

19 February 2024

Our Ref: CJD.LPC.5768

Mr Rob Nicholson  
Department for Place  
South Gloucestershire Council  
PO Box 1954  
Bristol  
BS37 0DD

Dear Mr Nicholson

**79 High Street, Marshfield, SN14 8LT**  
***Alterations to front boundary to create an off street car parking space***  
**Listed Building Consent Submission**

On behalf of my client I wish to make a Listed Building Consent application for the above proposal. In order for the application to be registered I am pleased to supply the following information:

- Completed Application Form
- Heritage Design and Access Statement
- 683-E-01 - Existing Plan
- 683-E-02 - Existing Elevations
- 683-P-01 - Proposed Plan
- 683-P-02 - Proposed Elevations
- 683-P-03 - Location Plan Existing and Proposed Block Plans

The background to this proposal is that this property, which is located in a backland location to the south of the High Street at Marshfield, does not have any dedicated off street car parking provision. My client therefore needs to find a space on the High Street to park their vehicle. This clearly is not ideal from a functional perspective.

The intention is to modify the frontage of the property in a sensitive manner such that a vehicle can be parked within the curtilage of the site. This will clearly be hugely beneficial to my client from a functional perspective, and with such limited off-street car parking available locally will free up an available space on the High Street.

Furthermore, this scheme also has the added material benefit of enabling my client to install an electric vehicle charging point to facilitate electric vehicle usage. This is a highly advantageous element of the scheme from a sustainability perspective. The physical works to accommodate the parking space are minimal (just the relocation of an existing gate pier and modification of an existing low stone wall).

Given that these works just relate to “alterations” and no operational development is involved, only Listed Building Consent is required, and there is no necessity for a separate Planning Application submission.

Accompanying this submission is a comprehensive Heritage Design and Access Statement (which fully explains the character of the subject property & immediate surrounds) together with a package of scheme drawings.

### **Planning Policy Context**

Applications PK17/3479/LB & PK17/3294/F which were granted in 2017, approved the conversion of the property into a dwelling.

Application P21/06838/LB was approved in 2022 for the following, *“Works to include Lime mortar repairs, repointing of open joints using lime-based mortar mixes to match originals. Stone replacements of deteriorated/missing stone blocks with locally sourced reclaimed limestone. Removal of old iron fixings.”*

### **Planning Policy Context**

From my evaluation of the Development Plan policy framework the relevant planning policy context for the consideration of this proposal is set out in the following key documents.

#### ***South Gloucestershire Core Strategy (CS)***

The CS adopted December 2013, represents the Council’s primary strategic planning document. The relevant policies affecting the site are as follows:

- CS1 High Quality Design
- CS9 Managing the Environment and Heritage

#### ***South Gloucestershire Policies Sites and Places Development Plan Document (PSP)***

The PSP was adopted in November 2017 and the relevant policies are:

- PSP1 Local Distinctiveness
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Car Parking Standards
- PSP17 Heritage Assets and the Historic Environment

To aid your evaluation of this scheme I will now offer the following commentary on the key issues arising from this proposal.

## **Key Planning Issues**

### ***Heritage Impact***

As indicated previously the amount of physical works involved with this proposal are very minimal (in respect of a pier relocation and modification of an existing wall). The existing hard surfaced graveled treatment of the front curtilage will remain unaltered).

In order to understand our case with regard to the heritage impact of the scheme upon the host building and the wider Marshfield Conservation Area may I refer you to the submitted Heritage Design and Access Statement. This is a comprehensive assessment which articulates the lack of harm to the setting of the main dwelling and also the sustainable credentials of the scheme through the introduction of an electric vehicle charging point to facilitate electric vehicle usage.

The following extracts from the Conclusion are particularly apt;

*“The proposals have been sensitively considered in order to enhance the appearance and amenity of the host building. The proposals respond positively to the existing building and that of the area in which it is set.*

*The proposals reflect ways of modern living and offer a sensitive and considered approach to the challenges of modern life and particularly that of climate change.*

*The proposals will have minimal effect on the character and setting of the host building.*

*The proposals are to the benefit and continued vibrancy of the building and the environment.”*

### ***Transportation***

An established characteristic of this historic part of Marshfield is the “tight knit” grain of the environment, with the host property being located at the end of a current shared drive. This shared drive will provide vehicular access to the High Street and on drawing 683-P-01 - Proposed Plan tracking arrangements are shown for how a vehicle can suitably manoeuvre into and out of the parking space.

### ***Residential Amenity***

The physical alterations associated with this scheme will have no harmful residential amenity impact, and the resulting additional one vehicle movement over an existing shared drive used by other existing vehicles will have negligible residential amenity impact.

**Conclusion**

I do trust the above commentary is of assistance and will enable the prompt, favourable determination of this submission which causes no heritage impact harm and creates material benefit providing an off-street car parking space and facilitating electric vehicle car usage.

Yours sincerely



**Chris Dance**  
**Director**  
**LPC Ltd**

cc Client  
MBA Architecture