

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

HERITAGE STATEMENT

**TEN ACRES, YORK ROAD,
WILBERFOSS**

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1. INTRODUCTION

- 1.1 The Government published the latest version of the National Planning Policy Framework in December 2023. Paragraph 200 of the Framework advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by development including any contribution made by their setting. It is also advised that the level of detail should be proportionate to the assets importance and should be no more than is sufficient to understand the potential impact of the proposal on their significance.

2. THE SITE AND PLANNING BACKGROUND

- 2.1 The site is located within a rural area with intermittent built development in the local surroundings.
- 2.2 The site is located to the north of York Road with the River Derwent to the west and north, with the land being mainly flat and low lying, but rising to the east.

3. HERITAGE CONTEXT

- 3.1 The site is not within any conservation area nor does it contain any listed buildings.
- 3.2 There is a Grade II listed building some distance to the east of the site at Kexby House. The listing description of the heritage asset is as follows:

"House. Late C18. Brown brick with pantiled roof. L-shaped range of 2 storeys, 4 bays 2:1:1 with rear wing. Door of 6 panels under fanlight with radial glazing in pilastered door-case with projecting cornice. Sashes with glazing bars and sills under wedge lintels. First floor: four 6-pane sashes with sills under wedge lintels. Raised gables to right, hipped roof to left. End stacks to right."

4. PLANNING POLICY CONTEXT AND ASSESSMENT

- 4.1 Policy EN3 of the Local Plan advises that development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm
- 4.2 Paragraph 200 of the National Planning Policy Framework advises that in determining 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' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.3 Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 4.4 The proposals relate to the construction of a maintenance building in connection with the use of the land for siting holiday lodges. The development would be

located at some distance from the heritage asset and screened from any views by existing mature trees.

- 4.5 The significance of the heritage asset derives from its origins, decorative architectural features and its setting. That significance would not be affected by the proposals in this application and consequently, the development would have a neutral effect on the heritage asset.
- 4.6 Accordingly there is no conflict with the relevant policies in either the Framework or the Local Plan.