

# Heritage Statement

PROPPROPOSED TWO STOREY AND SINGLE STOREY  
EXTENSIONS, THE OLD TOWER, HIGH STREET, GREAT  
CHESTERFORD

## Contents

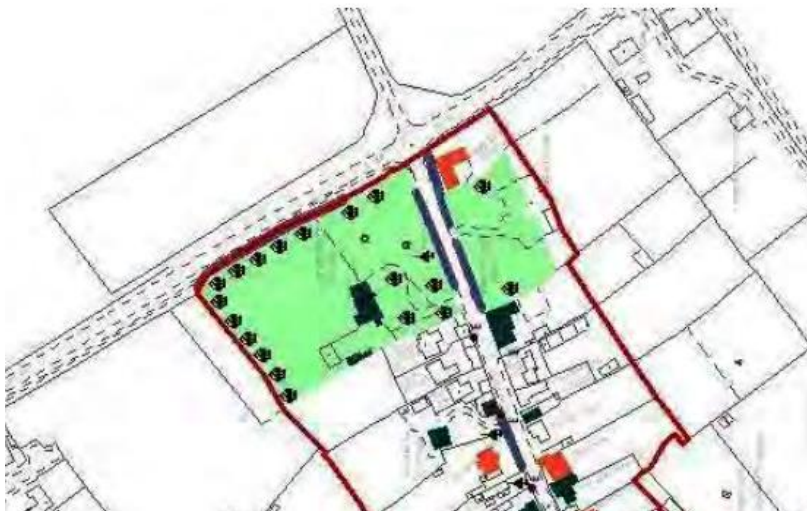
|   |                                     |
|---|-------------------------------------|
| The Site .....  | 1                                   |
| Heritage asset .....  | 1                                   |
| Existing photographs.....   | 2                                   |
| The Proposals.....  | 4                                   |
| Proposed two storey and single storey extensions, erection of chimney and replacement of rear facing windows to match existing..... | 4                                   |
| The applicant's case .....  | 4                                   |
| Effect on the Heritage Asset .....  | 4                                   |
| Harm; .....   | <b>Error! Bookmark not defined.</b> |
| Justification; .....  | <b>Error! Bookmark not defined.</b> |
| Conclusion.....   | 4                                   |

## The Site

The Old Tower High Street Great Chesterford CB10 1PL

## Heritage asset

The Old Tower is set within Great Chesterford Conservation area (inset of map below)



The property is protected by the 2012 Article 4 for the conservation area as 'other building to be protected from demolition'.

The building, known as Brettanby Cottage at the time of the Article 4 appraisal is described as; '*At the junction with the B184, Brettanby Cottage, now a residence, was formerly an ancillary building once providing a source of water to Chesterford House from its large and distinctive tower. It also acted as a coach house. Dating from the late 19th/early 20th century, its unusual form and quality windows and decorative brickwork are most interesting.*

Existing photographs



Front





Rear



Side

## The Proposals

Proposed two storey and single storey extensions. The scheme is similar in content to a previous approved applications UTT/23/1014/HHF and UTT/17/1106/HHF.

It is proposed to replace the existing conservatory with a new Orangery Garden room extension, to construct a two storey and single storey side extension and to construct a simple open porch canopy to the entrance door.

## The applicant's case.

These proposals have been sympathetically designed , to improve on the previously granted approvals. The proposals are subservient and do not challenge the primary prominence of the heritage asset.

## Effect on the Heritage Asset

The National Policy Framework (NPPF) stated that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 and 8). The NPPF identifies that heritage 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 (paragraph 184). It explains how applicants should describe the significance of heritage assets affected and that the level of detail should be sufficient to understand the potential impact of the proposal on their significance (paragraph 189). This understanding should also be used to avoid or minimise any conflict between heritage asset's conservation and any aspect of the proposal (paragraph 190), including through more sensitive design (Planning Practice Guidance, Conserving and enhancing the historic environment' paragraph 019). It requires great weight to be given to an asset's conservation (paragraph 193), and any harm requires clear justification (paragraph 194) and should be weighed against the public benefits of the proposal (paragraphs 195 and 196)

The Old Tower is protected by the 2012 Article 4 for the conservation area as 'other building to be protected from demolition'.

**Harm:** it is proposed extend and alter the dwelling

**Justification:** The works will ensure that the dwelling can become more energy efficient and less susceptible to the noise and pollution for the adjacent busy road, will help to ensure its long-term viability as a dwelling and thereby its future and justification for the upkeep of this heritage asset.

The proposed extensions proposed are subservient to the main dwelling and therefore the buildings' identity is preserved.

## Conclusion

The harm caused is outweighed by the benefits to the dwelling and this helps to ensure the long-term future of the historic asset and its use as a dwelling.