



HERITAGE IMPACT ASSESSMENT

Tithe House, 6 The Street, South Luffenham, LE15 8NX

February 2024

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- 2.0 Planning Policy and Compliance
- 3.0 Listing & Planning History
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1.1 Proposal

The planning application consists of seeking listed building consent for the forming of a new window opening with new joinery to the north west elevation.

The following drawings are being submitted with this application:

- 1689-20 Existing and Proposed Plans
- 1689-21 Existing and Proposed Elevations
- 1689-22 Joinery Details
- 1689-23 Existing Location Plan and Proposed Site Plan

1.2 Location

Tithe House, is a grade II listed building, sited central within the conservation village of South Luffenham adjacent to the village green. The village lies on the north side of the road from Uppingham and Stamford, and is divided into two by a small stream, the Foss, a tributary of the River Chater. The site is located to the south of this stream with the property visible from the opposite field. The buildings surrounding the village green, categorised as an important open space, form an attractive street scene with the majority of the properties listed. Tithe House is listed due to its group value with the Church to the east and Glebe House adjoining to the west, but has been subject to some poor modern interventions carried out in the 19th century, including the porch canopy and window joinery, that are an eyesore in the otherwise appealing street scene.

The National Planning Policy Framework February 2019 (NPPF)

2.1 This sets out the Government's planning policies for England and how should be applied.

2.2 Paragraph 189 of the NPPF directs that that 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.

It is acknowledged that the property is listed Grade II and the alteration is as discussed in detail below in Item 5 and its impact on the setting in Item 6.

2.3 Paragraph 194 of the NPPF notes that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting.

The proposed work is not considered to constitute harm and nothing of any significance is lost with the works considered to enhance the character of the property.

2.4 Paragraph 201 relates to conservation areas, stating that *"not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."*

The building makes an important contribution to the local setting and this will not be altered.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5 Section 72 of the Act provides a “*General duty as respects conservation areas in exercise of planning functions*” part (1) states that “*In the exercise, with respect to any buildings or other land in a conservation area, ... , special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”.

The importance of the setting should not be under estimated. It is a very prominent building in a quintessential location and the works will maintain this as described in Item 6 below.

3.1 Listing

SOUTH LUFFENHAM SK 90 SW THE STREET (East Side)

6/236 The Tithe House (formerly listed as barn adjoining 10.11.55 Hall Cottage)

GV II

House, formerly barn. C18. Coursed rubble stone with quoins and stone dressings and Welsh slate roof with moulded stone right end stack. Stone coped gables. 2 storeys of 3 2-light C20 casements over central double door and C20 glazed door and canopy to right. Included for important group value with Church to left and Glebe House adjoining to right.

3.2 Analysis of listing

The building is significant due to the historic link that tithe barns had with the church. Such barns served parishes in the middle ages by storing rents and tithes which were then given to the church. This function became redundant and the barn has already been converted into residential use.

3.3 Planning History

A householder and listed building consent application for the *erection of single-storey extension, internal and external alterations to main property* was granted planning on the 19th January 2024 ref no's: 2023/1017/FUL & 2023/1018/LBA.

4.1 The level of effect on a heritage asset has been determined by assessing the heritage value of the asset (or particular part of the building), then comparing that to the predicted magnitude of change (the impact).

4.2 Heritage value (significance) has been assessed for each asset as being either high, moderate, low or negligible.

- Assets or elements of those assets with **high** value include those that have a listed designation, as they meet national criteria for designation under the relevant legislation or planning policy provisions. Assets that are not scheduled monuments, but of demonstrably equivalent significance, have been treated as if they were scheduled and accorded high value.
- Assets etc with **moderate** value are those that have regional interest, being good examples of regional archaeology or architecture, or having regionally significant historic interest.
- Assets etc with **low** value are those that are of local interest only, being well represented regionally and nationally, or based on the condition of the asset.
- Assets etc with **negligible** value will typically demonstrate poor survival or very limited historic, architectural, or archaeological interest.

4.3 The magnitude of change has also been assessed as being either high, moderate, low or negligible.

- A change described as being of **high** magnitude would result in a significant or total loss of heritage value, either as a result of physical removal of the asset or a change within its setting that significantly impacts the understanding and appreciation of the heritage asset.
- A change described as being of **moderate** magnitude would result in harm to heritage value either as a result of partial physical removal of the asset or a change within its setting that impacts the understanding and appreciation of the heritage asset.
- A change described as being of **low or negligible** magnitude would result in a slight loss of heritage value through limited physical impact on the asset or a change within its setting that would be barely perceptible and the appreciation and understanding of the heritage asset would be largely unchanged.

- 4.4 The level of effect has been determined by comparing the heritage value of the asset with the degree of change to that value. An important consideration is whether the adverse impact seriously affects a key element of the special interest of the asset - it is the degree of harm to the asset's significance rather than the scale of the development that is assessed.

Refer to Drawing No 1689-22 & 23**Item 1 Forming of new window opening and new joinery**

- 5.1 These works relate to the forming of a new window opening and installation of new joinery to the ground floor in the north west elevation.
- 5.2 The heritage asset value, as item 4.3 above, is considered **low** with minor historic, architectural or archaeological interest.
- 5.3 Currently the space accommodates a workshop with the granted householder and listed building consent ref no. *2023/1017/FUL & 2023/1018/LBA* showing the area re-configured into a habitable usable space as an accessible bedroom on the ground floor. The granted layout positioned the bedroom to the front of the property as the only attainable location for the room as to the rear of the property sits the existing store and the granted single-storey extension, therefore, there is no sufficient space on the remaining external wall area for forming a new window opening. The proposed window to the north west elevation will be off-centred to the west from the first floor window serving the new principal bedroom on the first floor, allowing the ground floor fenestration to maintain a barn aesthetic with the mixture and positioning of the units, mitigating its impact. The joinery details to the new window will match to the approved replacement windows in the granted applications *2023/1017/FUL & 2023/1018/LBA* with (softwood) flush fitting casement windows with traditional through bars, and set back into the reveals to match the existing setback.
- 5.4 The property has already undergone an extensive conservation to a residential dwelling in the 20th century. The existing fenestration to the north west elevation has already altered the overall appearance of the barn to a residential aesthetic through the uniformity of the first-floor windows. Therefore, it is considered that the proposed works are considered to be of **low** magnitude as set out in item 4.4 above, the addition of a ground floor window will not affect the character of the dwelling and to mitigate the current domestic aesthetic we have relocated the window slightly to the west to alleviate some of the formality of the first floor.

6.1 The listing for Church of St. Mary is as follows:

SOUTH LUFFENHAM SK 90 SW THE STREET (East Side)

6/237 Church of St. Mary

10.11.55

GV II*

Church. C12-C14 and C19. Ashlar and coursed rubble stone and leaded and Collyweston slate roofs, with chancel stone S side stack. Stone coped gables. W tower with spire, nave, aisles, S chancel chapels, chancel and S porch. C14 tower of ashlar, of 3 stages and spire, with plinth, angle buttresses with set-offs, W window with stained glass of 1863, ogee-headed 1-light windows in 2nd stage, clockface, 2-light bell openings with transom, quatrefoil frieze to E and W, ogee to N and S, head frieze, central gargoyles, and battlements. Crocketed spire with 3 tiers of lucarnes in alternating directions and gilded weathercock. Double chamfered W arch above polygonal responds. On exterior, aisles, chancel, etc. have plinth, buttresses and diagonal buttresses with set-offs, and windows have hood moulds, some with head stops. Inside, late C12 2 bay N arcade with rounded and heavily moulded arches. Circular pier and cruciform abaci. E respond has waterleaf, W and pier has volute and head capitals. Hood mould with billet decoration. C13 S arcade of 2 bay and short bay. Pointed double chamfered arches. Perp clerestory with 3 2-light flat-topped windows each side. Restored 4 bay low-pitch tie beam roof. N aisle has N window with stained glass of c1900, N door of c1300 with ogee niche over outside and flat-topped N window with stained glass of 1889. Chancel arch c1300. Mostly Perp chancel, 2 Perp N windows with C19 stained glass, and 3 3-light Perp clerestory windows over. C19 E window with Curvilinear type tracery. Perp triple sedilia with cusped ogee heads. S chancel arcade with 1 bay and short bay of c1300, double chamfered arches over octagonal pier. Clerestory over similar to N. C19 3 bay low-pitch roof. S chapel now organ chamber. Perp SE window, and flat-topped S window. S aisle has 2 2-light windows, one with fine stained glass c1870 to Wingfield family, the other with similar stained glass c1860. S door c1300 and flat-topped SW Window. Above this a beam roof beam with curved braces. Perp octagonal font decorated with quatrefoils. S porch with double chamfered arch and 2 small niches above. Fine C14 tomb-chest with quatrefoils. Effigy of member of Culpepper family. Canopy above the head. Fragments of C15

work in much restored low wooden rood screen. Earlier C19 wall monuments and C19 long cast-iron interlaced-work heating grill in nave. Pevsner.

Listing NGR: SK9413301899

- 6.2 As noted above, the Tithe House is listed due to its group importance with Church of St. Mary and Glebe House and this has been taken into consideration in the proposed forming of the new window opening. The neighbouring buildings to the village green consist of one and a half and two storey dwellings with three of the residential properties listed including Glebe House, Church Farmhouse and Outbuilding and wall at number 9 (Church Farmhouse).
- 6.3 All of the buildings including Tithe House, are constructed from coursed rubble stone with quoins with Welsh slate roof or Collyweston slate roof. The fenestration to the surrounding property's exc. Tithe House, all feature ground floor and first floor windows including the listed outbuilding at number 9 Church Farmhouse and all display differing number of window muntins presenting 1 lite, up to three lite sections to the casements.
- 6.4 The proposed window joinery shows a split of 2 panes to a casement that is in keeping with number 11 to the north of the property adjacent to the village green, mitigating its impact and maintaining the character of the surrounding context.
- 6.5 The proposed window sits 1117mm west of the boundary wall to the Church of St. Mary and is partially concealed from views within the churchyard looking onto the property by the stone wall which abuts Tithe House at a height of approximately 1.1m. Only the top half of the window will be visible therefore it is considered that the impact of the proposal on the Church of St. Mary will be negligible against the criteria set in Item 4.0 above.