



## Heritage & Planning Statement

**Application Site:**

3 Windmill Lane  
Launceston  
PL15 9AU

**Date:**

November 2023

**Produced by:**

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# 1. INTRODUCTION

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This Planning Statement accompanies a planning application for a proposal for the above property. It is not a standalone document and should be read in conjunction with the attached accompanying documents and drawings.

As detailed in our covering letter, we encourage the Decision Maker to review the full application documents and contact us at the earliest available opportunity to discuss any concerns or requests for further information. This will hopefully expediate the decision-making process and help to alleviate some of the burden currently placed on the nationwide planning system.

A time extension will normally be agreed to if required.

## 2. PLANNING POLICY CONTEXT

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PA20/09739 – Listed Building Consent for the removal and replacement of existing cracked pebbledash from rear and side elevations.

Approved 2021 with conditions

- **Policy Assessment**

The proposal has been assessed against the latest update of national and local policies, including:

- National Planning Policy Framework (NPPF) – July 2021
- National Planning Practice Guidance (NPPG)
- The adopted Borough Local Development Plan and its Supplementary Planning Documents
- The adopted Borough Design Code and Design Quality Guidance

The application is considered to have been positively prepared in accordance with the national and local requirements to assist the Decision Maker and improve efficiency and effectiveness of the planning application system for all parties.

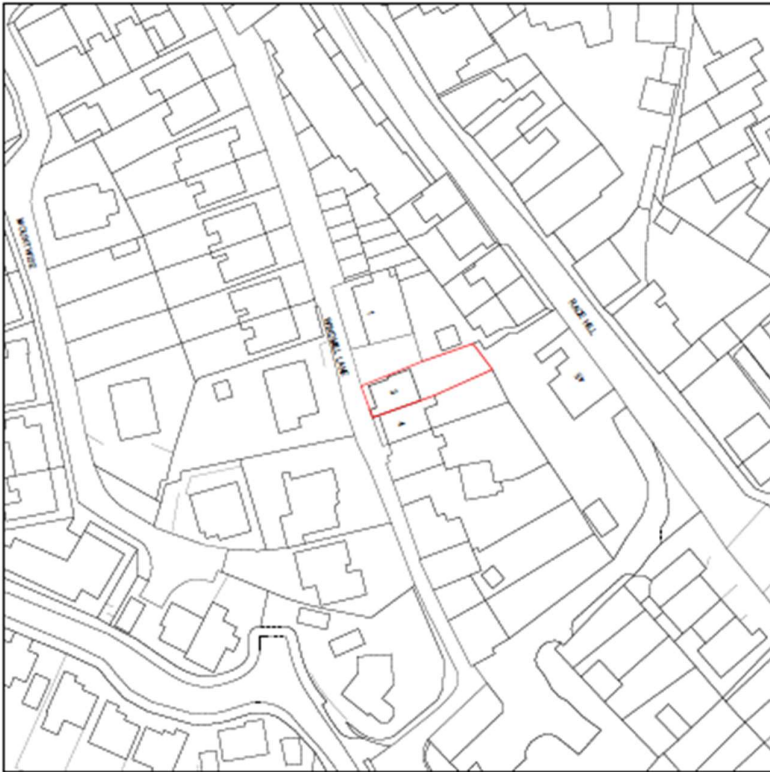
- **Relevant Planning Applications**

The following historic planning applications are considered to be relevant to the proposal.

### 3. THE APPLICATION SITE

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- Location



*Image of Front Elevation*

- **Existing Use**

The existing property is located on Windmill Lane, Launceston in an established residential area. It is a residential dwellinghouse under Use Class C3 and was originally constructed to provide accommodation over 2 storeys with 2 bedrooms.

- Hazardous Sites
- Environmental Impact Assessment Regulations
- Flood Risk Zones

- **Planning Constraints**

The application site is subject to the following Planning constraints:

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Agricultural Land Classification
<input type="checkbox"/>	<input checked="" type="checkbox"/>	World Heritage Site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Listed Buildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scheduled Monuments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Area of Outstanding Natural Beauty (AONB)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Park
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Importance for Nature Conservation (SINC)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Specific Scientific Interest (SSSI)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area (CA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Green Belt (GB)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contaminated Land
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tree Preservation Orders (TPOs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Article 3 Restrictions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Article 4 Directions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Assets of Community Value
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building of Township Merit

## 4. CONSERVATION AND HERITAGE

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- **Heritage Asset Planning Policy**

In addition to the Town and Country Planning Act 1990 and the most recent National Planning Policy Framework (NPPF), the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

- **Designated Heritage Assets: Listed Buildings**

Buildings are designated as Listed Buildings due to their special architectural or historic interest and may include any object or structure fixed to the building, or any object or structure within the curtilage of the building which, although not fixed, forms part of the land and has done so since 1 July 1948.

Listed buildings are classified into 3 grades:

- Grade I buildings are of exceptional interest
- Grade II\* buildings are particularly important buildings of more than special interest
- Grade II buildings are of special interest warranting every effort to preserve them

The special interest may arise from the contribution the building makes to the architectural or historic interest of a group of buildings or may be the individual building only.

- **Preservation and Enhancement of Heritage Assets**

Consent is required for proposed works to demolish any part of a listed building or to alter or extend it in a way that affects the character as a building of special architectural or historic interest. This includes works to the interior, objects and structures either fixed to the building or within the curtilage.

Works to the exterior may also require a separate planning approval.

- **Identification of The Heritage Asset – Listed Building Consent**

3 Windmill lane is a Grade II listed property and is identified with a Heritage Listing number **SX3338684286**. The property was first listed in 1974.

The above Heritage Listing confirms that the property was originally constructed in C17 or C18 as a pair of cottages with number 5 Windmill Lane:

Pair of cottages. C18 or possibly a C17 house converted to cottages. Rubble walls with segmental brick arches to ground floor; rag slate roofs; rendered rubble end stacks. Double-depth plan including rear outshuts. 2 storeys; nearly symmetrical 4-window front. Early C19 nine-pane hornless sashes to 1st floor over 12-pane horned sash on left, 8-pane hornless sash on right and central pair of doorways; C20 door on left within glazed porch (No. 3) and early C19 six-panel door with top 2 panels later glazed to No. 5 within open porch, both with slate roofs. Straight joint left of doorway gives clue to an earlier phase. INTERIOR not inspected.

- **Statement of Significance**

The property is a designated Listed Building but does not lie within a Conservation Area or other designated Heritage Asset. The building was constructed from local stone to the front elevation with a rag slate roof. Constructed as a pair of cottages, the front façade provides a good example of historical architecture locally. The side and rear were finished with rendered rubble and the above noted planning application was approved to provide a replacement finish where the property had fallen into disrepair.

Restoration works are currently being undertaken to the exterior as detailed within the above application documentation by the owners.

The rear of the property provides little historical architectural merit and is surrounded by urban development on all boundaries. Only fleeting glimpses of the rear can be seen from the adjacent public highway of Race Hill to the east due to the tight clustering of properties. The rear elevation can only be viewed from the internal vantage points within a small number of properties on Race Hill.



*Views from Race Hill*



*Image of Rear Elevation*

## 5. THE PROPOSAL

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The proposal seeks retrospective planning permission for the construction of a dormer to the roof at the rear elevation at the property. The works have been started but have not been completed.

## 6. IMPACT ASSESSMENTS & MITIGATION MEASURES

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- **VISUAL IMPACT**

The design principles have been carefully considered to ensure that the proposal maintains the character of the Heritage Asset and its noted architectural styling.

The works are to the rear of the building and therefore of minimal impact to the character of the front façade and any potential impacts on the surrounding area.

- **NEIGHBOURHOOD IMPACT**

The proposals are not considered to have any detrimental impact on neighbouring Heritage Assets, and will not have any impact on private amenities, loss of daylight or loss of sunlight.

- **ECOLOGY AND BIODIVERSITY IMPACT**

The “3 Tests” have been assessed against Schedule 2 of Conservation of Habitats and Species Regulations 2010 (as amended) and Annex 2 Habitats Directive. The proposal is not considered to affect the integrity of the site:

- The application site is not protected under International Importance
- The application site is not protected under National Importance
- The application site is not protected under Local Importance

The accompanying Biodiversity Checklist confirms that the application site is not within any areas that carry a risk of impact to smaller wildlife habitats.

**Tree and Hedge Protection:**

The application site does not contain any protected or notable species of trees and there are no mature or protected hedgerows within the curtilage.

An Arboricultural Survey should not be required for the application.

**Wildlife Triggers:**

The application site is not within 400m of any ancient woodland, fresh water ponds or grasslands. It is not situated within any know protected sites.

A Wildlife Trigger Report should not be required for the application.



**Biodiversity:**

The Proposal does not fall within the requirements of Biodiversity Net Gains (BGNs).

Measures to avoid, mitigate, compensate, enhance or manage wildlife features have been taken where reasonably which include:

- Maintaining the current environmental conditions such as temperature, availability of natural light, prevailing winds and existing ground conditions
- Providing underpasses in boundary fencing to enable movement of small animals between habitat sites
- Removal of any non-native species to the benefit of native species
- Installation of bird and bat nesting boxes within the curtilage
- Creation of suitable landscaping within urban gardens to encourage species such as butterflies, bees and small birds
- Use of Soakaways for rainwater drainage

Measures to avoid and manage potential impacts on wildlife features will be taken which include:

- Prior to the commencement of any works, the existing property and its neighbouring properties will be inspected for the presence of protected species
- Should evidence suggest that there is a likelihood of notable or Priority species within the vicinity, a competent person with suitable qualifications, licenses and experience will be engaged to determine if there are any likely impacts
- No works will take place until appropriate measures have been completed as recommended by the competent person

The proposal will not adversely affect the integrity of the site for protection, enhancement or management of wildlife.

A further Habitats Regulation Assessment (HRA) or Preliminary Ecological Appraisal (PEA) should not be required for the determination of this application.

- **CLIMATE EMERGENCY IMPACT**

The world has committed to decarbonise by 2050 and we are legally-bound to reduce the carbon emissions from buildings, transport and industry. The UK currently has over 28 million homes in occupation that were constructed to old building standards. It is estimated that over 24 million of these homes will still be in occupancy in 2050. The built environment is responsible for approximately 40% of the UK's current emissions.

**Energy Efficiency:**

The existing property was constructed to low building standards and is therefore classed as having poor energy efficiency. Poor energy efficiency ultimately leads to an increase in the use of fossil fuels to create an optimal internal temperature throughout the year. It is also the main trigger of fuel poverty which may cause health implications and ultimately lead to preventable death.

The proposal will ensure that the fabric of the building is constructed to the latest Building Standards recently upgraded to include higher levels of insulation. This will result in a more energy efficient building that will require overall lower levels of mechanical heating and cooling systems, prevent overheating and reduce the carbon emissions through use of fossil fuels.

Further Retrofit works to the existing structure will be installed in due course as required for the individual property to ensure that the legally-binding Carbon Zero targets are met.

**Renewable Energy Systems:**

The proposal does not include for the installation of renewable energy as part of the application.

The Fabric First Approach is the correct sequence of upgrading our existing buildings to meet Carbon Zero targets, including our Listed Buildings. The global method seeks to increase the level of insulation and airtightness of the thermal envelope as the priority so that the amount of energy required is reduced. A smaller renewable system can therefore be installed as part of a later phase.

**Carbon Footprint:**

Where possible, all materials will be sourced locally and installed by local contractors, reducing the need for transportation as much as possible. All timber products will be FSC certified from sustainably managed sources, and the use of natural insulation products have been incorporated into the scheme.

Where possible, low-embodied carbon alternatives will be used with a low GWP.

- **NOISE IMPACT**

**Construction Works:**

Noise levels for the construction phase will be kept to the minimum to avoid disturbance to neighbouring properties and will working times will be strictly adhered to.

**Sound Transmittance:**

The proposal is not considered to have a negative impact on the transmittance of noise to neighbouring properties.

- **FIRE SAFETY IMPACT**

The design incorporates appropriate safety measures for the protection of occupants in the event of a fire within the property. This includes the installation of an interlinked smoke and heat detection system and installation of fire doors where necessary and will form part of the Building Regulations application stage.

Measures to provide safe egress from the property with a protected passage to the exterior have been included as standard practice to comply with the latest Fire Safety Regulations.

The proposal is not considered to have any adverse impacts through the spread of fire to neighbouring properties.

- **FLOOD RISK IMPACT**

The accompanying Flood Risk Report confirms that the application site is located within the Environment Agency's Flood Zone 1, where it is at low risk of potential flooding from nearby watercourses. The proposal is not considered to have any adverse impact on the wider area.

In order to avoid or minimise any sources which could contribute to potential flooding, the proposal will incorporate flood proofing, resilience and resistance mitigation including:

- SuDS drainage measures around the property to reduce the risk of surface water flooding in extreme conditions as required by Building Regulations including soakaways to all new rainwater connections
- Permeable landscaping materials will be used throughout the proposal as appropriate
- Installation of waterbutts to reduce the risk of surface water flooding will be installed to
- Electrical sockets will be raised to levels required under Building Regulations and NICEIC Regulations

- **CONSERVATION AND HERITAGE IMPACT**

The application site is a Grade II listed building and as such development and alterations are therefore restricted to preserve and protect the Heritage Asset and surrounding area.

The proposal seeks to install a dormer roof to the rear of the property. The dormer is located at the rear of the property and is not visible from the highway at the front elevation on Windmill Lane. Due to the arrangement of the existing buildings within the enclave, the rear of the property can only be viewed from the rear of a small number of properties in Rise Hill.

The rear of the property does not offer any significant historical merit and consequently does not positively contribute to either the Heritage Asset itself or other Heritage Assets within the vicinity.

The impact on the Heritage Asset is considered to be acceptable.

## 7. SUMMARY

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The proposals have been carefully considered by the applicants to ensure that the Heritage designation is not impacted in any adverse way. The design has been chosen to reflect the individual character of the building, using materials that will be sympathetic and in keeping with the overall character of the building and the surrounding area.

We hope that the proposal meets with your approval.