



# Heritage Impact Assessment

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Innisfree, Woodland  
Drive, East Horsley

February 2024 | Project Ref 9771A





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# Appendices

App. 1 Scale of Harm table (HCUK, 2019)

# 1. Introduction

1.1 This Heritage Impact Assessment has been prepared by HCUK Group on behalf of Claire and Chris Mathis. It relates to an application for a new dwelling at Innisfree, Woodland Drive, East Horsley, KT24 5AS. Guildford Borough Council (GBC hereafter) are the determining authority.

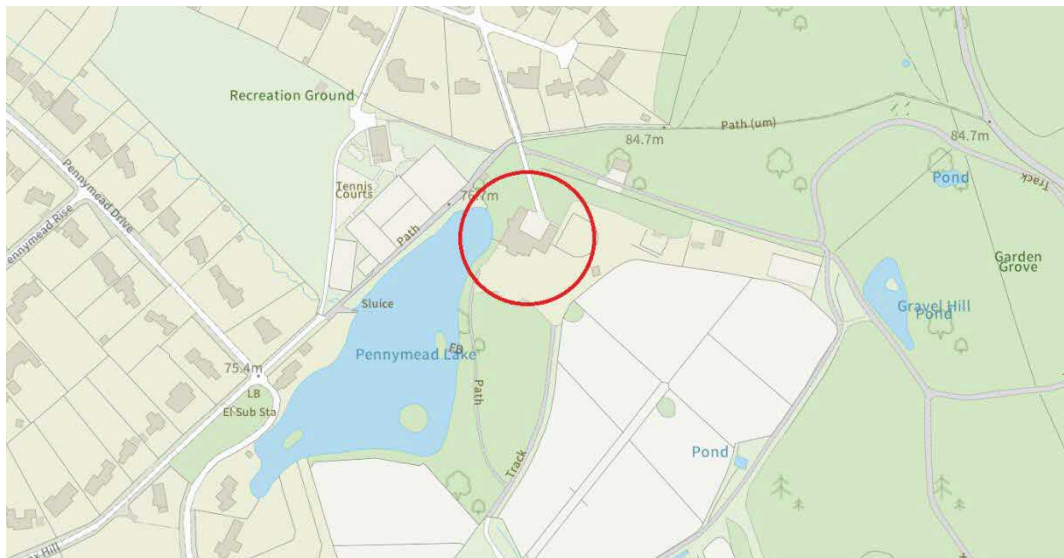


Figure 1: Location of Innisfree

1.2 Innisfree is not a designated heritage asset, and there are no statutorily listed buildings within the vicinity. The site is not within or directly adjacent to a conservation area. Innisfree is also not locally listed (GBC maintain a local list) but it is within the Historic Park and Garden named Horsley Towers, a non-designated asset identified by GBC. It is within an area of land that was once part of the Horsley Towers estate (Horsley Towers are now listed grade II\*; List UID: 1294810).

1.3 In accordance with the requirements of Paragraph 200 of the National Planning Policy Framework (2023) this statement describes the significance of the identified heritage assets.

1.4 The proposals are for the demolition of the existing building on the site and its replacement with a new dwelling.

- 1.5** The proposals have been based on a thorough understanding of the significance of the identified heritage assets and seek to create a new dwelling while preserving if their unique heritage values.



*Figure 2: Innisfree; front elevation (north-east)*

## Purpose of this Assessment

- 1.6** The purpose of this Heritage Impact Assessment is to assist with the determination of the application by informing the decision takers on the effects of the proposed development on the historic built environment. Value judgements on the significance of the identified heritage assets is presented and the effects of the proposals upon that significance are appraised. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2023 and local planning policy. The site and heritage assets affected have been observed and assessed following a site visit made by the author in January 2024.

## 2. Relevant Planning Policy Framework

2.1 The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>1</sup>

2.2 For the purposes of this assessment, preservation equates to an absence of harm.<sup>2</sup> Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.<sup>3</sup>

2.3 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.4 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

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.

2.5 Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification

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<sup>1</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

<sup>2</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>3</sup> Conservation Principles, 2008, paragraph 84.

of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

**2.6** The NPPF requires the impact on the significance of a designated heritage asset<sup>4</sup> to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 207 and 208 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.<sup>5</sup> The Scale of Harm is tabulated at Appendix 1.

**2.7** Paragraphs 207 and 208 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.<sup>6</sup> Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 207 or 208 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

**2.8** Paragraph 205 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

**2.9** Paragraph 209 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

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<sup>4</sup> The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

<sup>5</sup> Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

<sup>6</sup> The balancing exercise was the subject of discussion in City and Country Bramshill v CCLSG and others [2021] EWCA, Civ 320.

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.

**2.10** Relevant local policies pertinent to this application as relating to heritage assets are as follows:

Guildford Local Plan: Development Management Policies

**2.11** D18 Designated Heritage Assets

**2.12** D19 Listed Buildings

**2.13** D23 Non-designated heritage assets

**2.14** D4 Achieving High Quality Design and Respecting Local Distinctiveness

Guildford Borough Local Plan: Strategy and Sites 2019 (LPSS)

**2.15** D1 Place shaping

**2.16** D3 Historic Environment

East Horsley Neighbourhood Plan 2017-2033:

**2.17** The East Horsley Design Code at section 5.7 recognises that East Horsley is made up of houses which fall into three categories: 'Lovelace' based on 19<sup>th</sup> century development 'Chown' related to the early decades of the 20<sup>th</sup> century and 'modern' which encompasses a wider variety of new and redeveloped sites. The policy relating to the design code for new houses and bungalows reads:

Policy EH.H7 Houses & Bungalows Developments of houses or bungalows will be supported where: i) Designs are in keeping with the established character of East Horsley and with the style of properties surrounding the development; ii) Landscaping is consistent with the surroundings and context, whilst generally enhancing the 'leafy' character of East Horsley; iii) Residential development should be no more than two storeys high, other than in exceptional



circumstances; iv) Adequate refuse & recycling storage is provided with minimum visual impact; bins should be stored out of sight from the street; v) Boundary clearances on the side of detached or semi-detached dwellings should be sufficient to allow access for wheelchairs if access to the dwelling and curtilage is not available for wheelchairs from the house; vi) Sufficient off-street parking shall be provided for all dwellings, dependent upon the size and type of housing, in order to ensure there is no on-street parking at the development other than in exceptional circumstances; vii) Garages are normally positioned to the sides of dwellings, not in the front, in order not to clutter frontages.

**2.18** At page 37 of the neighbourhood plan the continued attractiveness of rebuild proposals within East Horsley is acknowledged and applicants for such projects are required to comply with the design code recognising both the general character of East Horsley and the particular location of any specific application for such a proposal.

**2.19** Policy EH.H9 Heritage Assets covers both designated and non-designated assets, in regard to the latter the approach echoes that of paragraph 203 of the NPPF reading:

Proposals for the development of other non-listed buildings of historic significance or of special character will be assessed taking into account the scale of any harm or loss, the significance of the building concerned and any public benefit arising from the proposed development.

## 3. Background and Development

- 3.1 This section of the report sets out the background of East Horsley specifically related to the development of the Horsley Towers Estate and parkland in the early years of the 20th century.



Figure 3: 1846 Tithe Map. The approximate location of Innisfree is indicated.

- 3.2 Horsley Towers was built in 1828 – originally called East Horsley Place (which replaced a Georgian Manor House). At first it was a two-storey mansion house designed in 1820 by Sir Charles Barry (1795-1860) for the then owner William Currie (1756-1829). It is clearly shown on the Tithe Map of 1846 located within its

pleasure grounds (as stated within the Tithe Apportionment). At this time the area of land that was to become the site was listed as being parkland, close to the Roydens Wood<sup>7</sup>.

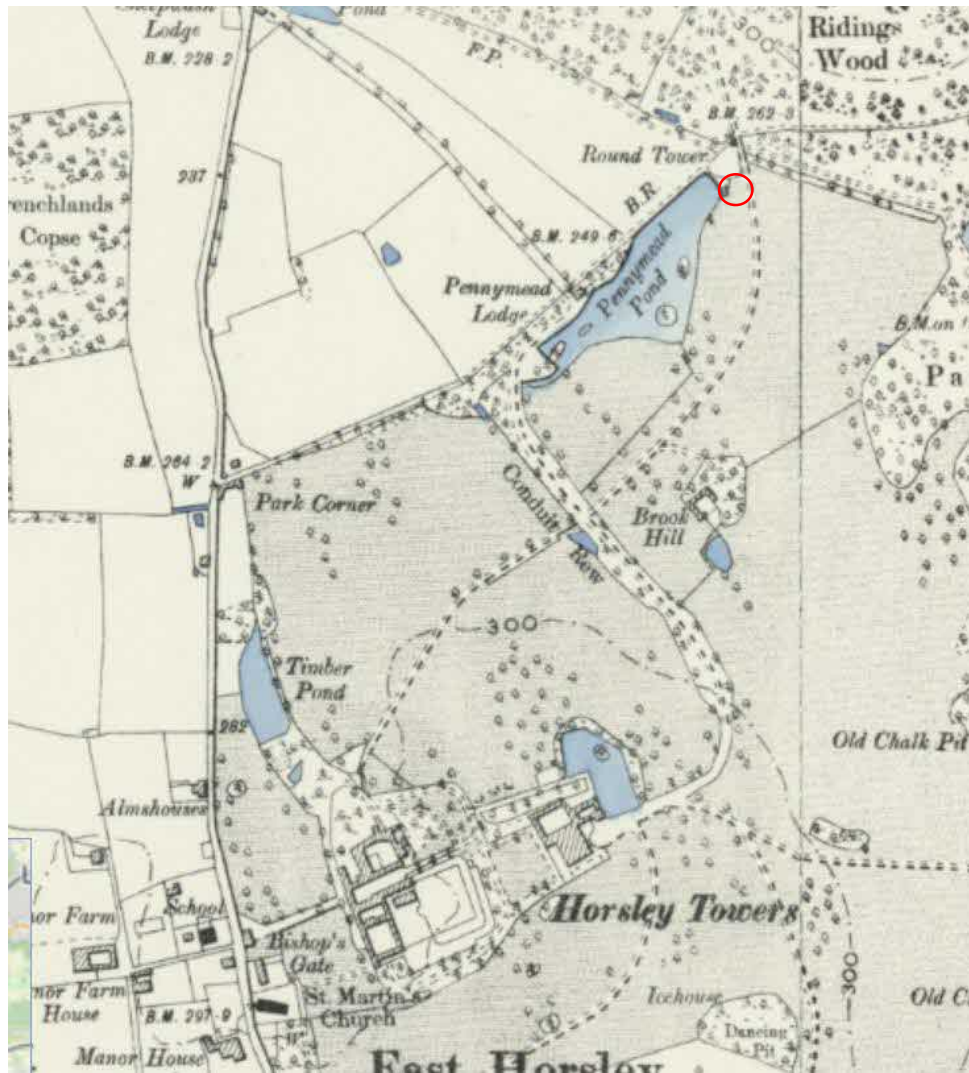


Figure 4: 1895 Ordnance Survey 6-inch scale map (1897 revision). The approximate location of Innisfree is indicated.

### 3.3

Following Currie's death in 1829, the Horsley estate was bought by William King-Noel (1805-1893) who later became the 1<sup>st</sup>. Earl Lovelace. He had the house renovated and the parkland redesigned. Changes to the house included the addition of the Clock Tower and Great Hall, followed later by a chapel. To the parkland were added several features including Penny-mead Pond (sometimes referred to as

<sup>7</sup> The woodland was later recorded as 'Ridings'. It is unclear whether 'Roydens' was a mistake or if the name altered over time.

Pennymead Lake) and a Round Tower at a rear exit (close to what is now Innisfree). Whilst the pond has survived the Round Tower has not.

- 3.4 In addition to the above Earl Lovelace had the whole village rebuilt in flint and bricks to harmonise with the estate.



Figure 5: 1919 Ordnance Survey 6-inch scale map (1913 revision) prior to Chown's development north of the older village core. The approximate location of Innisfree is indicated close to a rear access to the estate

- 3.5 Tommy Sopwith, the pioneer aviator, purchased Horsley Towers Estate from the 3rd Earl Lovelace in 1919. However, he was forced to sell land on the estate soon

afterwards owing to financial pressures both from a significant drop in aircraft sales and from demands from the government seeking recompense from Sopwith for excessive profits made during the war. Frank Herbert Chown, an architect and surveyor from Ashted, chanced to visit the auction sale in Guildford in July 1920 and purchased on impulse and unseen a plot of land on Ripley Road (now Ockham Road South) on which he built a house for his family and first wife, Nell (d.1923), which was known as 'Frenchlands'.

**3.6** In 1926 the remainder of Sopwith's estate was sold. The mansion house, Horsley Towers, was sold as a girls' school, and Frank Chown purchased 500 acres of surrounding land. The railway line had been electrified in the previous year, and Chown recognised the development potential of the village for commuters into London, whose travel time to Waterloo had been cut by 17 minutes to just 37 minutes following electrification. Chown formed a development company, Horsley Estates Ltd. and proceeded to lay out new roads such as Woodland Drive within what was previously Fourteen Acre Plantation, High Park Avenue to the north, Oak Wood Drive, Frenchlands Copse, on the west side of Ripley Road, and The Warren and Park Horsley, on the south side of the Leatherhead Road, south of Horsley Towers.

**3.7** Horsley Estates set up an office on the station approach and Chown marketed his first development at Woodland Drive (c.1930) with the slogan: 'Why Not Live In Ideal Surroundings On The Southern Electric? Say Horsley'. The houses were advertised as 'Old English style houses with ½ acre from £1500 Freehold' (Figure 6).

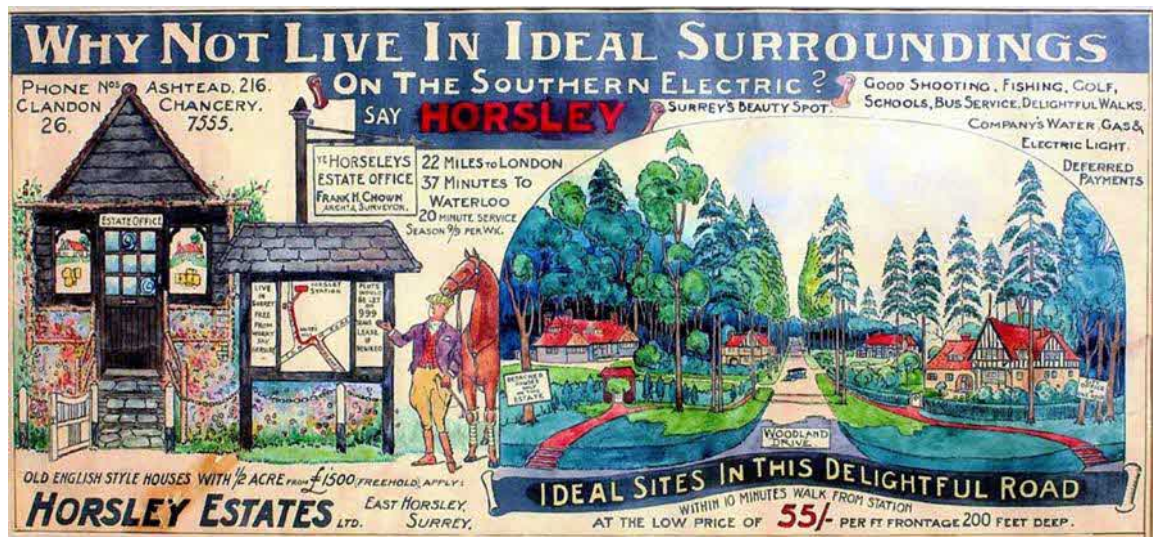


Figure 6: C.1930. Advertisement for 'Old English style houses' at Woodlands Drive

- 3.8 Plans drawn up by Frank Chown in 1931 show the new road layouts, with building plots allocated alongside them; at this date only a few plots fronting Woodland Drive, High Park Avenue, Pennymead Drive and the northern end of The Warren had been built upon (Figure 7)<sup>8</sup>. The plans are laid out over two sheets and the relative density of proposed development is also indicated by coloured outlines.
- 3.9 The plots were advertised as part of a package with the individual houses designed by Chown himself. The firm of Roker and Strudwick was responsible for most of the building work.
- 3.10 Many of the houses were built in a Tudor style using reused oak timber beams obtained from ships and farm barns. Many but not all of the houses featured inglenook fireplaces, solid oak staircases, oak flooring and oak window frames. Many were thatched with the characteristic 'eyebrow' shape dormer over the first-floor bedroom windows; others were tiled. All were detached, set back from the road within generous gardens up to 1 acre in extent. At the outset one of the conditions of sale of the land plots was that the houses would be designed by Frank Chown. He also imposed restrictive covenants to prevent the construction of ancillary buildings, to ensure the maintenance of low-density high-quality homes.

<sup>8</sup> Surrey History Centre 5118/5/3/1/736.

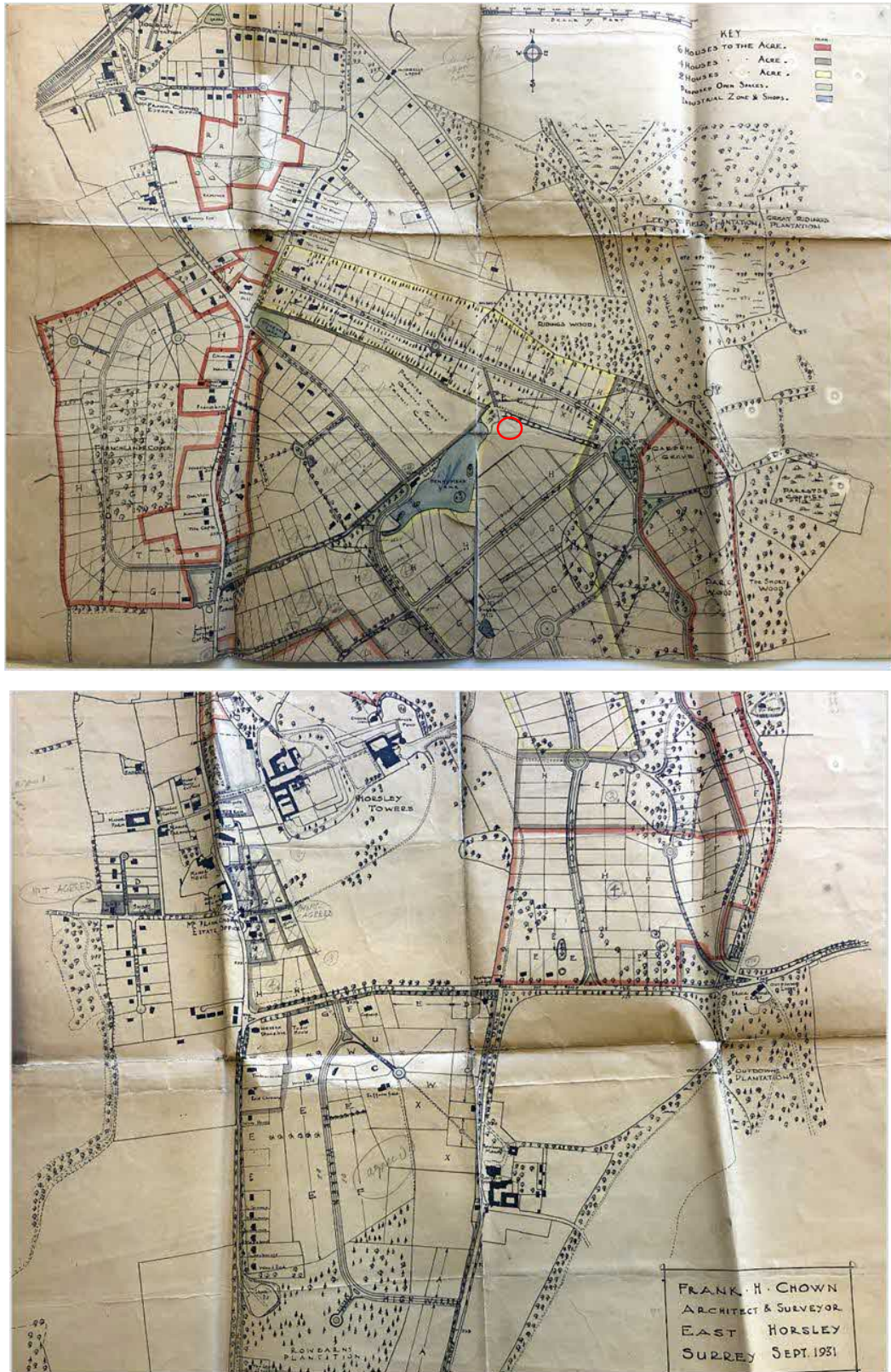


Figure 7: 1931. Frank Chown. Development plan around Horsley Towers. The later location of Innisfree marked on the upper plan.

**3.11** Chown married his second wife, Eileen in 1928, and in 1932 the family moved into one of the first completed houses on Woodland Drive, which they named 'Franleen' (a contraction of the first names Frank and Eileen) (now known as 'Rosemount'). He was to build two further family houses in East Horsley, each named 'Franleen': at the northwest end of Pine Walk in 1937 and in The Warren in 1941. Frank was also responsible for the construction of Thatchers Road House on Guildford Road, built as a tea house for weekend visitors in 1934, and Bishopsmead Parade, a parade of shops with flats above.

**3.12** Frank Chown not only sold land plots and building designs directly to individual buyers, but he also sold parcels to another developer, J.B. Bower, on the understanding that the same restrictive covenants would apply, and that Chown should approve all building designs and plans. J.B. Bower employed the building firm, Burbidge Builders Ltd., who built three estates for him: Pennymead/Lynx Hill, Glendene and Duncombe Farm. A Burbidge brochure held by the Surrey History Centre (undated but c.1935) advertised eight styles of detached houses, including a bungalow, six of which were designed by Frank Chown architect & surveyor, one by A.J.S. Hutton FRIBA and the other unattributed<sup>9</sup>. The houses ranged in price between £1250 and £3000, on plots varying in size between ¼ and 1 acre. This brochure provides elevations and ground plans of the Bower/Burbidge houses (some included at Figures 8-11), the majority of which were designed by Frank Chown and all of which had been approved by him.

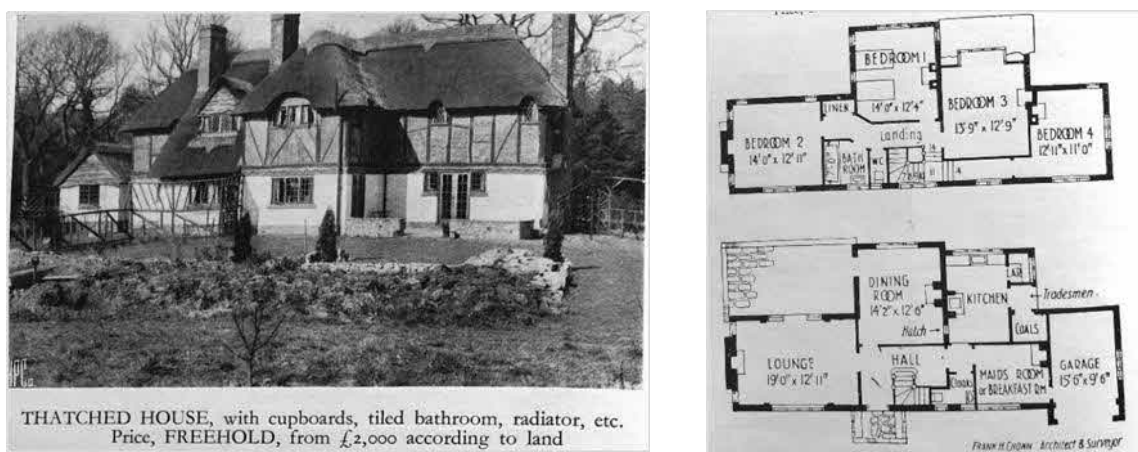


Figure 8: c.1935. Burbidge Builders catalogue: Thatched House

<sup>9</sup> Surrey History Centre SP/2822.





- 3.13 Various features are typical of these dwellings, mixed materials including brick, render, stonework, thatch tile and exposed timber framing; prominent gables to perpendicular linear ranges; chimneys; dormer windows including rounded 'eyebrow' dormers but also flat and gabled dormers. The buildings are varied in footprint, materials and scale with a strong 'traditional' aesthetic but also clear provision for motor cars and a consistent building line set back from the main roads and lanes to allow driveways.
- 3.14 The 1935 Ordnance Survey 25-inch scale map (1934 revision) shows that the majority of the houses on Chown's Woodland Drive and High Park Avenue developments and much of the northern part of 'The Warren' on the south side of the village had been completed by this date, together with the majority of the Bower houses on the Pennymead/Lynx Hill estate, whilst the land to the north and east of Pennymead Pond remained undeveloped aside from a boat house (Figure 9).



Figure 12: . 1935. Ordnance Survey 25-inch scale map (1934 revision) site is indicated

- 3.15** Figure 13 shows Pennymead Pond in the 1950s with the east boat house behind. The existing Innisfree house had not yet been constructed.



Figure 13: Pennymead Pond. Taken from *Country Life*, August 15<sup>th</sup>, 1952

- 3.16** Frank had built a new family home, 'Franleen', at the northwest end of Pine Walk by 1937. The family can be seen skating on the frozen Pennymead Pond in a home video filmed by Frank's son Kenneth.<sup>10</sup>
- 3.17** The Chowns moved into their third and final 'Franleen' house at The Warren in 1941, and Frank died there in the following year. Plans for further extensions to the East Horsley development had been halted by the outbreak of war. Post-war, the business was continued by his eldest son, Donald, although Green Belt controls curbed further significant residential expansion, it slowly wound down and by the 1960s had ceased trading<sup>11</sup>. In 1955 in a letter to the *Surrey Advertiser*<sup>12</sup> Donald bemoaned the affect of the Green Belt controls stating that:

<sup>10</sup> 1 The Chown family in East Horsley introduction on YouTube

<sup>11</sup> <https://www.easthorsley.info/community/village-history>

<sup>12</sup> *Surrey Advertiser* - Saturday 17 December 1955

...it has necessitated developers reverting to selling plots of much smaller frontages...now even gardens are being split up into building sites, and increasing the density of houses.

- 3.18** Donald Chown did design dwellings after his father's death. These dwellings appear much simpler with far less variety in materials, they are more standardly mid-20th century without the overtly 'Tudor' stylistic elements of Frank Chown's early houses and have a simpler more compact footprint and greater sense of verticality with two full storeys rather than the second floor being within the roof structure (Figure 15).
- 3.19** The existing property at Innisfree is not shown on aerial photograph from 1945 (Figure 14). Interestingly another property called Innisfree must have existed prior to this within the vicinity as it is mentioned in the 1939 Register and in a newspaper article from 1941<sup>13</sup>. Whether this was the Round Tower or boat house converted for residential use is unclear.



Figure 14: 1945 aerial photograph of the site

- 3.20** The existing property was built after 1971 as it is not shown on the OS map surveyed at that time. It is shown on the 1973 OS map<sup>14</sup> so it was built at some point during the time in between. The architect is unknown.

<sup>13</sup> Surrey Advertiser - Saturday 26 April 1941.

<sup>14</sup> Neither the 1971 nor 1973 OS maps are reproduced here.



## 4. Statement of Significance

### Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and comments on the contribution of setting to significance. In accordance with paragraph 200 of the NPPF, the descriptions are proportionate to the asset's significance and are sufficient to understand the nature of any impact the proposals may have upon that significance.
- 4.2** With regards to matters of setting, the identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment).
- 4.3** The grade II\* Horsley Towers is only briefly discussed as the proposals would not result in any physical or visual impact (due to the distance and intervening woodland, buildings etc).
- 4.4** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets, and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets. Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected is therefore fundamental to understanding the scope for and acceptability of change.

### Horsely Towers Historic Park and Garden – Non-designated

- 4.5** Horsely Towers Park has been identified by GBC as a Historic Park and Garden (non-designated heritage asset). The GBC description reads:

A modest 18th century parkland seems to have been swept up in the grander efforts of rebuilding and re-shaping by the Earl of Lovelace in the mid-19th century. The 18th century walled gardens and service buildings to the west have accommodated 20th century buildings in association with new commercial uses. The wider setting remains to the east and south.

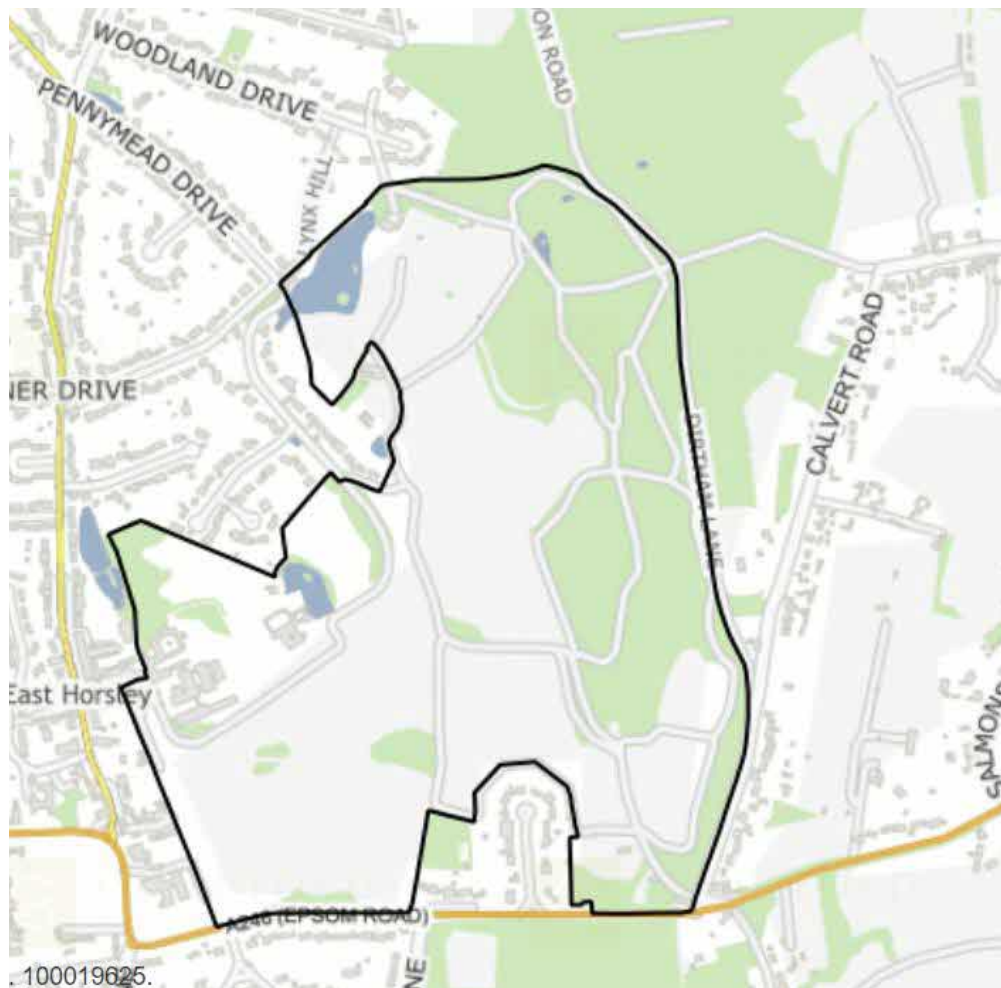


Figure 16: Boundaries of Horsley Towers Park

4.6 Horsley Towers Park is a non-designated heritage asset for the following principal reasons:

4.7 Historic interest: A designed landscape laid out over a number of centuries and associated with Horsley Towers (grade II\*). Earl Lovelace, whose overall vision fed the mid-19<sup>th</sup> century changes, was one of the largest landowners in England. His contribution to the built fabric and landscape both within Horsley Towers Park and

in the wider estate is still legible and of some note. It is associated with the influential and/or prolific architects, including Sir Charles Barry.

- 4.8 Architectural Interest: The park uses its natural topography to good effect, planted with mature trees, lawns, formal gardens, alongside woodland and fields which give distinctive character to different areas within the park. Surviving 19<sup>th</sup> century features such as Pennymead Pond also contribute to its interest.



Figure 17: Pennymead Pond

- 4.9 Group value: Together with Horsley Towers (listed grade II\*), the walls of the walled garden (grade II) and other listed and unlisted historic buildings within the park and gardens, it forms an important group.
- 4.10 Some changes to the parkland have undoubtedly diminished its heritage significance particularly development within the walled garden.
- 4.11 Though close to Pennymead Pond, Innisfree itself does not contribute to the parkland's significance. In fact, its highly altered and confused form detracts from its appearance. As discussed in Chapter 3 the existing dwelling was constructed



sometime in the early 1970s and is neither associated with Earl Lovelace's changes to the village or the Chown family's development of the area. Therefore, it is not of historic interest.



Figure 18: Rear of Innisfree

- 4.12 The many extensions and changes to the building have resulted in an unattractive form that is visible in views taken from within the north-west corner of the parkland. Whilst apparent in views from within its vicinity, it quickly is obscured from view as one moves further south within the parkland.



Figure 19: Side elevation of Innisfree

**4.13** Overall, the existing dwelling on the site has a slight negative effect on the significance of the non-designated heritage asset.

## Horsley Towers – grade II\*

**4.14** Being grade II\* Horsley Towers is a particularly important building of more than special interest; only 5.8% of listed buildings are Grade II\*. It is of undoubted historic, architectural and artistic interest, due to it being an exceptionally designed building with elaborate features (such as the Clock Tower). It has many notable historic associations including with the prolific architect Sir Charles Barry, the notable landowner Earl Lovelace and his wife Ada Lovelace the English mathematician and writer, chiefly known for her work on Charles Babbage's proposed mechanical general-purpose computer, the Analytical Engine.



Figure 20: Horsley Towers



Figure 21: View back towards the site from Horsley Towers. The site is not visible

- 4.15 In terms of setting its surviving ancillary buildings, former parkland (and its historic features such as Pennymead Pond) and the flint and brick structures closely associated with Earl Lovelace's 19<sup>th</sup> century changes all contribute to its significance. As does its surviving rural surroundings.
- 4.16 The site itself (Innisfree) does not contribute to its significance. There is no visual connection due to the distance between them both. And there is no historic associative connection as Innisfree was built in the 1970s.

## 5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. With regards to setting matters, it equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter.

### Proposed Development

5.2 The proposed development is for the construction of a new dwelling on the site. For this it is required to demolish the existing dwelling.



Figure 22: Proposed front and rear elevation

## Impact Assessment

### Horsley Towers Park

- 5.3 As discussed in Chapter 4 the existing dwelling on the site does not contribute to the significance of the non-designated park. It is a 1970s building that has been highly altered, and it has no historic association with the park or Horsley Towers. In fact, it has a slight negative effect on the appearance of the parkland. Therefore, its demolition would not cause harm to the significance of the heritage asset.
- 5.4 The proposals are for a replacement dwelling in a modern style. The building's footprint would be a similar size to the existing, as would its height and overall massing. It would not have anymore a significant effect on views inside and outside the parkland than the existing building. From the public realm the building would not be visible, and in views from within the property's existing plot and surrounding fields it would be somewhat of an improvement on the appearance of the existing house.

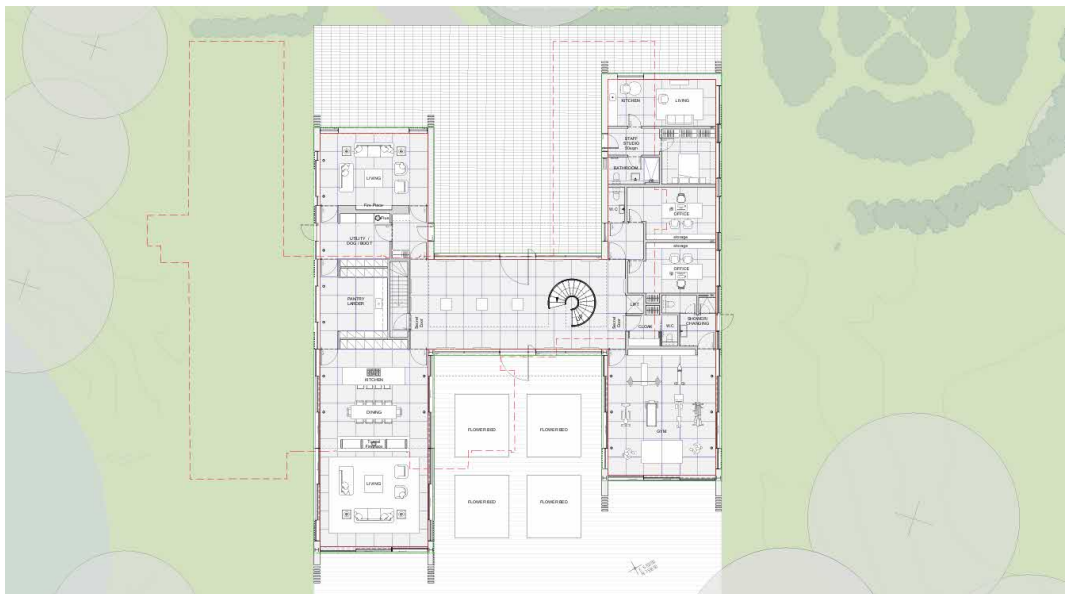


Figure 23: Footprint of proposed building

- 5.5 The somewhat isolated location of the site allows for a more modern appearance, as the use of local styles and materials - which would be required along one of the roads designed by Chown - is not required here as the building does not have any surrounding buildings to respond to.
- 5.6 It would have no impact on the appreciation of any of the features within the park that contribute to its significance. Though it would be seen in views of Pennymead Pond it would not distract from its appreciation, with its dark colour allowing it to blend into the background.

**5.7** Overall, the proposals would not harm the significance of the non-designated park.

#### Horsley Towers

**5.8** There would be no visual impact on the grade II\* listed building, due to the distance, therefore, no significant views of the building would be altered. The proposed building would not be visible in any views of Horsley Towers, and there would be no intervisibility.

**5.9** As discussed in Chapter 4 there is no historic association between Horsley Towers and the existing Innisfree house, as it was constructed in the 1970s.

**5.10** The proposal would not result in any harm to the significance of the designated heritage asset, as a result in the change of its setting.

## Summary and Policy Compliance

**5.11** The proposed development is based on an understanding of the character of Horsley Tower and its former parkland, their historic development and significance. The proposed development has been informed by this alongside desk-based research and on-site assessment of surviving historic fabric with the proposals being specifically designed to provide a new building while being sensitive to, and where the significance of the assets.

**5.12** As identified above, the proposals are found to preserve the significance of the assets identified. As such, it is the findings of this report that the proposed works would fall outside of the remit of paragraphs 207-208 and 209 of the NPPF insofar as they will not result in any harm to, or loss of significance. There would be preservation for the purposes of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

**5.13** The proposals are also in line with local planning policy.

## 6. Conclusions

- 6.1** This Heritage Impact Assessment presents an assessment of significance of Horsley Towers Park and Horsley Towers itself. This is followed by an appraisal of the effects of the proposals upon these heritage assets with consideration given to local and national policy and guidance.
- 6.2** The site includes an existing dwelling called Innisfree. Innisfree is not a designated heritage asset, and there are no statutorily listed buildings within the vicinity. The site is not within or directly adjacent to a conservation area. Innisfree is also not locally listed (GBC maintain a local list) but it is within the Historic Park and Garden named Horsley Towers, a non-designated asset identified by GBC. It is within an area of land that was once part of the Horsley Towers estate (Horsley Towers are now listed grade II\*; List UID: 1294810).
- 6.3** The proposals are for the demolition of the existing house and the construction of a new dwelling.
- 6.4** Section 5 of this report presents an assessment of the impact of the proposed works on the significance of the identified heritage assets and concludes that the proposals would not harm the significance of either the non-designated park or the designated Horsley Towers. This is due to its negligible visual impact and the fact that it would not affect the appreciation of the listed building itself or any features that contribute to the significance of the former park.
- 6.5** In summary, the proposed works within the setting of the listed building is considered to be proportionate and compliant with relevant policies contained within Section 16 of the NPPF and relevant local planning policy and guidance. There would be preservation for the purpose of the decision maker's duty under section 66 of the Planning (Listed Building and Conservation Area) Act 1990.
- 6.6** The proposals would also be compliant with paragraph 209 of the NPPF and local planning policy.



# Appendix 1

## Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).<sup>15</sup>

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

<sup>15</sup> See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

## Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

<http://magic.defra.gov.uk>

[www.history.ac.uk/victoria-county-history](http://www.history.ac.uk/victoria-county-history)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)