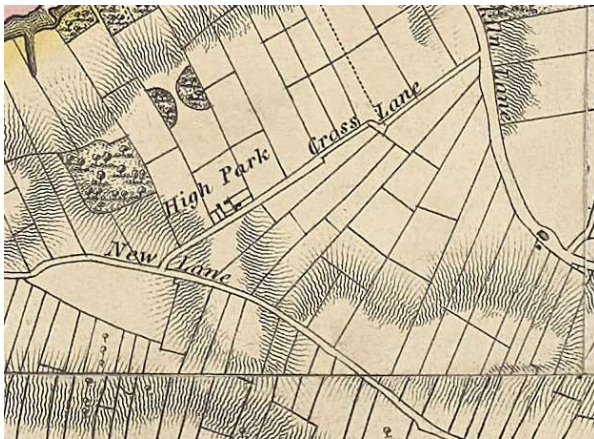


Statements to accompany Planning Application 23/02259/HOUSE

Comprising a rear first floor extension to –
High Park Farm, Cross Lane Blidworth, Mansfield NG21 0LX.

History and Heritage of High Park Farm

High Park Farm derives from the earlier property, recorded by Sanderson in 1835 as 'High Park'. The current building comprising High Park Farm is believed to have been built in 1860 or a little later. High Park in 1835 is recorded as several buildings broadly in the area shared by the modern properties High Park and High Park Farm. The several rectangular blocks at boundary junctions are the buildings, but no clear detail of purpose, position or form can be seen.



Cropped image from Sanderson's 1835 map

By 1885 when the first Ordnance Survey map of the area was produced a clearer pattern, similar to the modern buildings, can be seen.



Cropped image from the OS map of 1885

The 1885 site layout, largely unchanged, can be seen in RAF aerial images from later years.

The image below is extracted from raf_541_16_rs_4011. Photographed on 13th May 1948.



raf_541_16_rs_4011.tif



More conveniently an unattributed oblique photograph (designated BK252-26 on the reverse) exists from prior to 1978, before High Park and High Park Farm became separate properties. The layout is similar to the earlier aerial shot. Similar enough to state that it shows the properties as they were in July 1948.



The date of the photograph is uncertain, but the poultry house is seen before residential conversion, and two vehicles in the yard behind, a tractor and a saloon car, date from the late 40s or possibly early 50s.

The current properties were divided from the original title around the time that Planning Permission 6378832 was granted, which enabled the former poultry house to be converted to residential use as the modern High Park.

This would have been the structure of High Park Farm in 1981 when Planning Permission 6381606 was granted for the erection of a two-story extension. This was erected in the position of the single-story annexe seen adjacent to the drive in both this photograph and the May 1945 Aerial image.

The 1981 two-story extension, and the single story rear coal house and freezer room, completely removed the single story annexe shown above, and modern factory made bricks can be seen down to foundation level around the entire 1981 structural additions. Sadly perhaps, any trace of the original building in this area is lost.

The current proposal is to build above the 1981 coal house and freezer room, now repurposed as a utility room and downstairs toilet, and to connect to the rear wall and roof of the 1981 two-story extension. As such there will be no excavation of ground near the original building, nor and attachment to any part of the original structure (original being either 1948 or 1885 depending on the purpose, planning or heritage).

I conclude that there is no impact from the proposal to the heritage of the property or the area.

The following picture shows the building in 2013, with the 1981 extension exactly as it was built.



And more clearly, and recently from the rear in 2011



The new extension will continue the building upwards at the location of the slate roof above the former coal store and freezer room. The former coal store is the single-story element to the left of the picture with a boiler flue emerging. The new extension will also adjoin the 1981 two-story extension seen to the left of the leftmost chimney behind the coal store. The leftmost chimney marks the end of the original building.

This picture, as a conclusion to the series presented, is clear evidence that there is no heritage impact from the current proposal to either the property or the area.

Green Belt. Statement of Impact of the proposal

High Park Farm is within the Nottinghamshire green belt, as indeed is the entirety of Cross Lane. It is therefore essential, and the duty of the council to ensure, that developments respect the open character of the green belt.

I believe this proposal does do that, whilst at the same time bringing the simple modern amenity of a second bathroom to a four bedroom home of some character and heritage.

This view of High Park Farm was taken soon after we bought it. A view from New Lane in Jan 2012. It clearly shows the expanse of view beyond the property as does the following one taken in Feb 2024 from nearly the same spot.



Though the weather lends a dreary air, making comparison difficult, it is possible to see that none of the proposed changes will impact the character of the view from the only available public vantage.

As it is to be behind the house the extension will be hidden most vantages. Only from a short section of Cross Lane itself, near the gate to High Park Farm, will the side elevation be seen.



Before



After

The extension makes little or no visual impact to the street view.

It is suggested that additions to buildings within the green belt should be of limited scale, to reduce impact to openness and visual amenity. So in addition to the visual consideration above, the following table considers the scale of additions to the building as it was in July 1948.

Room	floor area(m2)	original area 1948(m2)	1981 added area(m2)	2023/4 addn area(m2)
porch	1.35		1.35	
kitchen/diner	29.00	29		
living room	34.00	34		
snug	14.00	14		
utility/cloak	11.00		11	
hall	5.00	5		
garden room	4.00		4	
master bedroom	16.00		16	
bathroom	7.00	7		
landing	17.00	17		
bedroom 2	16.00	16		
bedroom 3	14.00	14		
bedroom 4	12.00	12		
dressing/en-suite	11.00			11
total	191.35	148	32.35	11
current added area	32.35			
original area	148.00			
1981 addition %	21.86			
2023 proposed addition	11.00			
1981 2023 total addition	43.35			
original area	148.00			
proposed addition total %	29.29			

As can be seen current proposal represents only a modest increase in the overall floor area. Only 6.1% above the current area ($11 / (148+32.35) \times 100$). With the grand total of additions since 1948 reaching less than 30% of the 1948 area.

Consideration, for planning, of properties within the green belt in Nottinghamshire are complicated by the relatively recent establishment of the green belt which was not locally agreed until 1989.

In this case the property extensions of 1981 were complete before the green belt was agreed. So perhaps the 6.1% increase is the relevant figure.

Similarly, there has been considerable change of use of the property within planning timescales. In 1948 High Park was a working farm, and as the various images show outbuildings came and went. The separation of High Park and High Park Farm in 1978 presents further issues if one is to compare the current property with its 1948 incarnation.

I would like to propose that a modest 6.1% extension that is nearly invisible from public view represents no degradation of the amenity of the green belt in either spirit or substance.