

December 2023



Full Planning Application

HERITAGE STATEMENT

Council Ref PA23/07871

Retention and completion of replacement dwelling (amended design following approval PA12/10523) without compliance of condition 1 in relation to decision notice PA22/10923 dated 06/07/2023

Riverside Bungalow, Noonvares Lane, Townsend, Hayle, Cornwall, TR27 6AS

Prepared By Cornwall Planning Group



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1.0 Summary

This Heritage Statement has been prepared to accompany a full application for planning permission for the retention and completion of a replacement dwelling (amended design following approval PA12/10523) without compliance of condition 1 in relation to decision notice PA22/10923 dated 06/07/2023 (the 'proposal') at Riverside Bungalow, Noonvares Lane, Townsend, Hayle, Cornwall, TR27 6AS (the 'site').

This application follows various applications for the replacement dwelling of a previous mundic block bungalow in a rural location, sited to the south of the Hayle River and to the north of Godolphin Park, a II* Registered Park and Garden. The most recent application, ref. PA22/10923, granted planning permission for a dwelling of similar scale, height, bulk and form of that approved under ref. PA12/10523.

The proposal currently before the LPA seeks minor variations to the previously approved scheme comprising a minor increase (0.7m) in the roof height and form to accommodate a second storey; a Velux window in the front (south) elevation; a conservation rooflight on the western elevation and balconies to the rear (north) and side (west) elevations on the first floor of the building. The Historic Environment (Planning) Service has been consulted on the application and has sought clarification as to whether the proposal would impact the setting of the Grade II* Park, as a result of views to the taller building and western balcony. The main issue therefore is whether the proposed alterations would impact the setting of the Grade II* Registered Park.

It is set out that the proposed alterations are minor in nature, resulting in a minor increase in height of the previously approved building and modest balconies that are of lightweight form and constructed of traditional materials. Whilst the subject site is visible from the park to the south, the previously approved two storey dwelling is a material consideration with this regard. The proposed alterations are minor in scale and would not, by reason of the scale, form and design, result in a significant impact to the Registered Park and Garden.

This Heritage Statement has been prepared in accordance with paragraph 194 of the National Planning Policy Framework (NPPF) that requires a proportionate assessment of the significance of any heritage assets affected, including any contribution made by their setting. It considers the historic significance of the application site and surrounding heritage assets and their settings, and the impact of the proposal upon them. It is concluded that the proposed alterations would be minor in scale and will not detract from the historic significance of the Registered Park or the attributes of the World Heritage Site.

On this basis it is put forward that the proposal would be consistent with the requirements of the relevant planning policy considerations and that support for the proposal can be afforded.

2.0 Designations

A review of Cornwall and the Isles of Scilly's Historic Environment Record (HER) sets out the following designations relevant to the application site:

- Located to the north of Godolphin Registered Park and Garden (List Entry Number 1001443), a Grade II* Listed Registered Park and Garden, with the Heritage Gateway providing the following description:

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Godolphin lies c 0.5km north-west of the hamlet of Godolphin Cross, south of a minor road which runs north-west from Godolphin Cross to the hamlet of Townshend some 1.25km north-west on the B3280. The 210ha site comprises c 3.5ha of gardens and orchards, and some 206ha of former deer park, woodland, and landscaped tin workings and agricultural land which formerly lay within the deer park. The site is bounded to the south-west, south, and south-east by a park pale adjacent to Rocky Lane, Great Work mine, and properties in Godolphin Cross. To the east, stone walls and a short stretch of deer fence on the road leading from Godolphin Cross to Townshend form the boundary, while to the north and north-east the River Hayle, traditional hedge banks, and a minor track north of the ornamented mine spoil form the boundary. To the north-west and west the site is enclosed by a minor road leading south from Godolphin Bridge to Trescowe Common, and by a series of late C18 and early C19 enclosures. The late medieval park extended beyond the present site boundary as far as the River Hayle c 500m to the north-west. The site rises south from the River Hayle to Godolphin Hill c 1km south-west of the house, with mixed woodland concentrated in the river valley and around the house, and with heathland on the slopes of the former deer park on Godolphin Hill. From the hill there are wide views across the site and beyond in all directions;

- Located approximately 150m to the north of Godolphin Count House, a Grade II listed building;
- Located in the Tregonning and Gwinear Mining District section of the Cornwall and West Devon World Heritage Site (WHS), the largest of the ten Areas and a 'landscape of great houses and estates: Godolphin House being the seat of the earliest most successful mine owners, operators and entrepreneurs in Cornwall';
- Numerous non-designated heritage assets are found in the immediate area including Godolphin Post Medieval mine (Ref MCO39638) and a Post-medieval coffin stile (Reference MCO65786) to the south west of the site.

3.0 Relevant Planning History

A review of the planning history for the site has revealed the following planning history, including:

- PA10/07567 - Demolition of mundic block bungalow and construction of replacement dwelling with double garage - APPROVED with conditions 23.12.2011;
- PA12/10523 - Demolition of a mundic bungalow and construction of a replacement dwelling. Amended design to planning approval PA10/07567- APPROVED with conditions 08.10.2013;
- PA22/06540 - Prior Notification for the erection of a single storey portal-framed agricultural building for use as tractor shed, farm workshop and equipment store. - PLANNING PERMISSION REQUIRED 08.08.2022;
- PA22/07579 - Submission of details to discharge Conditions 3, 4 and 6 in respect of Decision Notice PA12/10523 dated 08.10.13;
- PA23/07871 – Retention and completion of replacement dwelling (amended design following approval PA12/10523) without compliance of condition 1 in relation to decision notice PA22/10923 dated 06/07/2023. – Withdrawn

4.0 Legislative Background and Policy Framework

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires a special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, before granting listed building consent. In addition, the duties under the LBCA, such as the statutory development plan, below, are also material considerations.

The statutory development plan for the site consists of the Cornwall Local Plan (CLP) and The Breage Neighbourhood Development Plan – 2015-2030; whilst material considerations in this instance comprise national policies set out within the National Planning Policy Framework (NPPF) and relevant Supplementary Planning Documents (SPDs).

4.1 Development Plan

Cornwall Local Plan

Policy 24 of the CLP deals with the Historic Environment. Paragraph 2.171 and advises that it is expected that applicants assess and describe the significance of the heritage asset, including any contribution made by their setting, sufficient to understand the potential impact of any proposal on that heritage significance. It continues to state that the determination of a planning application will be based on the assessment of the potential harmful impact, taking into account the desirability of not only sustaining the asset's significance, but also of enhancing that significance and the positive contribution both conservation and well-informed new design can make to sustainability and local character and distinctiveness.

Policy 24 advises that *'Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal*

environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings'. Development proposals are expected to:

- sustain designated heritage assets;
- take opportunities to better reveal their significance;
- maintain the special character and appearance of conservation areas;
- conserve and where appropriate enhance historic townscapes.

It continues to advise that *'Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use [...] or mitigate the extent of the harm of the significance of the asset.*

4.2 Breage Neighbourhood Development Plan (NDP) 2017 - 2030

This document sets out the overarching vision and objectives for the Parish, with a key objective focussing on supporting heritage and culture and ensuring that good design responds to and integrates with the natural and built environment. Relevant policies are as follows:

- Policy S3 relates to development in the open countryside and seeks to ensure the countryside is protected. It seeks to ensure compliance with Policy 7 of the CLP;
- Policy H6 relates to the design of new housing and seeks to ensure housing should reflect architectural styles including boundary treatments and the distinctive character of the location they are proposed;
- Policy E3 seeks to ensure development within or affecting the setting of that part of the WHS should accord with the WHS Management Plan and SPD; respects key attributes of the WHS and its setting, does not harm any features of Outstanding Universal Value (OUV) of the WHS itself;
- Policy E7 seeks to ensure that development at the Godolphin Estate Park and Garden that affects buildings, park and gardens will only be supported where the important historic and architectural features, layout and ornamentation of the buildings and gardens are protected, preserved and enhanced; the character of the parkland setting is preserved or enhances; and the trees and woodland that contribute towards the character of the historic gardens are retained.

4.3 National Planning Policy Framework (NPPF)

Paragraph 190, amongst other things, recognises the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the

contribution made by the historic environment to the character of a place. Paragraph 194 states that in determining applications, LPAs 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 asset's importance.

Paragraph 197 states that in determining applications, LPAs should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 197 states that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets whilst Paragraph 200 states that any harm to or loss of the significance of a designated heritage asset (for example, from development within its setting), should require clear and convincing justification.

Paragraph 202 advises that where a proposal leads to less than substantial harm, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

4.4 World Heritage Site Management Plan

The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020 – 2025 sets out the importance of this internationally significant mining landscape and seeks to ensure that it is cared for, and its international importance is understood and celebrated. It states that the WHS must have its setting protected from adverse impacts however (in para. 2.1), the Supplementary Planning Document (SPD) (2017) recognises that 'Conserving our heritage is not about preserving places 'in aspic', as they were at some fixed -not likely arbitrary point in time [and that...] in order to be relevant and to have a sustainable future, places have to be able to change through time'.

Chapter 4 of the SPD provides guidance in respect to 'Making sound planning decisions' and seeks to ensure, that when dealing with a planning application, the process is broken down into the following tasks:

- understanding what is at risk of being harmed by the proposed development;
- how harm might be caused;

- opportunities for the protection and management system to prevent this from happening.

When assessing a proposal, it is firstly important to establish whether it has the potential to impact upon any heritage assets or cultural landscapes that are Attributes of the Outstanding Universal Value (OUV) of the WHS – that is to say, the cultural and/or natural significance that is so exceptional, it transcends national boundaries. The WHS Management Plan sets out the importance of Integrity and Authenticity (in terms of form, design and materials and the location and setting of the surviving features). It also sets out the important attributes of the OUV, including: mine sites; mine transport infrastructure; ancillary industries; mining settlements and social infrastructure; mineworkers' smallholdings; great houses, estates and gardens; and mineralogical and other related sites of particular scientific importance.

Chapter 7 sets out the Policy Framework and Strategic Actions and sets out a number of key policies to ensure the long-term protection of the WHS. Policies relevant to the proposal are:

- P3 - Planning authorities will ensure that new development protects, conserves and enhances the Site and its setting;
- C2 – New development will add to the quality and distinctiveness of the Site by being of high-quality design and respectful of setting;
- There will be a presumption in favour of retaining and reusing historic buildings which are important components of the Site, where this does not adversely affect OUV;
- C9 – The historic character and distinctiveness of the mining landscape will be maintained.

5.0 Significance of the Subject Site

The application site comprises an open, flat, former agricultural land parcel, located to the south of the River Hayle. A review of the 1875 – 1901 epoch Ordnance Survey map data indicates the site formed part of field parcel no. 166, located to the west of historic barn buildings in field no. 167, two of which remain in situ. The site is located to the immediate north of the rough, open land that formed part of the broader landholding of the Godolphin Estate, with the Godolphin Shaft to the south west of the site. The site sits to the north of a made private driveway that provides access to the site and to the buildings to the east and separates the site from the Registered Park and Garden to the south. It appears visually distinct from the historic park to the south on this basis and appears well related to the former agricultural and industrial buildings to the east and north east of the site.

The site comprises a partially constructed building as approved under the previously approved application with access track and defined garden area.



Figure 1. South elevation



Figure 2. West elevation



Figure 3. North elevation



Figure 4. West and south elevation

6.0 Assessment of Proposal

6.1 Proposal

The proposal seeks the following alterations to the previously approved scheme:

- Raising roof ridge height by 0.7m to incorporate bedroom and bathroom in roof space;
- Provision of conservation rooflight window on south elevation;
- Provision of two conservation rooflight windows on the rear (north) elevation;
- Removal of one window on first floor of west elevation and enlargement of previously approved window to facilitate patio doors;
- Construction of modest timber balcony on side (west) elevation of lightweight construction;

- Removal of window and door on rear (north) elevation and replacement with patio doors to improve light and integration with outdoor spaces;
- Enlargement of previously approved window on first floor to provide a patio door on the rear (north) elevation;
- Construction of modest timber balcony on rear (north) elevation;
- Installation of vertical timber cladding on rear and side elevations;
- Brick chimney detailing.

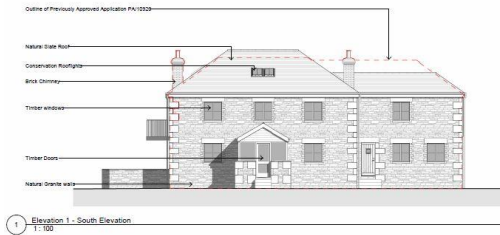


Figure 5. Proposed south elevation

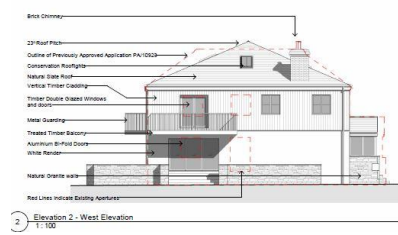


Figure 6. Proposed west elevation

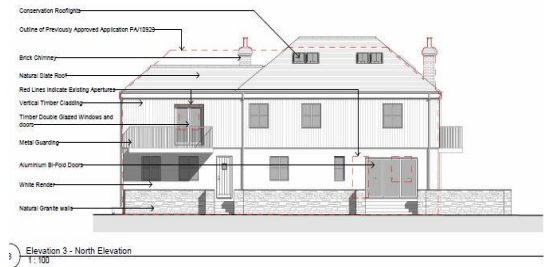


Figure 7. Proposed north elevation

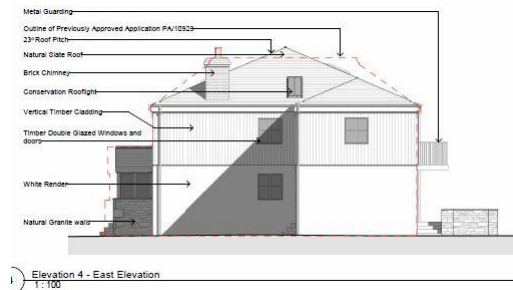


Figure 8. Proposed east elevation

6.2 Overview

Planning policy and guidance in respect to the historic environment recognises that historic assets are an irreplaceable resource that should be retained in a manner appropriate to their significance. There is also clear emphasis on preserving and enhancing the distinctive features of designated and non-designated heritage assets.

Any harm, which is less than substantial, must be weighed against the public benefit of the proposal. As detailed, the CLP places significant emphasis on preserving and enhancing heritage assets and safeguarding their special historic or architectural significance.

6.3 Assessment of the Proposed Works

The design phase of this proposal sought to make the most efficient use of the previously approved building without compromising surrounding designated heritage assets or their settings. Each of the elements of the proposed works will be assessed in turn:

Proposed increase in roof height

The proposal seeks to raise the roof ridge height and form by approximately 0.7m to accommodate a second storey element, providing opportunity for a bedroom and ensuite accommodation. The HEP has commented that there is potential for the proposed increase in height to result in a taller and larger building when viewed from Godolphin Park. However, the previously approved building is already visible from the 'footpath' within the park to the south of the site, as it sits on a flat and open parcel of land that was previously used for agricultural purposes.



Figure 9. Existing dwelling and nature of boundary screening

The proposed increase in roof height of only 0.7m will not result in a significant increase in building height. It is not possible to reduce the pitch of the roof any further as otherwise there not be the required head height to achieve habitable floor space on the second floor.

The proposed hipped two storey extension to the east of the principal part of the building will remain a subservient addition, thereby ensuring that the overall scale of the building is reduced. As such, there will be no discernable increase in form or massing of the new dwelling in comparison to the previously approved scheme, when viewed from Godolphin Park to the south. The site is not visible from within the defined Park or more formal gardens within the Godolphin Estate to the south of the main road. As such, the proposal will not have any implications to the historic setting of the Park. Further, the proposed increase in roof ridge will not impact on significant attributes of the WHS or any features of OUV.

Conservation roof lights

The proposed Velux roof light would be flush fitting and entirely proportionate to the scale of the building.

Proposed modifications to previously approved openings

The proposal seeks to reduce the number of openings on the west elevation, removing a window and door on the ground floor and a window on the first floor. It also seeks to enlarge the previously approved window on the west elevation to provide a patio door on the first floor. This will reduce the visual clutter and proliferation of openings on the west elevation with the creation of one larger window opening on the far northern aspect of the west elevation. The proposal also seeks the replacement of the previously approved window and door on the ground floor of the north elevation with a larger patio door. These alterations are minor in nature and will not result in any harm to the nearby Registered Park.

Proposed balcony on west and north elevation

The proposal seeks the construction of a modest balcony on the west elevation that will be constructed of lightweight treated timber with timber handrail and metal guarding.

The proposed balcony would be located on the west elevation where public views would be limited to partial glimpses from the path within the Registered Park, to the south of the site, and from the private lane to the immediate south of the application site. Given the nature of topography and intervening vegetation, views from elsewhere would be limited. In any case, the proposed balcony would be well integrated with the approved dwelling and, by reason of its size and position toward the northern aspect of the western elevation, it would not be overly dominant or intrusive. The lightweight timber frame would not appear out of place in the immediate setting. Whilst the dwelling and the balcony would be visible from part of the Registered Park to the south, it would appear entirely in keeping with the approved dwelling in terms of scale, design and appearance. Any opportunity for furniture or the like would be modest in scale and would not be overly harmful to the broader setting of the Registered Park or WHS.

The proposed balcony on the north elevation would be modest in scale and would not be prominent from Godolphin Park to the south. The balcony would not be visible from within the Park or within the broader WHS.

7.0 Conclusion

As set out in this Statement, the proposal seeks a number of minor amendments to the previously approved scheme to provide a more efficient use of the existing building footprint, with minimal alteration to the dwelling. The increase in the roof ridge height will not result in a significant increase to the height or scale of the building so that it would appear overly

dominant or incongruous from public vantage points from Godolphin Park to the south. The proposed alterations to the fenestration would appear in keeping with the design and appearance of the host building. Furthermore, the proposed balconies would not be modest, light weight structures that would be well related to the approved dwelling and, being positioned toward the rear of the building (northern aspect of the western elevation), they would have limited landscape presence.

As such, the proposal would not be overly prominent from within the park to the south and would not be detrimental to the historic character or significance of the wider area. Therefore, the proposal would be consistent with the intentions of the relevant development plan policies and material considerations in respect to the preservation and enhancement of heritage assets, as previously referred, and support of the proposal is respectfully requested.