

# Heritage Statement

Incorporating design, access, justification and impact, and sustainability appraisal.

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Proposed Alterations and Courtyard Infill Extension

35 High Street  
Brigstock  
Northamptonshire

Griffin Associates

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Oundle Peterborough

# Contents:

## Section 1

introduction and application details

## Section 2

the application property and proposals,  
(Incl. historical assessment)

## Section 3

planning policy considerations

## Section 4

justification and impact

## Section 5

design and access

## Section 6

environmental and sustainability strategy

# Section 1

## Introduction and application details.

### 1.1

This statement is made in support of an application for full planning permission and listed building consent for the alteration and infill of existing walled courtyard areas adjoining grade 2 listed building, 35 Main Street Brigstock.

### 1.2

Application for Full Planning Permission is submitted given the nature and scale of the proposal being which comprise of material constructional works to create additional accommodation areas to existing walled courtyard areas and the alteration and upgrade of existing rear range of outbuildings.

Application for Listed Building Consent is submitted as part of the proposal attaches directly to the listed building, which is Grade 2 Listed No. 101294236.

Listing Text: SP9485 15/70, Brigstock, High Street (west side) No.35, Grade II, NGR. SP2448185559, and in addition is situated within the conservation area of Brigstock and its setting adjacent to other.

### 1.3

Listed Building Consent is only applicable to the courtyard infill proposals, and does not extend to other work relating to the rear outbuilding range which has no direct connection to any listed building.

This heritage statement does, however extend to all currently proposed works on the site as they fall with the designated village Conservation Area of Brigstock

### 1.3

This application is supported by the following documents and drawings:

1599.p.01	existing location and site plan	A3
1599.P.02	existing site plan	A3
1599.p.03	existing elevations	A3
1599.p.04	existing elevations	A3
1599.p.05	existing ground floor level plan	A3
1599.p.06	existing first floor level plan	A3
1599.p.07A	proposed site plan	A3
1599.p.08A	proposed elevations, sections	A3
1599.p.09A	proposed elevations, sections	A3
1599.p.10A	proposed ground floor level plan	A3
1599.p.11A	proposed first floor level plan	A3
1599.p.12	proposed open car port	A3

## Section 2

### The application property and proposals

#### 2.1

The property, the subject of this planning application and listed building consent comprises a three storey, road frontage, stone house with a high walled courtyard attached to its north west gable. This courtyard is formed from what remains of a former small terraced dwelling which sat between the application property, No 35, and No. 41 High Street.

The site lies to the west side of High Street where the buildings are generally road fronting and in linear form.

The site lies within the established boundary limits of the village, well within the village speed restriction on High Street which leads on to Stanion Road as it leaves the north end of the village.

The site is in a pleasant part of the village which is considered to have a high heritage asset value where the application building is one of 49 listed buildings in the village.

Buildings either side of application site are grade 2 listed, as are many of the street fronting stone buildings to the west side of High Street.

#### 2.2

The application site currently comprises an elongated rectangular plot where the listed building occupies the north east end, which then drops away to the south west, over a distance of some 50m. to Harpers Brook.

The site consist of four terraces from its boundary with High Street, running down to its boundary at Harpers Brook.

The upper terrace level accommodates the listed dwelling building No.35. and the adjoining walled courtyard, the subject of the current listed building proposal.

The next terrace level comprises the rear private garden area. This is not affected by the current proposals.

The next mid terrace level accommodates the vehicle access from Braybrooks, and turning and maneuvering area. It is also at this terrace level that the rear range of outbuildings is accessed. This area is not affected by the current proposals.

The above three terraced levels take up approximately half of the overall rear property length and area.

The remaining half of the rear site area comprises the lower terrace and consists of a seldom used rough grassed area.

To the rear of the listed property, to the north west side of the of the rear garden area is a range of red brick outbuildings which are also to be overhauled and upgraded as part of the current proposals, but not as a component of the LBC application.

## 2.3

### **Historical assessment**

Background – The application dwelling lies within the historic part of the village of Brigstock.

It is thought that the Brigstock village settlement and parish of Brigstock dates back to the bronze age or saxon period with several of its early properties referenced in the Domesday book. The village was granted its Market Charter in 1426. Its first school is recorded in 1717.

Brigstock sits within the former royal hunting area of Rockingham Royal Forest where remnants of that forest still remain within the local area.

The property is set on High Street at the west end of the village which connects to the Station Road.

The current property is Grade II listed, the listing details are as follows:

Listing Sp9485

15/70

BRIGSTOCK

HIGH STREET

(west side)

No.35

Grade II

House, Mid/Late C18 and C19. Squared coursed limestone and Collyweston slate roof. 3 unit plan. 2 storeys with attic. 3 Window range of C20 casements, with glazing bars, under wood lintels. 3C19 gabled eaves dormers. Ashlar gable parapets and brick and ashlar stacks at ridge and end. Rear elevation is similar with some renewed lintels and 2 C20 doors between window ranges. Interior: rooms to left and right have open fireplaces with bressumers; all rooms have ceiling beams.

Listing Nat Grid Ref:SP9448185559

Source <https://britishlistedbuildings.co.uk/101294236-35-high-street-brigstock>

The current listed dwelling building is created from 2no. former dwellings that originally comprised of several properties in a continuous road fronting terrace which has long since been demolished.

The current listed building has a rectangular plan of 3 storeys, the uppermost being formed within the roof with gabled roof dormer windows.

It has a pitched roof which is Collyweston slate covered which has recently had total overhaul and renewal as required, (under previous LBC). The roof features stone chimneys and raised parapet gables.

Given its three storeys the building has some prominence and stature within the immediate street scene but in terms of its architectural style and constructional form it is typical of village properties of similar age and history.

As the application property is defined as a heritage asset its importance is assessed in line with Historic England' values , and confirms there is 'some architectural significance to the property, i.e. where buildings are of local value and possibly with regional interest as groups of buildings; however the current proposals being effectively separated from the host dwelling and 'unseen,' will not impact on, or detract from its current values.

Similarly there is 'some' historical and communal significance with this listed property given its age and prominence in its setting within the street scene and the village, however once again as the proposals are effectively separated from the listed dwelling and 'unseen' they will be of no historical impact or detriment.

It is considered that the above historical assessment is proportional to the limited proposals under consideration and the negligible effects they will have on the listed building, in accordance with Para.94 of the NPPF.

#### 2.4

Attached at ground floor level, to the north gable of the dwelling is a walled courtyard. This is formed from a former road fronting terraced cottage which originally attached to this gable, but has since been demolished leaving only the front and rear stone walls.

The road fronting wall contains an entrance door, now unused.

The north gable of No.35, and the south gable of No. 41 completes the enclosure of this courtyard.

It is the infilling proposals to this enclosed courtyard that the current LBC application relates.

#### 2.5

One important feature which has bearing on the current proposal is the 'front door' located on the back of the pavement which accesses directly to the enclosed courtyard formed from the former infill cottage. This is to be retained without visible change.

#### 2.6

Ground floor throughout the listed building is set at one level. The enclosed courtyard is set at similar level, however it is a feature of the property that at the High Street side the ground floor is set some 600mm below the adjacent external pavement level, and at the rear ground floors are elevated some 600mm above external ground levels.

#### 2.7

In terms of its overall setting the Listed building has similar stone buildings to its northwest side, and south east side, with some open spacing between, which makes up the High Street, street scene.

Immediately to the east is an open area which forms a driveway access to No.33 High Street, located to the rear.

Houses of similar style and character can be found on the opposite side of the road, to the east side of High Street.

To the rear, slightly offset, and directly north west of the application site is a more recent housing development, Braybrooks, from which the application site is accessed.

This is considered to be a well designed residential development site which fits in well with the local vernacular.

## 2.8

In consideration of the application site's ground conditions and any former activity there is no evidence of former ground workings or land fill or contamination.

It is submitted that the site does not represent contaminated land as identified by the environmental protection act 1990.

## 2.9

In terms of the statutory obligations in terms of bio-diversity, geology, and archeological conservation etc., which requires developers should undertake surveys of protected species only where there is a high probability and likelihood of the species being present, and/or would be adversely affected by the development, there should be no further requirement in this instance.

## 2.10

Close examination of the site and its buildings suggests that there is no presence of great crested newts, water vole, badgers, or bats, or any EPS, nor is there probability or likelihood of future presence, or evidence of other protected flora or fauna.

No seasonal issues are raised with nesting birds due to the sparse nature of suitable habitat within the vicinity of the site proposals area.

As applicants are otherwise aware of their legal responsibilities in respect of protecting wildlife and habitat, no further planning control need be imposed.

## 2.11

Close Examination of the site in the areas affected by the proposals suggests that it is unlikely to yield any items of historical or archeological interest. No additional indications of further historical constructional or building development can be found for this site. In this respect it is not considered that the site should warrant archeological pre-investigation.

As applicants are otherwise aware of their legal responsibilities in this respect undertaking can be given that should any item likely to be of archeological interest be found during the course of implementation of the minimal ground works associated with this development, the Council or other interested agencies will be informed.

As such no further planning control need be imposed.

## 2.12

Parts of the application site falls within an area identified as being flood Zone 2 and 3.

However the particular works concerned are outside of these designated zones, and well above the given design flood levels of 55.890m.O.D. for this location.

In addition all floor levels of any new works will be above the corresponding existing floor levels.

As such there is no further flood risk, or flood capacity volume reduction.

As such no further flood risk assessment is required for these proposals.

## 2.13

In view of the above, it is submitted that the site, can readily accommodate the current proposed minor development the subject of this application.

## 2.14

Within the site the proposals comprise 3 elements

a), Planning Permission, Listed Building Consent, and Conservation Area Consent is sought for this element of the proposals, which comprises the infill of the existing walled courtyard which adjoins the north gable of the listed property.

This comprises the conversion of this space to become a habitable area to provide an entrance lobby and reception room.

This will comprise the replacement of the ground floor with a new suspended floor at the same level as the host dwelling.

Wall will remain as existing throughout with natural stonework retained wherever practicable, or otherwise dry lined to include insulation.

A new inner 'party wall will be constructed where adjacent to No.41 gable wall, which will maintain separation and have no anchorage to that wall.

The courtyard rear, west wall will be built up to roof level by the insertion of high level glazed frames

A fully insulated flat roof, with lantern light, will be constructed over and set inside the existing walls, and below the existing frontage parapet level which will remain unaltered.

No existing architectural feature, or fabric of the listed building is affected by this construction.

b), Planning Permission and Conservation Area Consent is sought for this element of the proposals which comprises the infill of the existing walled courtyard which is not attached to the listed building and is a separate courtyard located to the west of the courtyard described at a), and at lower level.

This comprises the conversion of this space to become additional accommodation.

This will comprise the replacement of the ground floor with a new suspended floor at the lower level.



Walls will remain as existing throughout with original brick facings and natural stonework retained wherever practicable, or otherwise dry lined to include insulation.

A new inner 'party wall' will be constructed where adjacent to No.43 double gable wall, which will maintain separation and have no anchorage to any listed building wall or fabric.

The existing courtyard south wall will include some nominal height increase to suit.

A fully insulated flat roof, with lantern light, will be constructed over and set inside the existing walls, and below the wall parapet levels.

This element of the proposal has no impact on, or the setting of any listed building.

c), Planning Permission and Conservation Area Consent is sought for this element of the proposals which comprise the upgrading and extension of the existing rear range of brick outbuildings situated at the north side of the rear site area, and on the middle terrace level.

This element is to the west of the infill courtyard element as described in b), and has no connection to a listed building.

This comprises the upgrading, improvement and extension of the existing outbuilding to provide further residential accommodation such as workrooms, studio, office etc., to be used ancillary to the host dwelling.

This will comprise the replacement of the ground floor by means of installing a new floating floor to be built over the existing so as to retain the existing floor under. New build extension area will have a new suspended floor with void under.

Walls will remain as existing throughout with original internal brick facings retained wherever practicable, or otherwise dry lined to include insulation.

New extension walls to be 300mm thick cavity walls with external brick to suitably match existing.

Windows to be timber, flush casement frames to suit.

The existing vaulted pitch roof will remain unaltered but with insulation upgrade to follow underside of roof to full height.

New build extension will comprise pre made roof frames to provide hipped end roof with reclaimed clay pantile roof covering to match existing as approved.

This element of the proposal has no impact on, or the setting of, any listed building.

## Section 3

### planning policy considerations

#### 3.1

All developments, large or small, are generally governed by how relate and conform to national planning policy, and the adopted planning policies of the local planning authority.

This section seeks to examine the general planning policies which influence the acceptability of the development proposals, the subject of this application.

### 3.2

As previously identified by the LPA, national policies which affect this property and current proposals are the National Policy and Guidelines contained within The National Planning Policy Framework (NPPF) 2019 National Planning Practice Guidance (NPPG), and National Design Guidance.

### 3.3

As previously identified by the LPA:

Local planning policies which affect this proposal are contained within North Northants' Joint Core Strategy 2016 (NNJCS), Policy 2 Historic Environment. It is submitted that the current proposals satisfy the current/prevaling policy requirement.

Rural North Oundle and Thrapston Plan 2011 (RNOTP). It is submitted that there are no relevant policies which apply to these proposals.

Brigstock Neighbourhood Plan, 2019, Policy B16 Design.

It is submitted that the current proposals satisfies this local policy requirement.

### 3.4

In terms of current planning policy there is a presumption in favour of development provided it does no demonstrable harm features of architectural or historical importance and has no adverse on the environment or the setting of heritage buildings.

There is also a presumption in favour of allowing the development of, and improvement to barns, outbuilding and similar buildings that are established, but are not being put to good or viable use.

It is submitted that the proposals, the subject of this application(s) fits and satisfies this criteria.

## Section 4

### Justification and impact.

#### 4.1

The acceptability of the principle of this development on this site should be viewed in the context of the previously stated planning policy considerations outlined in section 3 above.

But in addition the following justification for, and impact of, the proposals should be considered:

#### 4.2

Justification for this proposal is given in terms of both its justifiable need, and its specific design and form.

In this case the sole overriding consideration of acceptability is its justification and its impact on the Grade 2 Listed Building in its conservation area and setting.

#### 4.3

In respect of the proposals directly connected to the Listed Building:

Previous alterations and improvements to this listed property, carried out under approvals 20/01628/ful and 20/01629/lbc have resulted in a less than satisfactory ground floor layout and awkward entrance arrangement which can only be accessed via a small, high walled enclosed courtyard. This court is otherwise not currently suited to any other viable use or purpose resulting in it being a 'dead area'.

Main access to the Listed Building through this court must however be retained as it forms the only regulation compliant means of escape.

Full enclosure of this small courtyard area, in the form of an extension to the existing residential property, providing an entrance and reception area puts this area to a sensible and viable use, and ensures the maintenance and upkeep of this otherwise forgotten external part of this listed building.

The reasonable and practical need therefore justifies the development proposal in this case.

#### 4.4

In respect of the remaining elements of the proposal, not attached to the listed building, comprising infill extension, upgrade and extension to the rear range of brick built outbuildings (refer section 2 above), this relates to areas and buildings which currently have little practical purpose or benefit to the property's residential use other than providing unnecessary external storage space.

It is considered these areas can be put to more practical and viable beneficial use if improved and upgraded and made integral to the existing dwelling house.

The proposed use is not pre-determined in this case, but it would be ideally suited to providing workrooms, studio, office, additional guest accommodation or other viable use ancillary to the existing dwelling.

Returning these otherwise underused and otherwise redundant areas to good and viable use and so better ensuring their improved maintenance and upkeep justifies this element of the proposals.

#### 4.5

In overall terms the proposal's architectural design and presentation is entirely influenced by the existing building's built form and construction within which it takes place, or is directly associated.

Effectively the proposal consists of two areas of flat roof infill, and the remainder is essentially cosmetic work and minor extension to existing outbuildings where the design seeks to maintain and extend, and enhance, the existing visual quality, form and characteristics of what already exists.

Apart from some fenestration changes, and minor extension of the rear range of brick outbuildings, (not attached to the listed building) there is no notable visual change.

As such, the proposed development, overall, is fully justified in terms of its design, architectural appearance and presentation.

#### 4.6

Further justification and acceptability of the proposals are considered in terms of its impact on the Listed Building, and on the Conservation Area in which it is set.

#### 4.7

In respect of those proposals attached to the Listed Building, for which LBC is sought, the current proposals are unique in that this scheme for alteration and extension of an existing external area, already falls within the confines of the existing built structure, taking the form of an infill extension created by 'roofing over', and creating no significant visual change.

The only aspect of this proposal which is within or can be viewed from the public realm is the listed building's infill court extension's east elevation.

This east, road fronting, elevation comprises the former infill cottage, long since demolished, front wall, which was retained its original form.

The current infill proposal requires no change to this wall and so there is no impact on the listed building frontage whatsoever.

Similarly, there is no visual change to the flanking gable walls of No. 35 or of No.41, neither of which are affected by the proposal.

To the rear of the listed building the west wall of this infill court area will be raised by a nominal amount with a narrow horizontal row of glazed frames, to create a higher parapet, but this will be hidden from general view and have no adverse visual impact.

As such the infill extension proposal, attached to the Listed Building, will have no impact on the architectural, historic, or visual character, or on the fabric of any listed building.

#### 4.8

In respect of the remaining elements of the overall proposal not attached to the Listed Building, comprising infill extension, upgrade and extension to the rear range of outbuildings (refer to section 2 above), their general overhaul and upgrade will maintain and enhance their appearance.

Minor visual changes, including the modest extension and the additional fenestration will be in keeping with, and maintain the existing form, finishes and character of the existing buildings.

The proposals for these elements will have no adverse impact on the listed building, or its setting, or on the wider Conservation Area setting.

## Section 5 design and access

### 5.1

It should be noted from the outset that the current proposals design does not include, or extend to any change or alteration to the existing Grade 2 Listed Dwelling House.

It is intended, by the careful design of these proposals to provide a more useful and viable layout of a listed building property which is not ideal for purpose and contains a number of unused or redundant space., while at the same time ensuring there is no adverse effect on the host Listed Building, or to the Conservation area in which it, and the surrounding application site is set.

### 5.2

The main influences to the design is the existing are the existing layout, and the existing visual appearance and form which effectively contains and encloses the proposals.

### 5.3

Layout is dictated by what exists and the proposed 'new rooms' are created simply by the upgrading the existing areas and making them into habitable areas.

Effectively there is no change to the existing building layout.  
The design layout satisfies the current planning design criteria.

### 5.4

Similarly, the external architectural and visual design is driven by the existing details of the current buildings.

The current proposal creates minimal change to what exists.

Where nominal changes are created the external treatments will match and form a continuation of existing, and all materials will be selected to match, compliment and as necessary enhance the visual properties of the existing buildings within the Conservation Area setting.

Notwithstanding, all such materials and finishes will be confirmed to the approval and acceptance of the LPA prior to implementation.

The external design and finishes satisfy the current planning design criteria.

### 5.5

With regard to private amenity space there is no change to the existing provision

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### 5.6

In respect of f.w. drainage provision serving the proposals the existing site drainage system will be retained with its existing off site discharge to main sewer.

#### 5.7

There are no public rights of way or access, over, or affected by, the application proposals.

#### 5.8

In terms of private access provision, access to the application site from the public highway, Braybrooks will not be affected, and the gated access, which provides adequate vehicular and pedestrian access from and to the highway will remain..

#### 5.9

Adequate space is provided within the plot boundaries for vehicle parking, and garaging with ample additional parking provision to be on road, as existing.

#### 5.10

Access to, around the dwelling, to all principal entrance ways, and to garden areas will remain as existing, and or be upgraded with suitable paved surface. Such access routes will be so configured as to provide for satisfactory disabled/wheelchair use, using ramps rather than steps as necessary in compliance with part M of the current Building Regulations.

#### 5.11

Internally passageways, halls and doorways will be of sufficient width for wheelchair access.

#### 5.12

Current provisions made within the existing dwelling for wc. and wash facility at ground floor in accordance with the requirements of the building regulations will be retained.

#### 5.13

Emergency vehicles have ready access to the site directly from High Street, or from Braybrooks, in accordance with Approved Document, Part B of the building regulations. This will remain unchanged.

#### 5.14

Adequate provision is made within the site for the placement and storage of refuse and recycling bins. Similarly ready access is available, directly from Braybrooks collection, emptying and return of bins. This will remain unchanged.

## Section 6

### Sustainability strategy

#### General considerations

##### 6.1

The proposal, to an existing property within Brigstock village makes no further demand on the resources and services currently available within the village and so no further consideration need be given.

Its impact on the local environment is negligible and is in line with The Sustainable Communities Plan

##### 6.2

The proposals maintains unchanged, an existing private parking area and garaging, as well as a generous provision for additional visitor parking, and as such will not have any adverse impact on local highway congestion or traffic safety.

##### 6.3

The property already enjoys existing services for electric, mains water and sewerage. This will minimize excavation works and disruption of services.

##### 6.4

The proposal site is within the village settlement, and within a suitable residential site which easily accommodates the proposals and so does not put pressure on expanding the village footprint.

There is a need for reducing the spread of conurbation and restricting development to within the village curtilage, and for the preservation of open countryside outside of these limits. This development meets that need.

##### 6.5

In view of the above the proposal can be regarded as a sustainable development in accordance with national sustainability objectives and the North Northamptonshire Sustainable Community Plan.

#### Sustainable constructional considerations

##### 6.6

New constructions, to the extent applicable, will utilize modern methods of construction which reduce quantities of aggregates by omitting traditional dense blocks and thick floor slabs. Lightweight thermal blocks or insulated panel components, which are more environmentally efficient in terms of transport, insulation values, weight and speed of installation will be used.

#### 6.7

Construction components will be chosen from a manufacturer that utilizes energy efficient processes and a reduced road haulage footprint. Where stone is to be used it shall be sourced locally, and ensure that, if reclaimed, it shall be from an identifiable source which does not affect the wellbeing of any existing stone structure or building.

#### 6.8

All timber used will be from sustainable sources and F.S.C certified to ensure it has a positive Co2 impact. Modern style roofing trusses which reduce the amount of timber needed to gain structural integrity will be employed.

#### 6.9

Areas of hardstanding and non-permeable paving will be kept to a practicable minimum to ensure good run-off of surface water and reduce demand on storm drainage.

#### 6.10

Site mixing of concrete and mortar is more efficient in terms of wastage and resources and will be favored over pre-mixed deliveries wherever practicable.

#### 6.11

Waste management - All site waste will be separated where possible to ensure contaminated spoil or mixed waste loads are reduced.

#### 6.12

Packing materials, timber and hardcore etc. will be recycled in an appropriate manner.

#### 6.13

Insulation – New work will exceed the current building regulations in respect of floor wall and roof space insulation. This will ensure long term energy benefits, reducing heating and cooling costs through all seasons and future proofing it against climate change.

#### 6.14

Insulated lining will form the inner leaf of masonry walls to maximize its thermal qualities and improve u-value

#### 6.15

Windows, and door glazing, other than where required to meet specific listed building requirements, will be fitted with 'warm edge' double glazing. The sealed units will also be argon filled and use 'low e' glass providing low u values and minimizing heat loss and energy use.

#### 6.16

Heating – It is envisaged that the primary and permanent heating system will be



hot water radiation, as an extension to the existing system. Thermostatic and timed controllers will be used to govern the heating system output and minimize wasted energy.

6.17

Environmental – where practicable a rainwater harvesting system will be via a diverter from the rainwater goods and stored for use on the garden and other non-potable water uses where suitable. This will reduce mains usage for water.

6.18

Harvested water will be used in low flush w.c's if practicable to be installed to conserve water.

6.19

Wherever possible to comply with building regulations, recycled granular material will be used for bases to hardstanding and floor slab. This may take the form of road planings or similar recovered materials obtained from the nearest local source.

6.20

Locally sourced construction materials will be used wherever possible.

6.21

All the above points promote green infrastructure.

6.22

Lighting, Lower energy fittings are to be installed wherever this is practical.

6.23

Ventilation - Trickle venting to all windows will provide energy free ventilation.

6.24

Appliances - All domestic appliances will be A rated according to the prevailing manufacturing standards.

6.25

It is submitted that the above strategy demonstrates a degree of sustainability that meets the requirements of The National Planning Policy, former policy referenced PPS1 and the North Northamptonshire Council's adopted Core Spatial Strategy.

## **Conclusion**

The proposal for alteration and improvement, allows for otherwise underused, redundant or a rather run down and dysfunctional building areas to be put back into good order and more viable use.

With the improved constructional quality and use, the subject buildings further dilapidation is halted, and its future retention as high quality heritage asset, in keeping with its surroundings and conservation area setting is assured.

The owners of this property, No.35 High Street Brigstock , are aware of their responsibility in respect of their future tenure of this Listed Building, and the conservation area site it occupies.

Indeed they are committed to ensuring that their current proposals are not merely accommodated by their listed property, but should provide positive improvements to it.

They are committing significant time, energy and financial resources to improving and maintaining the high quality of this listed building as part of their long term plan to provide their family home

They would not wish to advance any proposal that would be to the detriment of the heritage value, or the intrinsic historical and architectural characteristics, or the unique quality of their property; after all, it would not be in their own interest to do so.