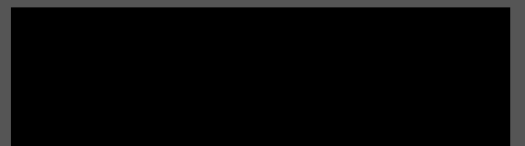


GODS FARM, HARTS LANE  
ARDLEIGH, CO7 7QQ

# HERITAGE STATEMENT



HUL Ref: 2306.1315 | 07 February 2024



# Contents

---

1.0	INTRODUCTION	1
2.0	SITE LOCATION AND CONTEXT	3
3.0	IDENTIFIED HERITAGE ASSETS	9
4.0	PLANNING LEGISLATION AND POLICIES	14
5.0	ASSESSING SIGNIFICANCE	20
6.0	PROPOSED WORKS AND ASSESSMENT	26
7.0	CONCLUSION	28
8.0	SOURCES	30

# Appendices

---

HS1 LISTING DESCRIPTION

REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	07/02/2024	For Submission	Shaun Moger Senior Heritage Consultant	Paul Clarke Director	Client
2					



## Copyright

© This report is the copyright of heritage unlimited.  
Any unauthorised reproduction or usage is strictly prohibited.

## Limitations

Heritage Unlimited (HUL) has prepared this report for Robert Day Associates Ltd in accordance with the Memorandum of Appointment under which our services were performed. No warranty, expressed or implied, is made as to the professional advice included in this report or by any other services provided by HUL. This Report is confidential and may not be disclosed by the Client nor relied upon by any other party without the prior and express written consent by HUL.

The conclusions and recommendations contained in this report are based upon information provided by others and upon assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by HUL has not been independently verified by HUL, unless otherwise stated in the Report.

Certain statements made in this report that are not historical facts may constitute estimated, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from results predicted. HUL specifically does not guarantee or warrant any estimates or projections contained in this Report.

## Copyright

© This document and its contents are copyright of Heritage Unlimited. Any redistribution or reproduction of part or all of the contents is strictly prohibited, unless related to the application for which it was originally written or having received express written permission. Furthermore, this report should not be used if the submission is made 12 months or more after the report date or if there has been a change in legislation, national, or local planning policies, or the works proposed have been amended. In this instance we ask the Local Planning Authority to reject this document as a supporting document as the professional assessment and conclusion may differ due to changes mentioned above and bring into question the company's and the consultants professional integrity.



### Copyright

© This report is the copyright of heritage unlimited.  
Any unauthorised reproduction or usage is strictly prohibited.

## 1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by **heritage** unlimited to support a planning application at Gods Farm, Ardleigh, which seeks to demolish two modern agricultural outbuildings and build three new bungalows in their place.
- 1.2. The two buildings forming the proposal, the Milking Parlour and Calving Building, have prior Class Q approval to be converted into three dwellings. A further two barns adjacent to the site also have Class Q approval to be converted into dwellings and the work will be carried out under this framework.
- 1.3. The current application follows a recent application 23/01152/FUL for a similar proposal which was subsequently withdrawn to carry out design and layout amendments based upon the feedback received from the conservation officer.
- 1.4. Approximately 50m southwest of the proposal site, on the far side of the two barns to be converted, is a grade II listed building, Gods Farm.
- 1.5. Pre-app advice was obtained at the site for a previous scheme to extend and alter the Class Q barns which included heritage advice relating to the Milking Parlour and Calving Building. The advice stated *“The proposal site is a group of agricultural buildings within the setting of Grade II Listed Gods House Farm. Except for the Cow Barn and adjoining timber outbuilding, which are visible in the 19th century OS Maps and are likely to be part of the original farmyard, the remaining buildings (Milking Parlour and Calving Building) are modern agricultural outbuildings of no historic and architectural significance. The principle of development for this site has already been established with two previous applications for prior approval for the conversion of the three outbuildings into five residential units.”*
- 1.6. Listed buildings are defined by the National Planning Policy Framework (2023) (NPPF) as designated heritage assets and are formally protected by the Planning (Listed Buildings and Conservation Area) Act 1990. As the proposed development affects one or more heritage assets, paragraph 200 of the NPPF requires a Heritage Statement to support a planning application. This document has been prepared in accordance with the requirements of the NPPF.
- 1.7. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and justification for the proposed



development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 1.8. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application.
- 1.9. This report has been compiled by Shaun Moger MSc Historic Building Cons and Paul Clarke BA (Hons) Arch Cons is based on desk-based research and a site visit carried out in June 2023.



## 2.0 SITE LOCATION AND CONTEXT

- 2.1. Gods Farm is located on the north side of Harts Lane, Ardleigh, a single lane rural road connecting Old Ipswich Road to the west and Dead Lane to the East. The property is approximately 1200m east of the A12. The area is rural with sparse, informal development often in the form of farms and dwellings set back from the road and encircled by open green spaces and mature verdant borders.
- 2.2. The site is accessed via one of two short driveways and tracks on the north side of the road which pass the listed farmhouse and/or ancillary farm buildings. The proposal site is located approximately 50m northeast of the farmhouse with historic and modern farm buildings situated between them.
- 2.3. The cluster of buildings forming the farm site includes a number of ancillary buildings of varying sizes and types including modern barns and stables with corrugated roofs and an east-west oriented row of historic barns of traditional weatherboard construction with slate roofs. The listed farmhouse is similarly also in the vernacular style, of timber frame construction, finished in rough cast render with a plain clay tile gabled roof. To the north of the site, abutting the west elevation of the calving building is a large rectangular horse riding paddock.
- 2.4. The two buildings forming the proposal, north to south, are the calving building and milking parlour, both of late 20<sup>th</sup> century breezeblock construction with painted exterior and corrugated roofs. A timber outbuilding with weatherboard exterior to the south of these appears to be visible on late 19<sup>th</sup> century historic mapping, however discrepancies in the size depicted suggest that it may have been rebuilt or extended since.





Fig.1: Site location shown in red. The three buildings in question are those along the east boundary of the site.



Fig.2: View of Gods Farm looking south, proposal buildings to left, 19<sup>th</sup> century barns with Class Q to centre, and listed farmhouse to right.



Fig.3: Looking west towards listed farmhouse and 19<sup>th</sup> century barns, Harts Lane to left behind the modern stable.



Fig.4: 19<sup>th</sup> century barn to left with a smaller timber outbuilding beyond.





Fig.5: The small weatherboard outbuilding which stands between the modern buildings forming the proposal and the historic farmyard.



Fig.6: Looking east along from the rear of the 19<sup>th</sup> century barns towards the calving building (left) and milking parlour (right, end).



Fig.7: The milking parlour, a late 20<sup>th</sup> century building of breezeblock construction.



Fig.8: North elevation of the milking parlour with the listed farmhouse concealed by the stables and historic barns to the right.



Fig.9: The west elevation of the calving building with modern timber addition.



Fig.10: The north elevation of the late 20<sup>th</sup> century calving building the farmhouse to the right.

## 3.0 IDENTIFIED HERITAGE ASSETS

- 3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.
- 3.2. As identified in the introduction, Gods House Farmhouse, located approximately 50m southwest of the site, is a grade II listed building.

### Gods House Farmhouse

- 3.3. Gods House Farmhouse is a grade II listed building and was designated in November 1987. A detailed description of the property (in pre-1968 form) can be found in the appendix, **HS1**.
- 3.4. The house is a two storey detached property and originates as a 17<sup>th</sup> century farmhouse of timber frame construction and now features a rough render exterior finish, plain clay tile roof, leaded casement windows, and plank and muntin door. The property includes historic post-construction additions but also early 21<sup>st</sup> century extensions in the form of a first floor addition in a matching style under permission 03/01895/FUL. A modern conservatory was also included in the same application but has not yet been built, though this has extant permission due to the works having been commenced when the addition was constructed.
- 3.5. A single storey east-west oriented outbuilding with a slate roof is situated to the northwest of the farmhouse and is also seen on historic mapping.
- 3.6. In addition to being a historic farm, it is also believed that the property also served as the original meeting house of the Methodists, a denomination of Protestant Christianity founded in the 18<sup>th</sup> century.



Fig.11: East elevation of the Farmhouse with 21<sup>st</sup> century half-hipped first floor addition.



Fig.12: The 1843 Tithe Map, Farmhouse marked by the arrow and approximate location of the buildings included in the application outlined in red. A T-shaped structure is situated on the site of the existing east-west oriented row of weatherboard barns, however it is unclear to what extent this was replaced by or incorporated into the existing buildings.

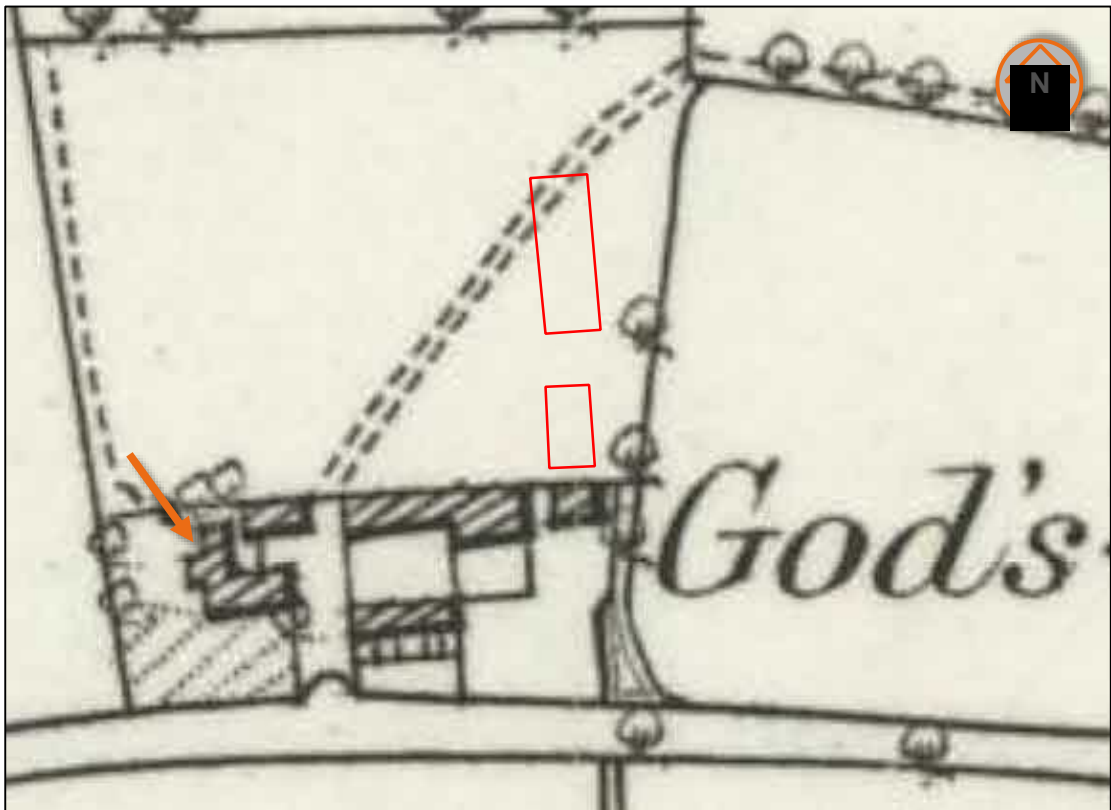


Fig.13: Ordnance Survey map, surveyed 1875, published 1880, showing the existing row of weatherboard barns and approximate location of the modern buildings outlined in red. An outbuilding is also shown on the site of the existing timber outbuilding included in the application, however there appears in this (and later mapping) to be a discrepancy in plan form suggesting modern enlargement.

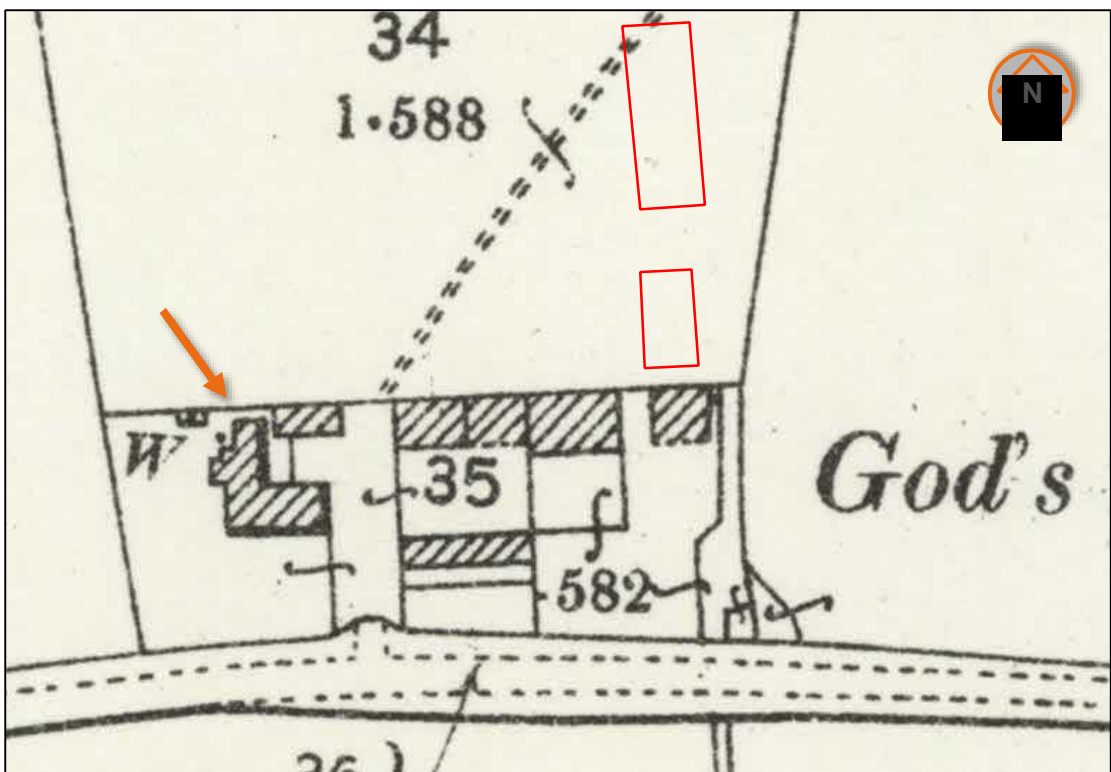


Fig.14: Ordnance Survey map, revised 1896, published 1897.

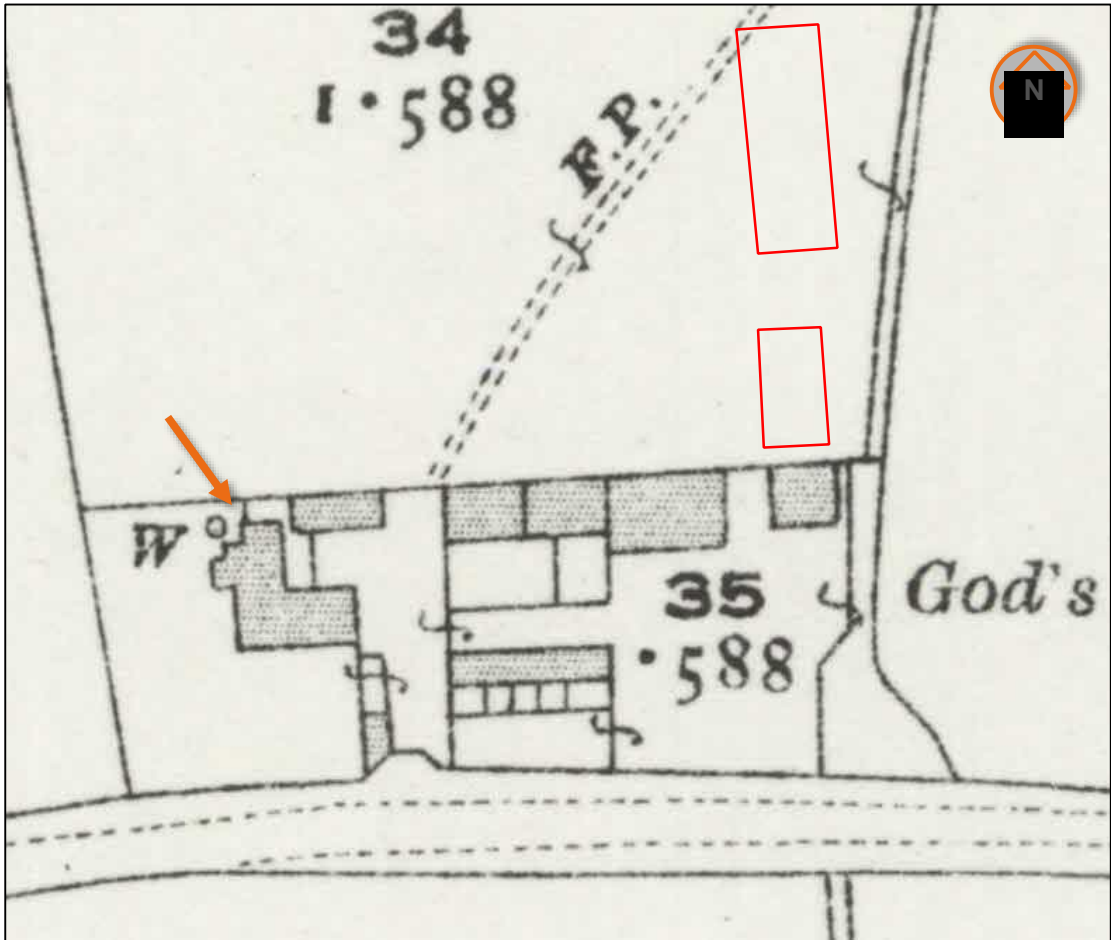


Fig.15: Ordnance Survey map, revised 1921, published 1923.



Fig.16: Ordnance Survey map, revised 1940, published 1947.

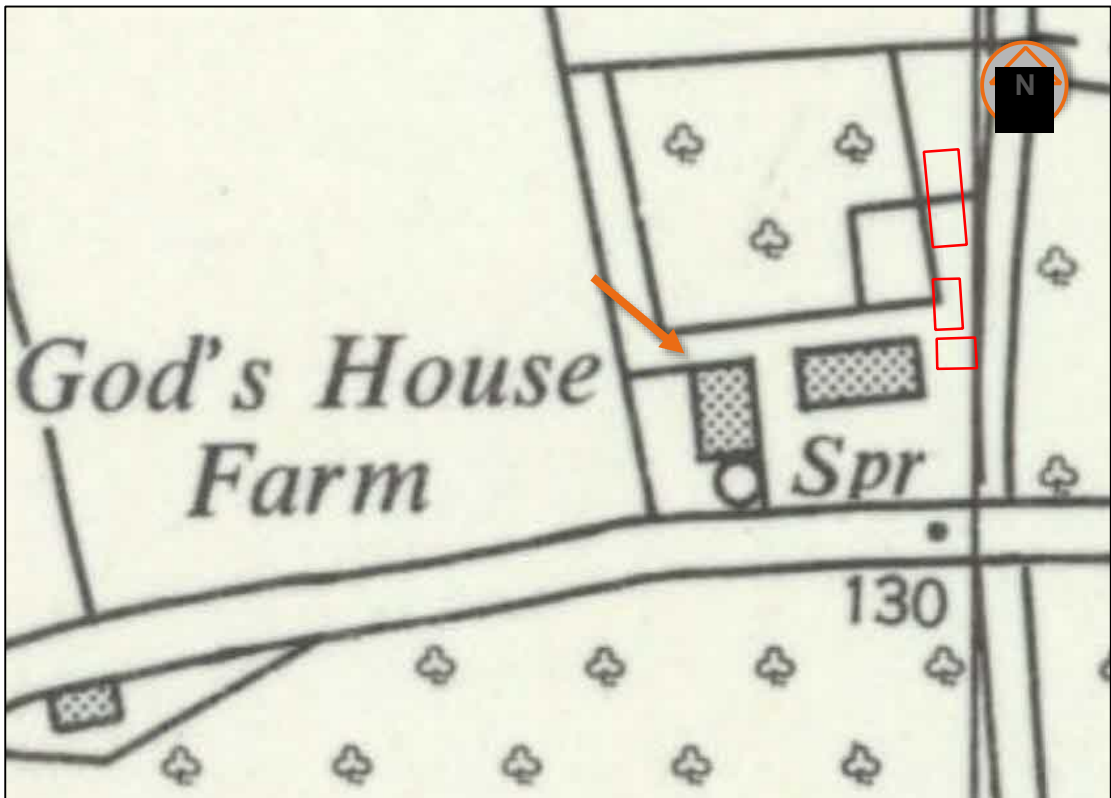


Fig.17: Ordnance Survey map, revised 1958-64, published 1967.

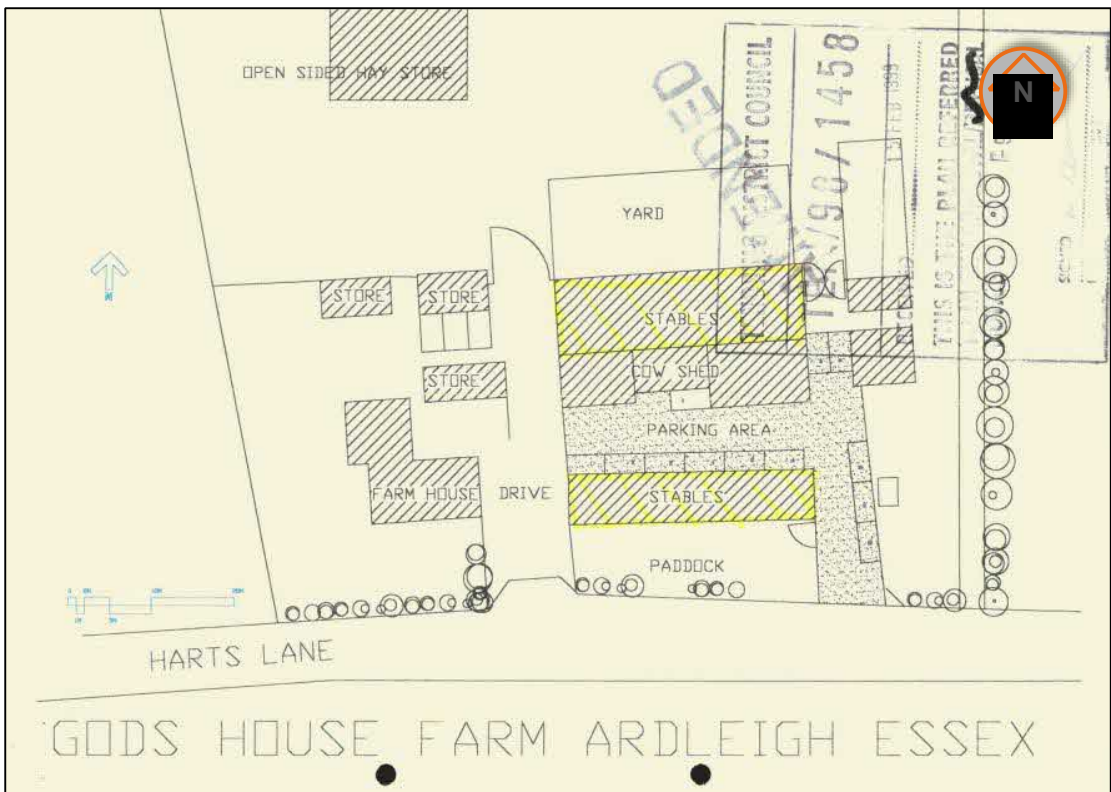


Fig.18: 1998 map provided as part of change of use from livestock agriculture to horse stabling application (98/01458/FUL).



## 4.0 PLANNING LEGISLATION AND POLICIES

### Legislation

- 4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.
- 4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than ‘guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, ‘*The NPPF is the Government’s planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its “Introduction” acknowledges that “[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”, and that “[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions”. Paragraph 12 recognizes that the NPPF “does not change the statutory status of the development plan as the starting point for decision making”. Paragraph 13 describes the NPPF, correctly, as “guidance for local planning authorities and decision-takers”, which, in the context of development control decision-making, is “a material consideration in determining applications”. Paragraph 215, in “Annex 1: Implementation”, says that “due weight should be given*

*to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)", but this too is guidance for decision-makers, without the force of statute behind it'.*

- 4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings.
- 4.5. Section 66(1) relates to planning applications and states, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
- 4.6. As a minimum, the test requires the works to preserve the listed building or its setting.
- 4.7. Historic England defines preservation in this context as not harming the interest in the building, as opposed to keeping it utterly unchanged.

## National Planning Policy Framework (2023)

- 4.8. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government's planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.9. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment'.
- 4.10. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built, and historic environment.

- 4.11. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 200), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.12. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset's physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.
- 4.13. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 205, states, '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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. NPPF paragraph 206 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II\* listed buildings should be wholly exceptional.
- 4.14. NPPF Paragraphs 207 and 208 define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (PPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, 'In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'. The PPG quantifies substantial harm (NPPF paragraph 207) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its

significance may therefore not be harmful to the asset. The PPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 208) or no harm at all'. However, it is important to consider each development in its own context as the PPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.

- 4.15. Paragraphs 207 and 208 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The PPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The PPG states, 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'. Public benefits may include heritage benefits such as:

Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.

Reducing or removing risk to heritage asset.

Securing the optimum viable use of a heritage asset in support of its long-term conservation.

- 4.16. The three points above relate to NPPF Paragraph 203, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

The restoration of a listed building.

The improved setting of a listed building.

The enhancement of a conservation area.



## Local Planning Policy

4.17. As well as legislation and national planning policies, the local planning authority's local planning documents also contains policies relevant to the historic environment:

4.18. Tendring District Local Plan 2013-2033 and Beyond, North Essex Authorities' Shared Strategic Section 1 Plan (Adopted January 2021)

### Policy SP7: Place Shaping Principles

All new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other design guidance documents will be prepared in consultation with stakeholders where they are needed to support this objective. All new development should reflect the following place shaping principles, where applicable:

Respond positively to local character and context to preserve and enhance the quality of existing places and their environs;

Provide buildings that exhibit individual architectural quality within well-considered public and private realms;

Protect and enhance assets of historical or natural value;

4.19. Tendring District Local Plan 2013-2033 and Beyond Section 2 (Adopted January 2022)

### Policy PPL 3: The Rural Landscape

The Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance, including to:

c. traditional buildings and settlement settings;

f. designated and non-designated heritage assets and historic landscapes including registered parks and gardens.

### Policy PPL 9: Listed Buildings

Proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest,



its character, appearance and fabric. Where a proposal will cause harm to a listed building, the relevant paragraphs of the NPPF should be applied dependent on the level of harm caused. Proposals will be treated favourably where they:

- a. are explained and justified through an informed assessment and understanding of the significance of the heritage asset (including any contribution made to that significance by its setting); and
- b. are of a scale, design and use materials and finishes that respect the significance of the listed building (including any contribution made to that significance by its setting).

*Within the District the Council keeps a record of listed structures and buildings that are at risk of degradation. The Council will support proposals that bring heritage assets into viable use.*

#### Policy SPL 3: Sustainable Design

**Part A: Design.** All new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met:

- a. new buildings, alterations and structures are well designed and maintain or enhance local character and distinctiveness;
- b. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;
- c. the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features;
- d. the design and layout of the development maintains or enhances important existing site features of landscape, ecological, heritage or amenity value;
- e. and boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Council will encourage the use of locally distinctive materials and/or locally occurring and characteristic hedge species.



## 5.0 ASSESSING SIGNIFICANCE

- 5.1. To a certain extent the significance of the heritage assets identified in Section 3 have already been recognised by their inclusion on the National Heritage List for England (NHLE). Therefore, as defined in government policy, grade II listed buildings are of special interest, warranting every effort to preserve them.
- 5.2. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principles (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.3. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.  
  
5.4. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or view such as its landscape. Also, the value may be intangible through a past event or an association with a person.

**Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.

**Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.

**Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.

**Communal value** includes social, commemorative, or spiritual value, local identity, and the meaning of place for people.



5.5. The assessment of significance considers the importance of each heritage asset and the magnitude of impact in order to appraise the potential impact of the proposed development. The importance of a heritage asset is determined by its statutory designation and is the sum of its evidential, historical, aesthetic and communal values as identified above. Also contributing to an asset's importance is its setting, which is an integral part of an asset's significance. Taking these criteria into account, each identified asset can be assigned a level of importance in accordance with a five-point scale (see Table 1).

Level of Significance	Definition of Heritage Asset
Very High	Remains of inscribed international importance, such as World Heritage Sites Grade I and II* listed buildings Grade I and II* Registered Parks and Gardens Registered Battlefields Scheduled Monuments Non-designated archaeological assets of schedulable quality and importance
High	Grade II listed buildings Grade II listed Registered Parks and Gardens Conservation Areas of acknowledged national importance Non-designated buildings of schedulable quality and importance
Medium	Conservation Areas of regional or local importance Locally listed buildings of regional importance Parks and gardens of regional interest Non-designated buildings, monuments or sites of regional importance or of modest quality including those historic townscapes with historic integrity
Low	Conservation Areas in states of poor preservation/contextual associations Locally listed buildings Parks and gardens of some local interest Non-designated buildings, monuments or sites of local importance or of low quality Assets of limited value but local research contribution potential
No Significance	Assets identified as being of no archaeological, architectural, artistic, or historic value. Low level non-designated assets described above whose values are further compromised by poor preservation or survival or of contextual associations.

Table 1: Establishing the level of significance of a heritage asset (Source: Seeing the History in the View (2011)).



## Assessing Setting

- 5.6. The primary guiding document for assessing setting is *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017)*, produced by Historic England.
- 5.7. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.
- 5.8. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.
- 5.9. Historic England's Good Practice Advice 3, *The Setting of Heritage Assets (2017)*, notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (PPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance.
- 5.10. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:
- Step 1:** identify which heritage assets and their settings are affected;
  - Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
  - Step 3:** assess the effects of the proposed development whether beneficial or harmful, on that significance;
  - Step 4:** explore ways of maximising enhancement and avoiding or minimising harm;
  - Step 5:** make and document the decision and monitor outcomes.

## Assessing Impact

- 5.11. In order to assess and quantify the level harm to the significance of a heritage asset in context with the relevant Paragraphs in the NPPF, the Planning Policy Guidance (PPG), a web-based resource provides up-to-date guidance on NPPF policies. The PPG provides useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The PPG states, *'in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'*.
- 5.12. In defining what constitutes substantial harm, the PPG identifies that the impact of total destruction is obviously substantial harm while partial destruction is likely to have a considerable *impact* but, depending on the circumstances, may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may not be harmful to the asset.
- 5.13. The PPG advises works that *'are moderate or minor in scale are likely to cause less than substantial harm or no harm at all'*. However, it is important to consider each development in its own context as the PPG identifies that minor works have the potential to cause substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the assets special architectural or historic interest.
- 5.14. Table 1 identifies the significance level of a heritage asset; therefore, the next stage is to assess the level of impact the proposed development will have on the heritage asset. Table 2 provides a descriptive context of the level of change on the heritage asset in terms of its character, fabric or setting.

Change Rating	Description of Impact
High	Change to key elements affecting the significance of the asset's special architectural or historic interest are lost or destroyed, or the significance of the asset's setting is extensively changed.
Medium	Change too many key elements affecting the significance of the asset's special architectural or historic interest are significantly modified or the significance of the asset's setting is noticeably different.
Low	Change to key elements are slightly altered affecting the significance of the asset's special architectural or historic interest, or the asset's setting is slightly altered
Minimal	Change to key elements hardly affect the significance of the asset's special architectural or historic interest, or the asset's setting is hardly affected.
No change	The development does not affect asset's special architectural or historic interest or change the asset's setting.

Table 2: Factors for assessing the level of change on a heritage asset.

- 5.15. By establishing the asset's significance (Table 1) and the level of change (Table 2) to the asset from the proposed development, the impact on the significance of each asset from the proposed development can be identified. This can be Negligible, Minor, Moderate or Major. Impact from the development to an asset is considered to be significant if it is Major or Moderate.

Significance of Asset	Level of Change				
	No Change	Minimal	Low	Medium	High
Very High	Negligible	Minor	Moderate	Major	Major
High	Negligible	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Minor	Moderate
Not significant	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3: Matrix for establishing level of impact against the asset's significance (Source: Seeing the History in the View (2011)).

## Significance of Gods House Farmhouse

- 5.16. The significance of the Farmhouse, listed grade II, is derived from its age and vernacular/rural architectural character, giving it architectural and evidential value, and the contribution it makes to the morphology of the area. Furthermore, the property is believed to have a historic association with Methodism as the first meeting house, giving it social and historical value. Though the property has undergone a number of post-construction alterations and additions, these are sympathetic and contribute to the character of the building.
- 5.17. Gods House Farmhouse is a grade II listed building which are designated heritage assets considered to be of **high significance**.

## Significance of the Setting

- 5.18. The setting is defined by the farmhouse, which is situated in a prominent position, separated from the ancillary farm buildings and close to the road. Despite many alterations to the farmyard buildings, including changes of use, the site retains a sense of rural and farming character, aided by the 19<sup>th</sup> century weatherboard-clad barns at the centre of the site and green environment. The setting is consequently considered to have **medium significance**.



## 6.0 PROPOSED WORKS AND ASSESSMENT

### Proposed Works

- 6.1. It is proposed to demolish the calving building and milking parlour and construct three detached single-storey properties in their place (one two-bedroom, two three-bedroom).
- 6.2. Each of the three buildings are of a different design, however these are all cohesive with continuity of materials and character. The properties are to feature black weatherboard exteriors with brick plinths to reflect the farm setting and all windows and doors are also to be black timber units. The roofs of each property are to be gabled to the sides and include a small array of built-in solar panels to the rear (east) pitch. The northern and southern properties are to be laid with slate with the middle property using plain clay tile.
- 6.3. The properties are to be accessed via a north-south track running between the barns to be converted under Class Q and the detached timber outbuilding. The access will run along the west side of the proposed properties and also provide parking areas with room for two bays per property.

### Impact

- 6.4. As previously identified by the LPA, the calving building and milking parlour are modern farm buildings of no architectural or historical significance, and the principle of development has been established by the prior Class Q approval for their conversion and alteration. It is therefore considered that the demolition of the buildings and construction of bungalows in the vernacular style in their place would cause **no harm** to the setting of the listed building, Gods House Farmhouse.
- 6.5. The design of the proposed dwellings takes inspiration from traditional agricultural buildings of the area, including the row of 19<sup>th</sup> century barns at the centre of the site and the timber outbuilding adjacent to plot 1, for example the use of black weatherboard, low red brick walls, and plain clay tile or slate roofs. Modern features, such as the solar panels, are of discreet design and situated on the rear roof pitch, screened from the listed building. The material and design choices are therefore harmonious, creating properties which meet the standards of modern living and have a **positive impact** to the historic, rural vernacular character of the farm setting.

- 6.6. The scale of the proposed dwellings is also deemed to be appropriate as compact bungalows which relate well to the scale established by the existing barns. This is further assisted by the distance and screening separating the proposal sites from the listed farmhouse, provided by the taller barns at the centre of the farm. The proposed dwellings would therefore not appear to be overly dominant within the setting and would have **no impact** upon views due to the limited intervisibility between the site and listed building.
- 6.7. In summary, the significance, setting, and views of the listed farmhouse have been given substantial consideration and this is reflected in the siting and quality of the design and material choices for the scheme. The principle for residential conversion and development has already been established by existing approvals and the current proposal to demolish and redevelop the modern agricultural buildings is found to cause **no harm**. As the proposed dwellings are in a vernacular style and use traditional materials, it could be said that these would have a **positive impact** on the character of the site and setting. The proposed works are therefore considered to **preserve** the special interest and setting of the nearby listed building, Gods House Farmhouse, and cause **no harm**.

## 7.0 CONCLUSION

- 7.1. Paragraph 201 of the NPPF advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage assets affected by the proposed works and their significance.
- 7.2. The current application is considered to have successfully acted upon the design feedback received during the previous withdrawn application 23/01152/FUL, creating a revised design which fully accounts for the agricultural character and significance of the setting.
- 7.3. As has been previously established, the demolition of the modern agricultural buildings will have no impact to the setting. The proposed replacement dwellings are considered to be harmonious with the character of the setting and surrounding development. As such they could also be seen to have a positive impact to character, due to their use of traditional construction materials and finishes. The proposal is of high quality and appropriate in both scale, layout, and style and is therefore considered to **preserve** the setting and special interest of the listed building and views.
- 7.4. With regards to the development meeting the statutory test provided by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is to preserve the setting; building; features of special architectural or historic interest of listed buildings. In this context the proposal preserves the special interest and setting of the listed building for the reasons described above and in points 6.4-6.8.
- 7.5. It should be remembered that Historic England defines preservation in this context as not harming the interest in the heritage assets, as opposed to keeping them utterly unchanged.
- 7.6. With regards to NPPF paragraphs 205-208, as no harm will be caused to the designated asset, no public benefit is required. Benefit is nevertheless found however in that the scheme creates three new residential dwellings in the area.
- 7.7. In regard to local policies SP7, PPL3, PPL9, and SPL3, as discussed above, the proposal preserves the setting and significance of the heritage asset. The design and materials of the proposal reflect the character and specifics of the site, in addition to the rural character of the wider landscape, and are of high quality.

7.8. In conclusion, the proposed redevelopment meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the planning application be approved.





## 8.0 SOURCES

Ministry of Housing, Communities & Local Government (2023), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Ministry of Housing, Communities & Local Government (2018) <http://planning.guidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/> / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (PPG 2019) / National Design Guide (2019)

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

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Tendring District Local Plan 2013-2033 and Beyond, North Essex Authorities' Shared Strategic Section 1 Plan (Adopted January 2021)

Tendring District Local Plan 2013-2033 and Beyond Section 2 (Adopted January 2022)



HS1

Listing Description

Heritage Category	Listed Building
Listed Building Name	GODS HOUSE FARMHOUSE
Address	GODS HOUSE FARMHOUSE, HARTS LANE
List Entry Number	1147645
Grade	II
Date First Listed	30 November 1987
Date Amended	N/A
District	Tendring
Parish	Ardleigh
National Grid Reference	TM 03952 30599

### Listing Description

ARDLEIGH HARTS LANE

TM 03 SW

1/20 Gods House Farmhouse

- II

House. C17. Timber framed and rough rendered. Red plain tiled roof. Barge boards to return gables. Central chimney stack. 2 storeys. 2 window range of 2 light small paned casements. Central plank and muntin door, moulded surround, label over. Rear outshot. 2 bays and chimney bay. Original stack with C20 fire surrounds. Inserted ceiling with stop chamfered bridging joists, square section ceiling beams, jowled storey posts. Supposedly the original Meeting House of the Methodists. It was occupied in 1796 by Thomas Went, farmer. F.H. Erith "Ardleigh in 1796", 1978.



understanding

heritage

to inform

change

