

## Heritage Impact Assessment

Project Name: 2749: Proposed New Drive at Former Grey Horse PH

Site Address: Besthorpe Road, Collingham, Newark

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## Introduction & Background

This statement is written to accompany a Planning Application for a proposed new driveway and estate fencing at the former Grey Horse Public House on Besthorpe Road in Collingham.

## Relevant Policy

### Historic Environment Policy

NPPF (paragraph 128) states that:

'In determining planning 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 in importance and no more than sufficient to understand the potential impact of the proposal on their significance.'

NPPF (paragraph 131) states that:

In determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.'

NPPF (paragraph 195) determines that the significance of any heritage asset that may be affected by a proposal should be identified and assessed, including any other assets affected by development. This Significance Assessment should be considered when determining the impact of a proposal, "to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal". This paragraph therefore results in the need for a Heritage Impact Assessment to analyse the impact of a proposed development on the asset's relative significance.

NPPF (paragraph 206) states that:

'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.'

Historic England Conservation Principles: Policies and Guidance 2008 states that:

'New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future' (p.59).

Core Policy 14, "Historic Environment" states that:

'Newark & Sherwood has a rich and distinctive historic environment, and the District Council will work with partners and developers in order to secure... the preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management.'

## Heritage Impact Assessment

The proposal lies within the Collingham Conservation Area. The nearest listed building is 165/167 Low Street (250ft, Grade II, List No: 1302629). Official listing as follows:

Pair of cottages, late C17, coursed blue lias rubble and brick, steep pitched pantile roof, two coped gables, 2 off-centre ridge stacks, 1st floor and eaves brick bands. Part rendered. 2 storeys with garrets, 5 windows. Off-centre C20 gabled brick porch, containing C20 glazed door, flanked by single C19 2 light glazing bar casements; beyond, C20 glazing bar French window, C20 glazing bar fixed light in segmental head. C20 flat roofed extension to north has C20 Tudor style door and C20 casement. Above, 3 two and 3 light glazing bar Yorkshire sashes, that to south in segmental head, and 2 C20 2 light glazing bar (top hung) casements.

The proposed driveway and estate fencing is not visible from the property above and therefore will have no impact on the setting of these historic buildings.

Furthermore, this application accompanies application PP-12349316 which together coherently aims to improve the current eyesore of the empty car park and replace this with a high-quality development proposal. The estate fencing is appropriate to the historic streetscape of the Collingham Conservation Area and will be a significant improvement to the existing fencing on the site.

## 6.0 Overview

In summation, after appraisal of the proposals put forward and in full consideration of their impact upon the Collingham Conservation Area, it is determined that the proposed driveway and estate fencing will have no impact upon the streetscape of the conservation area and will compliment the historic surroundings. The detail of this statement is written proportionately to the impact of the proposed scheme.