proposal comprises the reinstatement of fabric following fire and subsequent water damage and is as described in the drawing pack submitted with the application. It briefly comprises the removal of external and internal damaged areas (refer to schedule of works for detailed list of elements to be removed) and materials to be replaced like-for-like. Wall finishes include lime plaster & non hydraulic lime putty. Lath and plaster for ceilings. Electrical, plumbing & heating installations.
- 4.1.2 The 'design' is appropriate in scale and detail terms as it is a faithful reinstatement.
- 4.1.3 The development is in keeping with the asset in terms of functionality, materiality, and proportionality. As much of the original fabric as is possible will be retained and reused in the renovation.
- 4.1.4 After a brief period of time when the new and reused materials will have worn in, there will be no material change to the appearance of the asset.

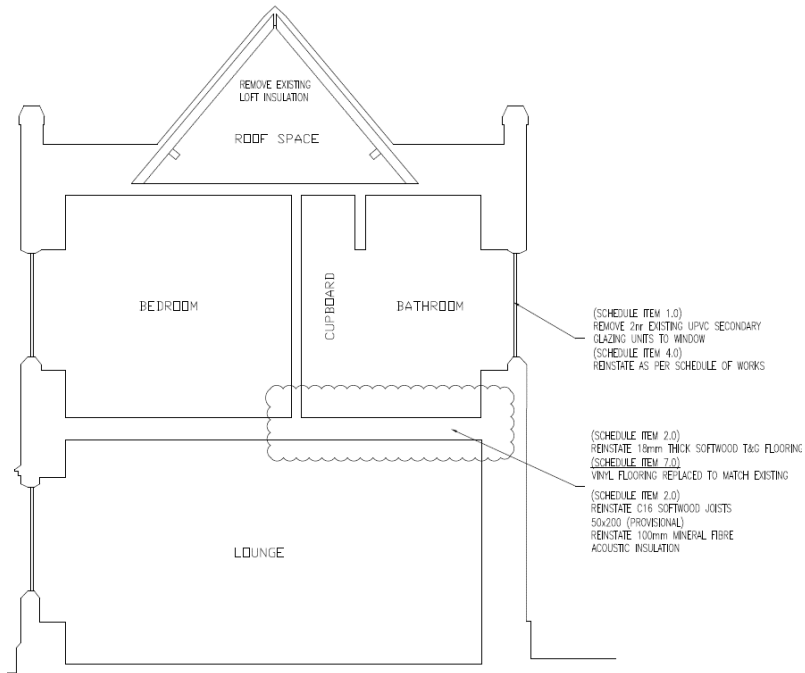


*Fig 3: Scheme (Sedgwick 2024)*



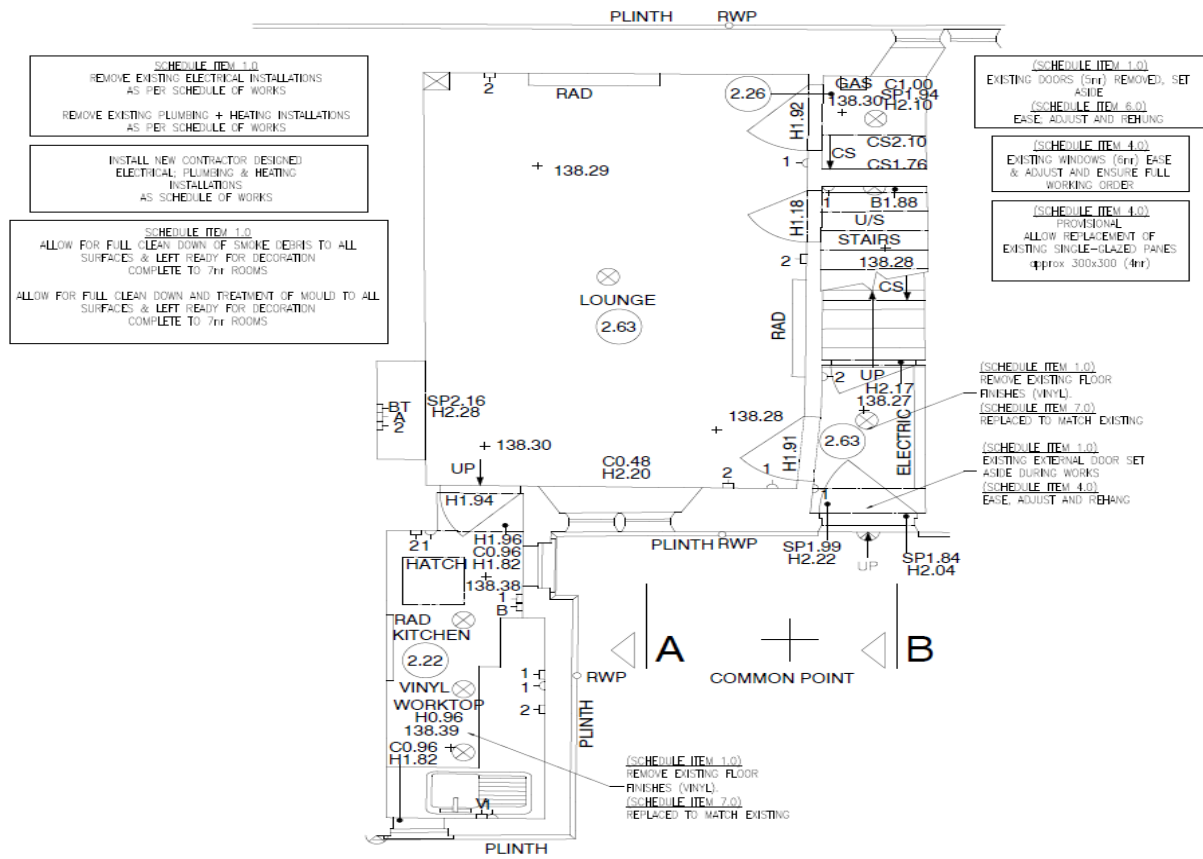
REAR/NORTH-EAST ELEVATION  
Proposed

**Fig 4: Scheme (Sedgwick 2024)**



SECTION A-A  
Proposed

**Fig 5: Scheme (Sedgwick 2024)**



Ground Floor Level  
Proposed

Fig 6: Scheme (Sedgwick 2024)

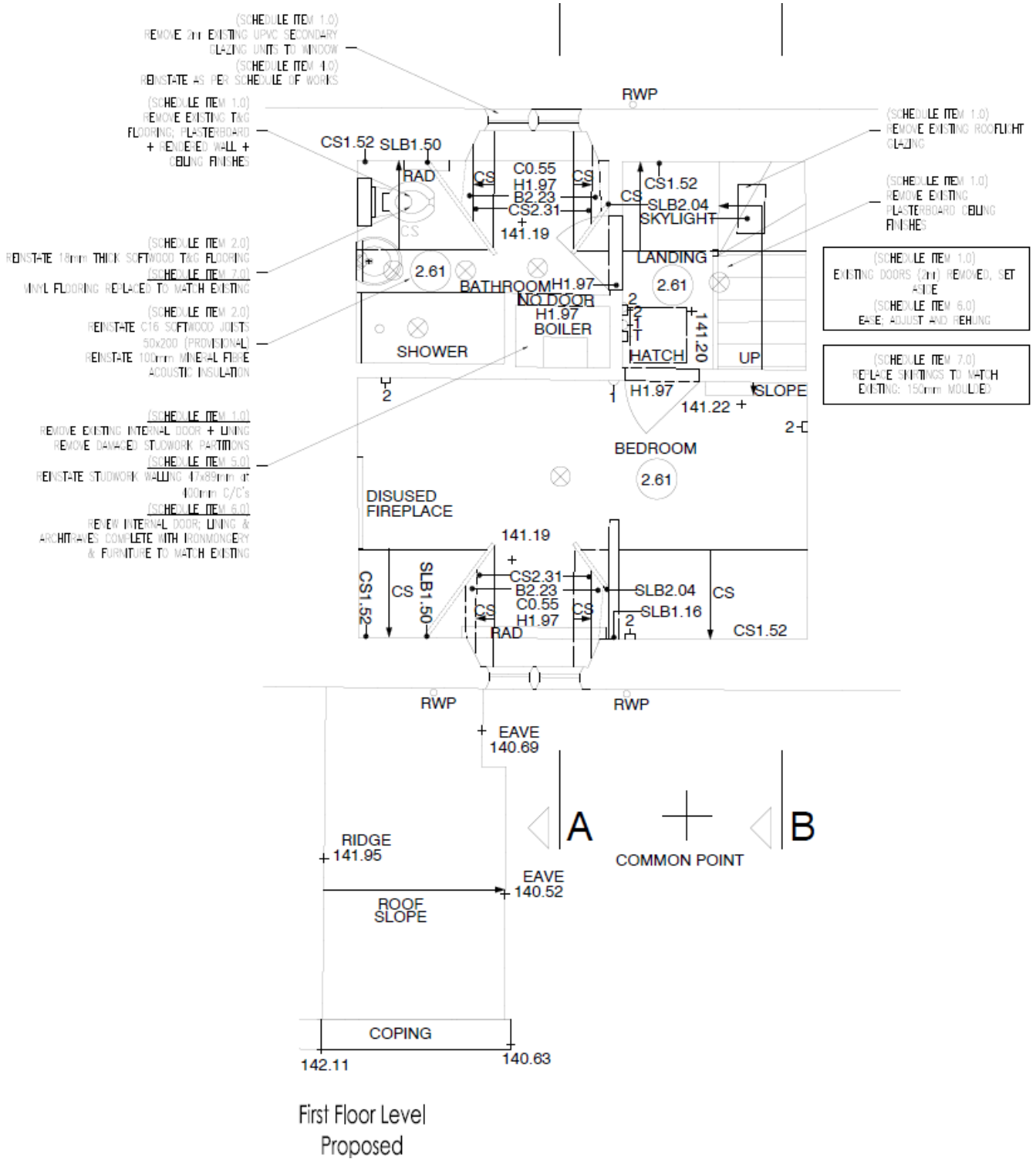


Fig 7: Scheme (Sedgwick 2024)



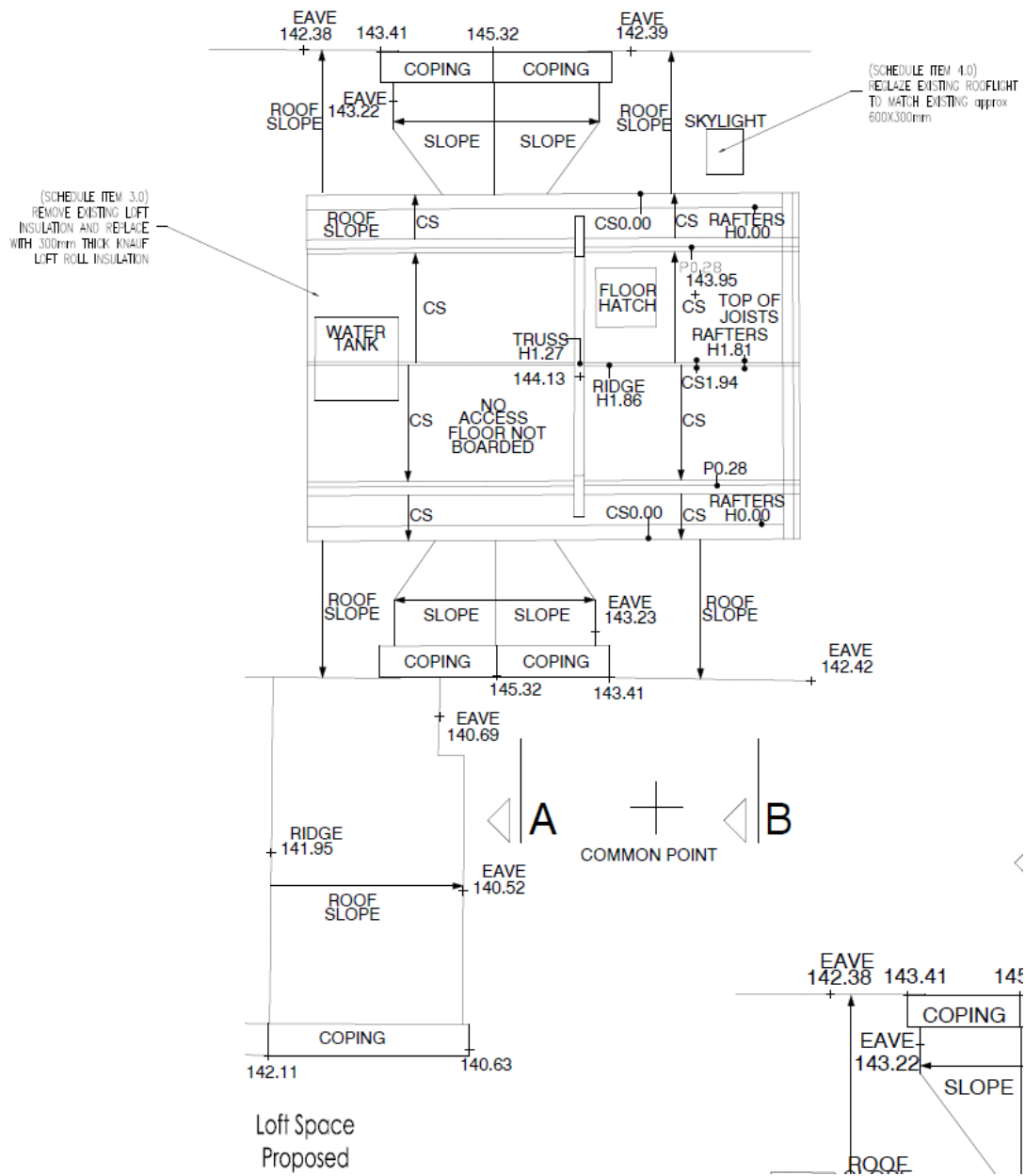


Fig 8: Scheme (Sedgwick 2024)

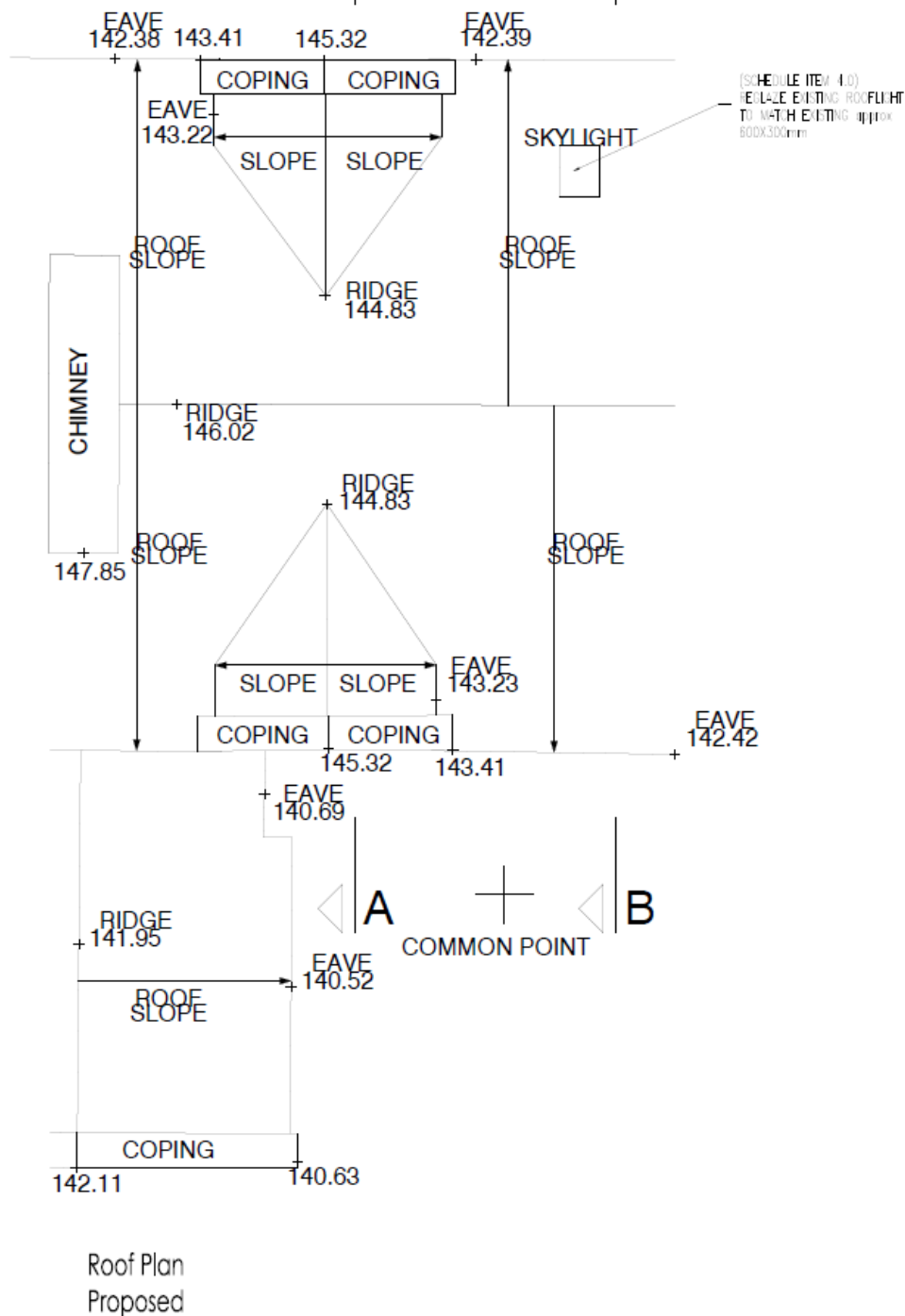


Fig 9: Scheme (Sedgwick 2024)

## 4.2 Other designated assets

- 4.2.1 It is considered that the proposed development will have no material impact on the significance of any other designated historic asset.
- 4.2.2 Other assets in the vicinity have been scoped out of consideration. There will be no harm to any nearby designated heritage asset nor its setting attendant on the development proposed.

## 4.3 Conservation Area

- 4.3.1 It is considered that the proposed development will have no material impact on the significance of the Conservation Area.
- 4.3.2 There will be no harm to this heritage asset nor its setting attendant on the development proposed.

## 4.4 Non-designated assets (NDAs)

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- 4.4.1 Nearby NDAs/locally listed buildings in the vicinity have been scoped out of consideration. There will be no harm to significance of any other asset.

## 4.5 Setting

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- 4.5.1 The scheme will not impact at all on setting.
- 4.5.2 By virtue of lack of intervisibility, relative disposition and intervening rural forms, the development will not be within and therefore have no material impact on the setting of the other LBs, CAs or NDAs in the vicinity and no harm will be caused to significance.

## 4.6 Commentary

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- 4.6.1 There has been change over time - clearly the significance of the principal asset remains unharmed; there is nothing to suggest that a watershed has been reached. The development subject to this application does not take on-going change beyond the tipping point.
- 4.6.2 Change is part of the character of most long-standing LBs, as is the case here.

## 4.7 Harm

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- 4.7.1 The NPPF, at paras 201 & 202, refers to harm to the significance of designated heritage assets. At para 203 it refers to NDAs.
- 4.7.2 In this case, if taken in the round, it is considered that the proposal will cause no harm to significance of any asset; there will be change, but overall that change will be in the positive and better reveal the significance of the assets. As there is no harm there is no duty to prove public benefit, etc.
- 4.7.3 Overall, the proposal will represent an enhancement.

## 4.8 The Duty to Preserve or Enhance

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- 4.8.1 Through use of like-for-like materials, it is considered that the proposal will preserve the character and enhance the appearance of the Conservation Area in general.

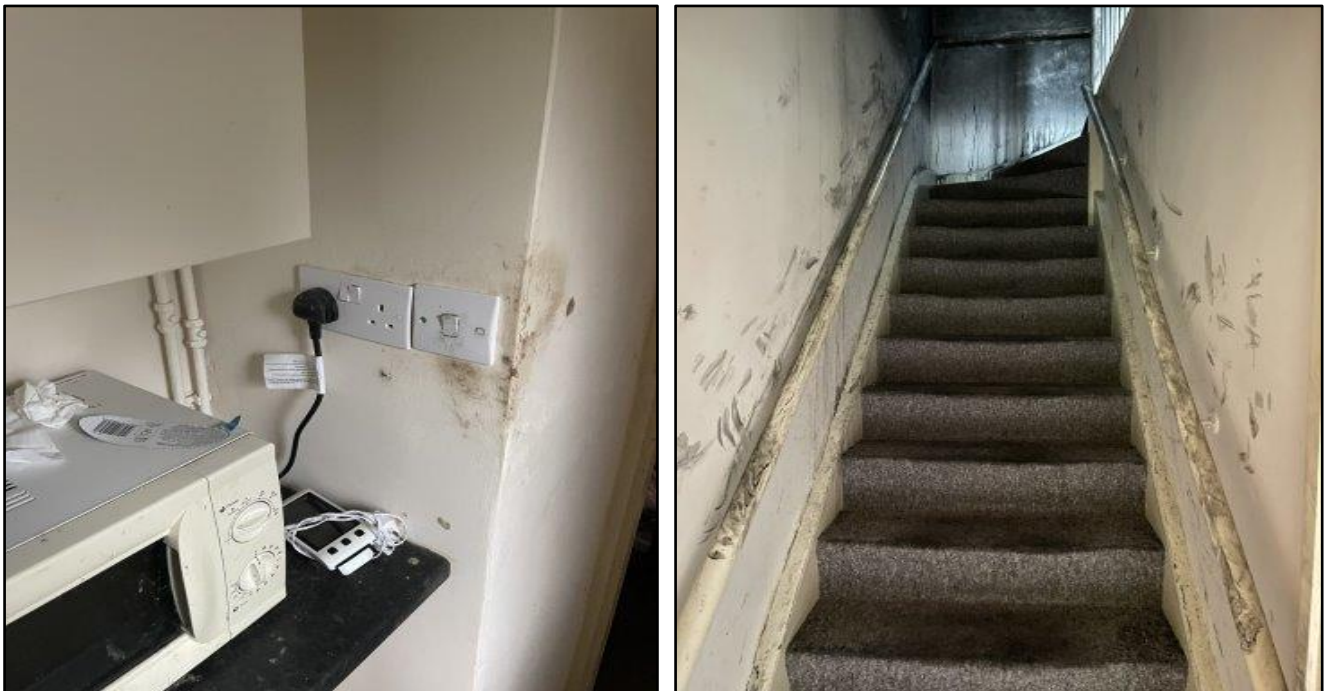
## 5 Photos

### 5.1 Photos

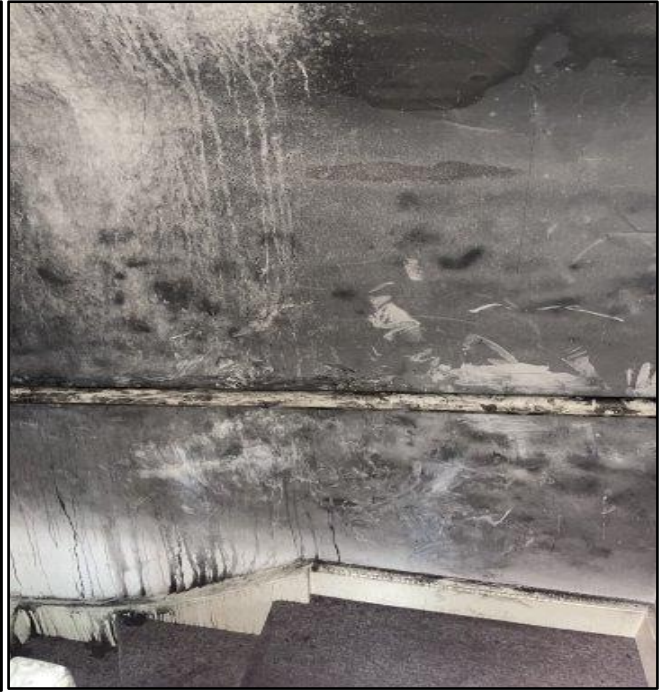
5.1.1 This section contains photographs to provide context, they are not extensive. Please refer to the supporting documents for additional photos.



*P 1: Ground floor – areas of ceiling damage (Sedgwick 2024)*



*P 2: Ground Floor – areas of damage (Sedgwick 2024)*



*P 3: First Floor – areas of smoke damage (Sedgwick 2024)*



*P 4: First Floor – areas of smoke damage (Sedgwick 2024)*



*P 5: First Floor – areas of damage (Sedgwick 2024)*

## 6 Conclusions and Recommendations

### 6.1 Conclusions

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- 6.1.1 The building is a designated heritage asset; listed building Grade II and is of high significance. It is situated within in the Shepton Mallet Conservation Area which is also of high significance.
- 6.1.2 The proposal will have no physical impact on the significance of the designated asset, nor the Conservation Area and will cause no harm.
- 6.1.3 In the round the impact on the subject asset will be in the positive.
- 6.1.4 The proposal will have no impact on the significance of any other designated or non-designated asset and will cause no harm.
- 6.1.5 It is considered that the development will not impact on the contribution that setting makes to the significance of nearby assets and there will be no harm.
- 6.1.6 By virtue of intervening rural and landscape forms, relative disposition, the natural environment and lack of inter-visibility, it is considered that the setting of other designated and non-designated assets will be materially unaffected by the scheme. There will be no harm to significance.
- 6.1.7 The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

### 6.2 Recommendations

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- 6.2.1 No further heritage reporting as required at this stage.

**Mark Strawbridge MRTPI IHBC FRSA**

**FPHS**

# 7 Planning Framework

## 7.1 Statutory protection

### *Listed Buildings and Conservation Areas*

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II\* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

## 7.2 National Planning Policy Framework

- 7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was updated in 2023.
- 7.2.2 One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to *'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'* It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account.
- 7.2.3 Section 16: *Conserving and enhancing the historic environment*, is key. The policies set out in this section relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making. (See also Planning Practice Guidance – Conserving and enhancing the historic environment section).
- 7.2.4 Paras 189 – 208 inclusive refer:
189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- (Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance).*
190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area



and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

7.2.5 Proposals affecting heritage assets are considered under para 194 on:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

7.2.6 Potential impacts are considered in para 199 on:

199. 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. 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.

Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

*(Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.)*

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent,

unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. 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, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

*(Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository).*

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## 7.3 Local Policy

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7.3.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicated otherwise.

### 7.3.2 Heritage Policies – Mendip District Local Plan (2006-2029)

DP3: Heritage Conservation states “*proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district’s Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip*”. This policy stipulates that “*proposals affecting a Heritage Asset in Mendip will be required to:*

- a) *Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.*

*b) Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.*

The policy also states that opportunities should be identified to “*mitigate or adapt to climate change and secure sustainable development through the re-use or adaptation of Heritage Assets to minimise the consumption of building materials and energy and the generation of construction waste. However, mitigation and adaptation will only be considered where there is no harm to the significance of a Heritage Asset*”.

*Proposals for enabling development necessary to secure the future of a Heritage Asset which would otherwise be contrary to the policies of this plan or national policy will be carefully assessed against the policy statement produced by English Heritage – Enabling Development and the Conservation of Significant Places.*

## 8 Determining significance

8.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

8.1.2 Table 1 gives examples of the significance of designated and non-designated heritage assets.

*Table 1: Significance of heritage assets*

<b>Heritage asset description</b>	<b>Significance</b>
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g., ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e., parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain