

Built Heritage Statement

Land parcel east of Stanmore House and south of Thames View, Ewen, Gloucestershire

On behalf of JVAT Developments Ltd

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1. Introduction

1.1. Pegasus Group have been commissioned by JVAT Developments Ltd to prepare a Built Heritage Statement to consider the proposed residential development of land east of Stanmore House, Ewen ('the site'), as shown on the Site Location Plan provided at Plate 1.

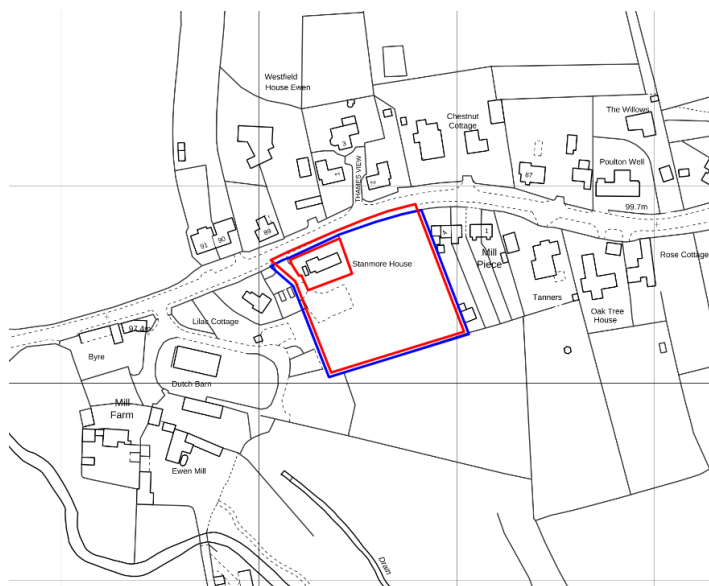


Plate 1: Site Location Plan.

1.2. The site does not contain any heritage assets and is located far to the west of the Ewen Conservation Area. The nearest designated heritage asset is Grade II Listed Mill Farmhouse, located approximately 100m west-south-west of the site (NHLE 1153318).

1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 200 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 205 to 209 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.5. As required by paragraph 200 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance".²*

¹ Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, December 2023), para. 200.

² DLUHC, *NPPF*, para. 200.

Planning History

1.6. An application for Planning Permission to demolish Stanmore House and replace it with a new dwelling and garage was approved by Cotswold District Council (CDC) in 2013 (reference 13/O1372/FUL). Extracts of the approved layout and design are shown at Plate 2 & Plate 3 below; these illustrate the approval of a more substantial, two-storey dwelling than the existing Stanmore House.

1.7. In determining the application, the Case Officer observed (within their delegated report):

“... the prevailing character in the surrounding area is not undeveloped open countryside but residential development on both sides of the road, some of which to the north is relatively densely configured. This is a material factor which would result in the proposal not being out of keeping with the surrounding area. The housing immediately surrounding the proposed dwelling are smaller than the proposed dwelling. However, there are larger scale houses some 100m to the east (‘Tanners’, Oak Tree House and Rose Cottage for example) that are not of a dissimilar scale [to the then-proposed replacement dwelling].”

1.8. The Case Officer went on to state:

“The extended curtilage is also considered acceptable given that it would not extend beyond the curtilage of the residential properties directly to the east and it would also be seen in the context of the curtilages to the recently approved barn conversions directly to the west that project further to the south.”

1.9. With regard to design, the Case Officer concluded:

“Such a dwelling would not appear out of keeping with the surrounding properties which are also, on the whole, traditional in appearance, although there is a more recent and less traditional development almost opposite the site (Thames View).”

1.10. Ultimately, matters relating to heritage were not raised within the Case Officer’s delegated report.

1.11. Although the application was approved, the proposals were never fully implemented and Stanmore House is still extant.

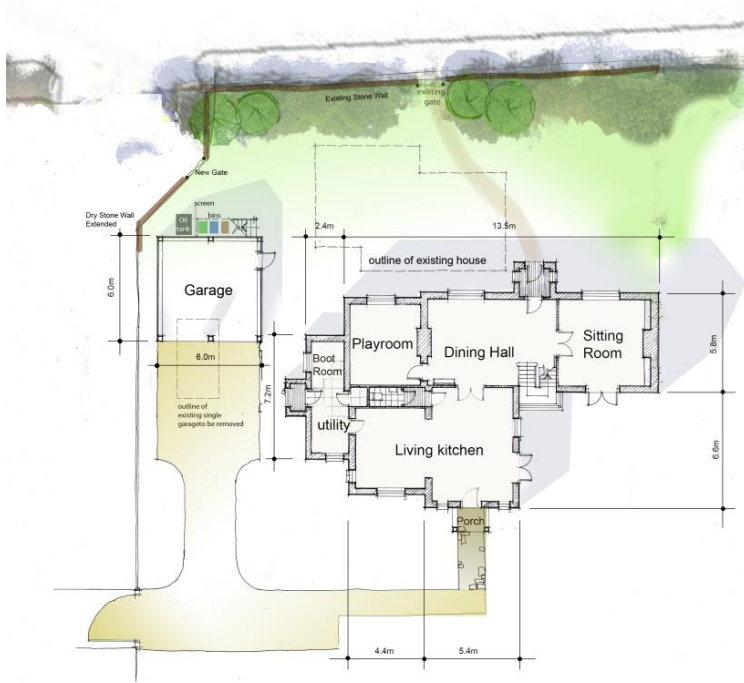


Plate 2: Extract of Proposed Ground Floor Plan approved as part of application 13/O1372/FUL.



NORTH ELEVATION.



SOUTH ELEVATION.

Plate 3: Extract of North and South Elevations approved as part of application 13/O1372/FUL.

1.12. In 2019, Cotswold District Council (CDC) granted planning permission for the erection of 3 dwellings with associated car parking, landscape and access, together with the creation of a new parking arrangement for Stanmore House, which was to be retained (reference 19/O1846/FUL). The approved layout, plans and elevations are reproduced below (Plate 4 & Plate 5).

1.13. Over the course of the application, the layout and design were amended following discussions with Officers. The principal changes were as follows:

- The development area was reduced and built form moved further north (closer to the road); and
- The size of the dwellings and their garages were reduced.

1.14. The Case Officer briefly discussed heritage matters within their delegated report, specifically focusing on the potential impact of the proposed development on Grade II Listed Mill Farmhouse as follows:

“The application site is located approximately 100m to the north east of the Grade II listed Mill Farmhouse. The aforementioned building is located adjacent to a number of historic and post war agricultural buildings which have been converted to residential use. A converted Dutch barn and a detached dwelling are located between the site and the designated heritage asset. In light of the degree of separation between the site and the heritage asset, the presence of existing buildings and the limited height of the proposed development it is considered that the proposal will not have a material impact on the setting of the listed building. The proposal is considered not to have an adverse impact on the setting of the listed building and to accord with Local Plan Policy EN10 and guidance in Section 16 of the NPPF.” (My emphasis).



Plate 5: Extract of Proposed Plans, Section and Elevations approved as part of application 19/01846/FUL.

2023 Pre-Application Enquiry

- 1.15. A pre-application enquiry was recently submitted to CDC to ascertain the acceptability of proposals to demolish Stanmore House and residentially develop the site to provide four new dwellings with associated car park, landscaping, drainage and reconfigured access (reference 23/O3199/PAYPRE). An extract of the then-proposed layout is presented at Plate 6, whilst the individual house designs then-proposed are discussed in more detail as part of the discussion of the 'Current Proposals' (below).
- 1.16. A discrete Conservation Response (dated 13th November 2023) was received from the Senior Conservation and Design Officer for CDC. A copy of this document is reproduced at **Appendix 1** of this Report.
- 1.17. The Officer confirmed that there is no objection to the principle of the development or the total number of dwellings; however, they raised an objection to the siting, layout, scale and design of the proposals.
- 1.18. The Officer's concerns are set out fully within the written response and can be briefly summarised as follows:
- The proposed layout would not maintain the linear settlement pattern;
 - The development would be akin to a suburban cul-de-sac and would not respect the grain or pattern of the village due to the even placement of dwellings and curtilages across the site;

- The houses would encroach further into the open land to the south, thereby intruding on the setting of Mill Farm;
- The house designs were too large, complex and suburban in form, in contrast to the more sympathetic and modest designs approved as part of application 19/O1846/FUL;
- The proposals failed to provide a soft transition to the open countryside, especially in terms of the dominance and height of House D (which was proposed as a two-and-a-half-storey detached dwelling); and
- Specific aspects of the architectural detailing, fenestration and proportions were not sympathetic to the local vernacular.

1.19. The Senior Conservation and Design Officer concluded that the proposals would fail to preserve the setting of Grade II Listed Mill Farm, and would diminish the significance of the designated heritage asset. It was further stated that the public benefit of providing new housing would not outweigh this heritage harm.

1.20. The Officer recommended a substantial reduction in the extent of development and the massing of buildings to avoid a damaging effect on the open and agricultural setting of Mill Farm, and the relationship of that historic complex to the village of Ewen. However, it was noted elsewhere within the response that the Ewen Conservation Area would not be sensitive to the then-proposed scheme.



Plate 6: Proposed Site Plan submitted as part of pre-application enquiry 23/O3199/PAYPRE.



Plate 7: Extract of current Proposed Site Plan.

Current Proposals

- 1.21. The current proposals are for the retention of Stanmore House and the residential development of the site to provide three dwellings with associated car ports/bicycle stores and landscaping (Plate 7).
- 1.22. Compared to the previous layout submitted as part of the pre-application enquiry, proposed built form has been pulled back from the southern boundary and closer to the road. The building line of House D will roughly align with that of 'Tanners' to the east. The subdivision of the plots and placement of the dwellings in relation to one another has also been amended to appear less regular and resemble a more naturalistic evolution of development.
- 1.23. In terms of general design amendments to the new dwellings, the current proposals have responded to the Senior Conservation and Design Officer's comments by proposing reduced and less complex plan forms, introducing more traditional fenestrations (characterised by hierarchies of openings), and removing dormer windows.
- 1.24. Specific design changes made in response to the Conservation comments can be summarised as follows:
- House B: the number of gables has been reduced and the rear single-storey roof form removed.
 - House C: the lean-to with catslide roof has been removed.

- House D: a low-lying, Dutch barn-style dwelling replaces the two-and-a-half-storey dwelling previously proposed.

- 1.25. With further regard to House D, the currently proposed Dutch barn-style dwelling, which will be covered in a grey zinc roof and clad with oak boards, will offer an improved transition between the development and the open agricultural land to the south. It will also echo the converted Dutch barn that already exists to the west.
- 1.26. The associated car ports and bicycle stores have been designed to resemble simple agricultural shelters as opposed to suburban integral garages which the Cotswold Design Code advises be avoided.
- 1.27. **Section 5** of this Report presents an analysis of the impact of the proposed development where this relates specifically to heritage matters.

Key Issues

- 1.28. Based on the Conservation Response received as part of the 2023 pre-application enquiry, the key heritage issue is the potential impact of development on the significance of Grade II Listed Mill Farmhouse through change to its setting.
- 1.29. No other heritage assets were identified by the Senior Conservation and Design Officer as being sensitive to the development of the site during their consideration of the pre-application scheme.
- 1.30. Given the site is located far from the Ewen Conservation Area, the site is not directly covered by any heritage designation by which there is a statutory presumption in



favour of preserving or enhancing its character and appearance. Therefore, whilst this Report will give consideration to the historic development of the site, its surrounds and the settlement pattern of Ewen, any heritage impact of the proposals must ultimately be couched in terms of the effect on the setting of Mill Farmhouse.

2. Methodology

2.1. The aims of this Report are to assess the significance of the heritage resource in the vicinity of the site, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

2.2. This assessment considers heritage setting issues.

Sources

2.3. The following key sources have been consulted as part of this assessment:

- The Gloucestershire Historic Environment Record (HER), accessed via Know Your Place, for information on the recorded heritage resource in the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- The Gloucestershire Archives online catalogue; and
- Google Earth satellite imagery.

Site Visit

2.4. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 8th January 2024, during which the site and its surrounds were assessed.

Photographs

2.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

2.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 2**. However, for clarity, this methodology has been informed by the following:

- *Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision-*

Taking in the Historic Environment (hereafter GPA:2);³

- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁴
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁵ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁶

³ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2nd edition, Swindon, July 2015).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (GPA:3)* (2nd edition, Swindon, December 2017).

⁵ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

3. Policy Framework

Legislation

- 3.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.⁷
- 3.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁸
- 3.3. Full details of the relevant legislation are provided in **Appendix 3**.

National Planning Policy Guidance

- 3.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the

Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December 2023. The *NPPF* is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.⁹ The *PPG* also contains the *National Design Guide*.¹⁰

- 3.5. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

- 3.6. Planning applications in Ewen are currently considered against the policy and guidance set out within the *Cotswold District Local Plan 2011-2031*.
- 3.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 5**.

⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁸ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

⁹ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁰ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

4. Site Description and Historic Development

Site Description

- 4.1. The site covers 0.46ha and is located within the western part of Ewen, on the southern side of the main road that passes through the settlement on a roughly east-west axis. Access is via a driveway on the west side of Stanmore House.
- 4.2. The main body of the site is a parcel of undeveloped land which forms the extended garden area of Stanmore House. It is not in agricultural use and contains some spoil and building waste. The site is largely enclosed by timber post-and-rail fencing and mature hedgerows. A low, visually permeable, post-and-wire fence separates the site from the immediate garden curtilage of Stanmore House.
- 4.3. A series of residential plots lie immediately east of the site ('Mill Piece', 'Tanners' and 'Oak Tree House'; see Plate 8); their southern garden boundaries align with the southern boundary of the site. More residential plots of varying ages lie to the north of the site (on the opposite side of the road), including a modern cul-de-sac of three dwellings ('Thames View'; again see Plate 8).
- 4.4. West and west-south-west of the site is Lilac Cottage and Mill Farm (Plate 9). The nearest elements of Mill Farm comprise a modern, residentially converted Dutch barn and formally landscaped areas. These modern, domestic elements separate the site from the historic core of the former farm complex, located further west-south-west.
- 4.5. Open agricultural land lies to the south of the site, albeit separated by fencing and mature hedgerows along the southern boundary of the site, as well as a row of ground-mounted solar panels located in the field immediately beyond (Plate 10).
- 4.6. From the main road that runs parallel with the northern site boundary, the main body of the site is concealed from view by mature hedgerows (Plate 11).



Plate 8: Wide-angle north to north-east view across the site from the south-west corner.



Plate 9: West-south-west-facing view across the site from the south-east corner.



Plate 10: South-facing view across the site from the north-east corner.



Plate 11: South-facing view from the main road immediately north of the site.

The main body of the site is concealed by the mature hedgerows along its northern boundary.

Historic Development

- 4.7. There is no mid-19th-century tithe map coverage for Ewen. The earliest cartographic source to record the site and its surrounds in detail is the First Edition (1875) Ordnance Survey map (Plate 12). This illustrates that the site was then part of a larger, rectangular, field parcel. This field was partly bounded by trees, including a dense plantation on the west side which separated it from Mill Farm beyond. Besides Mill Farm to the west, the nearest built form comprised dwellings and associated outbuildings on the opposite side of the main road to the north.
- 4.8. The Second Edition (1901) Ordnance Survey map (Plate 13) illustrates no change within the site. The area immediately east is labelled as 'Allotment Gardens' and the plantation to the west is recognisable as an orchard. A small amount of new built form had been introduced on the opposite side of the main road.
- 4.9. No notable changes in the vicinity of the site are illustrated on the 1920 Ordnance Survey map (Plate 14).
- 4.10. An aerial photograph taken in 1944 (not reproduced due to copyright) illustrates no change within the site but does illustrate the residential development of land immediately to the east (present-day 'Mill Piece') and the construction of Lilac Cottage immediately to the west. The orchard that had previously separated the site from Mill Farm appears to have been cleared by that year.
- 4.11. Subsequently, Stanmore House was built immediately north-west of the site, as illustrated on the 1971-80 Ordnance Survey map (Plate 15). The historic southern

and eastern field boundaries had been removed, such that the site had been amalgamated with the agricultural land to the south. Based on this amalgamation of land, it can be deduced that the site formed part of the agricultural landholdings of Mill Farm. With specific regard to the Mill Farm, this had been expanded with new built form, including a collection of large barns/structures north-east of the farmhouse (in the approximate location of the present-day converted Dutch barn). The same map records additional residential development to the east of the site, including a modern cul-de-sac ('The Timbrells').

- 4.12. Satellite imagery of the site taken in 1999 indicates that it remained part of a large, amalgamated field system that was then used for pasture. Three garages had been built between Stanmore House and Lilac Cottage, and the modern cul-de-sac, 'Thames View', had been built immediately north of the site.
- 4.13. By 2006, another large, detached dwelling with detached garage had been built immediately west of Thames View and a large replacement dwelling was in the process of being built to the east of the site (corresponding with present-day 'Tanners'). Other dwellings in the vicinity of the site have since been replaced or considerably extended.
- 4.14. Satellite imagery taken in 2014 captures the residential redevelopment of Mill Farm, including the demolition of most of the modern barns and agricultural structures to the west of the site and the conversion of the Dutch barn. The present site boundaries were also established around that time. These changes are best illustrated by the most recent satellite imagery.

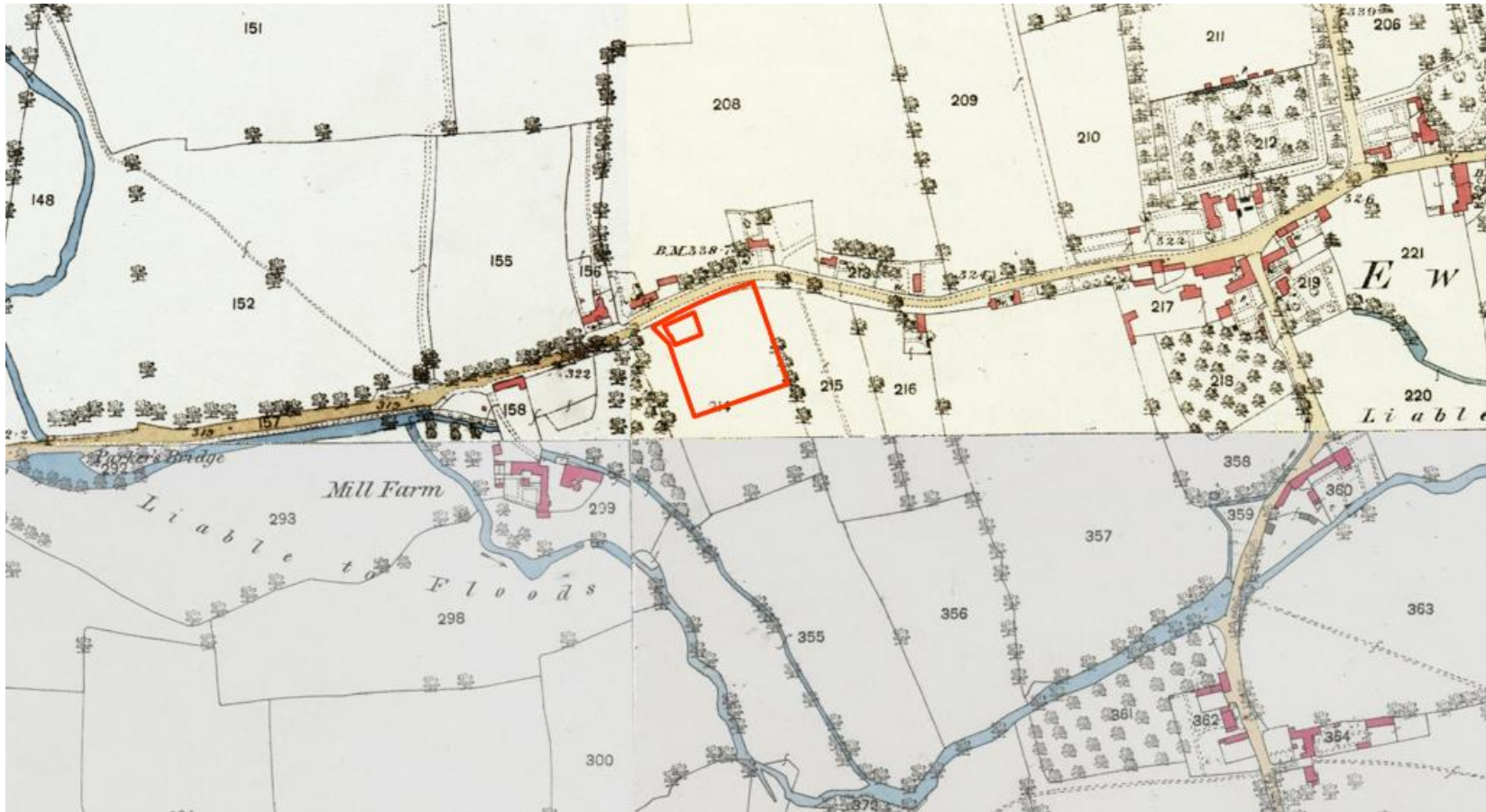


Plate 12: First Edition (1875) Ordnance Survey map.



Plate 13: Second Edition (1901) Ordnance Survey map.



Plate 14: Third Edition (1920) Ordnance Survey map.

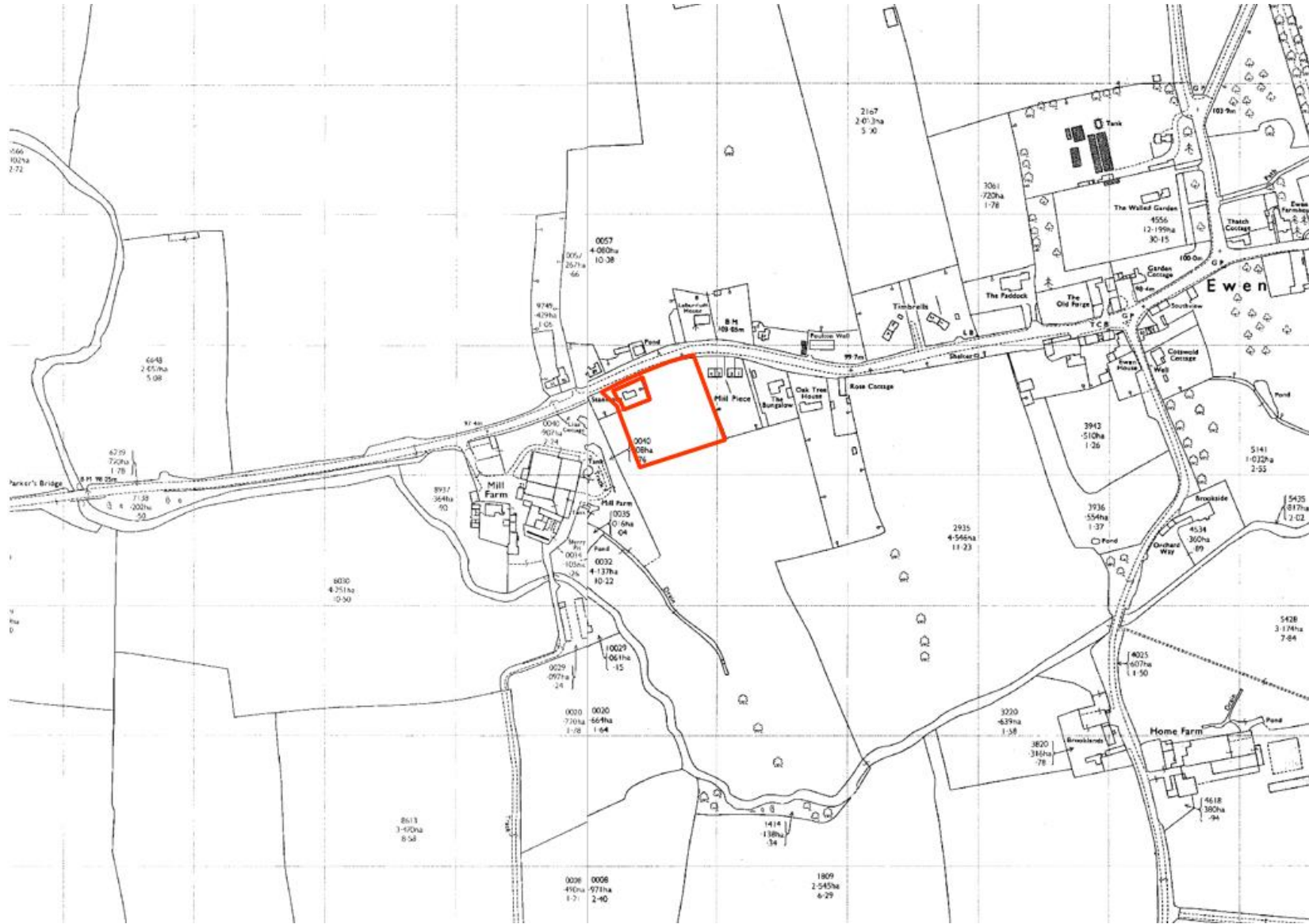


Plate 15: 1971–80 Ordnance Survey map.



Plate 16: 1999 satellite image of the site and its surrounds.

Source: Google Earth Pro.



Plate 17: 2006 satellite image of the site and its surrounds.

Source: Google Earth Pro.



Plate 18: 2021 satellite image of the site and its surrounds.

Source: Google Earth Pro.

- 4.15. In summary, the character of the site and its surrounds have changed considerably since the later 19th century. Whereas there was a sparse and dispersed pattern of linear settlement within this part of Ewen in the late 19th and early 20th centuries, subsequent development and redevelopment has resulted in a much greater density of built form on both sides of the main road and increasing domestication.
- 4.16. Today, the prevailing character in the vicinity of the site is of residential properties of various ages, styles and sizes, including substantial detached dwellings set back from the road within generous plots. Although a linear pattern of settlement remains legible from the road, the layout and grain of development has been much altered, especially as a result of the modern cul-de-sacs and large dwellings set back from the road.

5. The Historic Environment

- 5.1. The following Section provides an assessment of elements of the historic environment that have the potential to be impacted upon by the proposed development.
- 5.2. As set out in **Section 1**, the site contains no heritage assets. Pre-application comments from CDC have confirmed that only one heritage asset in the vicinity of the site is potentially sensitive to the proposed development, namely Grade II Listed Mill Farmhouse (NHLE 1153318). This asset has been taken forward for further setting assessment below.
- 5.3. With regards to other heritage assets within the surrounds of the site, Step 1 of the methodology recommended by *GPA3* (see methodology), is to identify which heritage assets might be affected by a proposed development.¹¹
- 5.4. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 5.5. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds. However, it is widely accepted (paragraph 213 of the *NPPF*) that not all parts of a heritage asset will necessarily be of equal significance.¹² In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.
- 5.6. Consideration, based upon professional judgement and on-site analysis, was therefore made as to whether any of the heritage assets present within the surrounding area may include the site as part of their setting, whether the site contributes to their overall heritage significance, and whether the assets may potentially be affected by the proposed scheme as a result.
- 5.7. The Ewen Conservation Area and heritage assets contained within its boundaries were considered as part of the Step 1 analysis.
- 5.8. Intervisibility between the site and the Conservation Area is exceptionally restricted due to the distance and intervening development and vegetation. There is one public vantage point looking out from the south-west corner of the designation area where there are long-range views in the direction of the site (Plate 19). Open agricultural land dominates the foreground and beyond this modern residential development is clearly visible. The site is an imperceptible part of the wider background content due to the intervening trees and hedgerows; the most visible reference points are Stanmore House and Lilac Cottage which are both only distantly glimpsable.

¹¹ Historic England, *GPA:3*, p. 4.

¹² DLUHC, *NPPF*, para. 213.



Plate 19: North-west-facing view towards the site from the south-west corner of the Ewen Conservation Area.

5.9. Ultimately, the proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of the Conservation Area through change to its setting because the new development would be distantly glimpsed (at most) and would blend with the existing built form that is visible on the western side of the village. Therefore, the Conservation Area and associated assets have not been taken forward for further assessment.

5.10. A map of all designated heritage assets in the vicinity of the site is included at **Appendix 6**.

Mill Farmhouse

5.11. Mill Farmhouse was added to the National List at Grade II on 27th February 1986 (NHLE 1153318). The List Entry describes the building as follows:

" Farmhouse. Late C17. Random coursed rubble stone, stone slate roof, stone end stacks. Probably through passage, single main range with small rear extension, 2 storeys and attic. Two gables to front, each with 2-light wood casement at top, 3-light on first floor and ground floor, all with timber lintels. Central moulded wood doorcase with arched door of 6 fielded panels, top 2 following arch and forming decorative shape. Projecting C19 boarded gabled porch."

5.12. A full copy of the List Entry is included at **Appendix 7**.

5.13. From the main road, the principal north elevation of the farmhouse can be publicly glimpsed (Plate 20). This has a prominent double-gable arrangement. There is a side

porch on the east flank elevation but no window openings. From within the farmhouse, primary views appear to be directed from its north elevation towards the road, and from its south elevation across its garden and towards the river and open agricultural land beyond.

5.14. The farmhouse was sited in relation to, and is principally accessed from, the main road to the north. There is a secondary, private approach from Washpool Lane far to the south via agricultural trackways.

5.15. The immediate surrounds of the farmhouse comprise the former farm complex which has since been converted and subdivided into various residential units. Some of the traditional, stone-built, former agricultural buildings will fulfil the criteria of curtilage listing by virtue of their date (they pre-date July 1948) and their association with the farmhouse, both historically and presumably at the time of listing in 1986. Other buildings are overtly modern, such as the large converted Dutch barn that dominates the north-east part of the complex (Plate 21).

5.16. The former farm complex retains some agricultural character due to the gravelled trackways driveways and open yard areas; however, it has been extensively domesticised through ornamental planting and the formation of private gardens and lawns.

5.17. The wider surrounds of the farmhouse include open agricultural land, much of which was probably part of its historic agricultural landholdings; the River Thames, which flows to the south and historically provided power to the adjacent mill; and the expanded settlement edge of Ewen to the north-east.



Plate 20: Public south-south-west-facing view of Mill Farmhouse from the main road to the north.



Plate 21: Public view of the converted Dutch barn located north-east of Mill Farmhouse.

5.18. Historic mapping illustrates that the farm possessed a more compact layout in the late 19th century and the farmhouse was physically connected to the range of agricultural buildings to the south-west (see Plate 12 above). The access point off the main road to the north was then located further to the west and followed a different alignment. Due to surrounding tree and orchard planting, the farm complex appears to have been relatively well-separated and screened from the surrounding agricultural land.

5.19. As discussed and illustrated above, the farm complex had considerably expanded by the 1970s due to the construction of new agricultural structures, including a collection of large barns in the area north-east of the farmhouse (see Plate 15 above). Most of the barns have since been demolished, although the Dutch barn was retained and converted.

Statement of Significance

5.20. The Grade II Listing of Mill Farmhouse highlights it is a heritage asset of less than the highest significance as defined by the *NPPF*.¹³

5.21. The heritage significance of the building is principally embodied in its physical fabric. It derives historic interest from the general age and form of this fabric, being a good example of a traditional, vernacular farmhouse that is thought to date from the late 17th century and is illustrative of agricultural life and rural settlement at that time. Elements of the internal layout and any notable fixtures and fittings will augment this historic interest by

giving legibility to the past circulation and function of the spaces.

5.22. The architectural interest of the building is principally embodied in its earliest fabric, although later (albeit still historic) features may also contribute, especially in terms of understanding the evolution of the building. Externally, it is the principal north elevation which is of most interest due to its prominent double-gabled form which was evidently designed to be admired when approaching the farmhouse from the main road.

5.23. Those historically associated buildings which fulfil the criteria of curtilage listing will legally form part of the statutory listing and will almost certainly contribute to the overall significance of the asset in terms of group value, as well as potentially possessing architectural and historic interest in their own right.

5.24. The setting of Mill Farmhouse also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "*setting*") which are considered to contribute to its heritage significance are summarised below:

- Besides the historic former farm buildings which possess group value with the farmhouse, other historic elements of the former farm complex which survive, such as traditional boundary walling and yard areas, will contribute to the historic interest of the

¹³ DLUHC, *NPPF*, para. 206.

asset by giving legibility to the historic layout and character of the farmstead.

- The road to the north contributes in terms of understanding the siting and historic approach to the farmhouse (historic interest), as well as the fact that the architectural interest of the asset’s principal elevation can be publicly appreciated from this vantage point.
- Elements of the surrounding agricultural landscape contribute where this was historically part of the farm’s landholdings and can be readily experienced in conjunction with the farmhouse. The open agricultural land and the river to the south are particularly important in this respect because they will be experienced as part of views from the south elevation and rear garden of the farmhouse, and historically served the farm and its adjoining mill.

5.25. It should be emphasised, however, that Mill Farmhouse is no longer part of a working farm and no longer has a direct or active functional relationship with the surrounding farm buildings and agricultural land. Furthermore, as noted above, the former farm complex has been formalised and domesticated as a result of modern conversion and landscaping and this has somewhat eroded the experience of the listed building’s historic farmstead context.

Any Contribution of the Site through Setting

- 5.26. The site is located approximately 100m east-north-east of Mill Farmhouse at its nearest point.
- 5.27. The extent of the historic landholdings of Mill Farm are unknown and there is no mid-19th-century tithe map or apportionment to provide this information.
- 5.28. A historic association between the site and Mill Farm in terms of landownership and agricultural use is plausible given their proximity; however, the earliest Ordnance Survey mapping provides no conclusive evidence (see Plate 12 to Plate 14 above). The late 19th and early 20th-century maps do not illustrate any link between the farm and the site; for example, in the form a trackway connection.
- 5.29. On the other hand, it is clear that there was a functional association between the farm and the site by the 1970s given it came to form an amalgamated field that was open to the complex (see Plate 15 above) and there is a residual gateway in the western boundary of the site that once provided a direct connection to the farm (Plate 22).
- 5.30. Even assuming a historic association, there was apparently greater physical and visual separation between Mill Farm and the site historically due to the intervening tree and orchard planting that once existed.



Plate 22: Modern gateway in the western boundary of the site that once provided a connection to Mill Farm.

- 5.31. Today, the modern converted Dutch barn dominates the north-eastern part of the complex and separates the historic core of the farm from the site. As noted above, this part of the complex which is nearest the site also possesses an overwhelmingly residential character due to the ornamental planting and what appears to be a gazebo east of the barn.
- 5.32. The farmhouse itself is positioned, orientated and fenestrated such that there are no views from it in the direction of the site, and the site is not experienced as part of any key views of the asset. For example, the site is not seen in conjunction with the principal elevation of the farmhouse when approaching from the road and the private driveway.
- 5.33. There is some intervisibility between the site and the former farm complex, but these do not equate to key views that enable the special architectural and historic interest of Mill Farmhouse to be better understood.
- 5.34. From the western boundary of the site (nearest Mill Farm), there are heavily filtered glimpses of the farm buildings through the boundary hedgerows during the winter months (Plate 23). The most prominent building is

the converted Dutch barn and the surrounding modern domestic landscaping and planting can be experienced. The historic farm buildings are only vaguely perceptible.

- 5.35. In long-range views across site, there is a general sense of the farm grouping; however, the converted Dutch barn is once again the dominant feature and there are only distant glimpses of the roofs of the historic farm buildings, including the farmhouse (Plate 24).
- 5.36. Ultimately, these are all private views in which the listed farmhouse is not readily appreciated or understood. Given the site is no longer in agricultural use and is physically and visually separated from the farmhouse by mature planting and intervening modern built form, it does not form part of the wider setting of the asset which gives important legibility to the farmhouse's historic rural setting.
- 5.37. For these reasons, the site does not contribute to the significance of Grade II Listed Mill Farmhouse through setting.



Plate 23: South-west-facing view into Mill Farm through the hedgerows at the south-west corner of the site.



Plate 24: South-west-facing view across the site towards Mill Farm.

6. Assessment of Impacts

6.1. This Section addresses the heritage planning issues that warrant consideration in the determination of the application for Planning Permission to residentially develop the site in line with the proposals set out within **Section 1** of this Report.

6.2. As detailed above, the *Planning and Compulsory Purchase Act (2004)* requires that applications for Planning Permission are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policy guidance set out within the *NPPF* is considered to be a material consideration which attracts significant weight in the decision-making process.

6.3. The statutory requirement set out in Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings.

6.4. In addition, the *NPPF* states that the impact of development proposals should be considered against the particular significance of heritage assets, such as Listed Buildings, and this needs to be the primary consideration when determining the acceptability of the proposals.

6.5. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether

the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 207 and 208 of the *NPPF*.¹⁴

6.6. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹⁵

6.7. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed.¹⁶ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹⁷

6.8. This Section will assess the impact of the proposed development on the significance of Grade II Listed Mill Farmhouse through change to its setting, in line with the relevant legislation, policy and guidance.

¹⁴ DLUHC, *NPPF*, paras. 207 and 208.

¹⁵ DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹⁶ DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹⁷ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

Mill Farmhouse

- 6.9. As set out above, although a historic association between the site and Mill Farmhouse in terms of landownership and functional agricultural use is plausible, this is no longer the case. The site is not in agricultural use, and due to the established boundary planting and the proximity of Stanmore House it does not read as part of the wider agricultural landscape surrounding Mill Farm.
- 6.10. The Case Officer's comments provided as part of approved application 19/O1846/FUL and the recently received pre-application Conservation comments confirm that the principle of residentially developing the site to provide up to four new dwellings is considered acceptable and not fundamentally harmful to the significance of Mill Farmhouse.
- 6.11. As outlined in **Section 1** of this Report, the proposals have evolved to respond to the pre-application Conservation comments. The following discussion will focus on how the currently proposed development will be experienced in relation to Mill Farmhouse and the impact (if any) on the identified heritage interests of the asset.
- 6.12. New built form within the site will be set back from the southern boundary and the open countryside beyond. The nearest new built form to Mill Farmhouse will be House D which is to comprise a low-lying Dutch barn-style dwelling. In form and appearance, it will echo the converted Dutch barn that already stands to the west of the site. will support the transition from former farmstead to open countryside. The remainder of development, which will be located further from the farmhouse, is to be arranged around a central yard area and appropriately scaled and finished to reflect the local rural and domestic vernacular, specifically by not exceeding two storeys and integrating natural Cotswold stone facings.
- 6.13. Existing, established planting at the site boundaries is to be enhanced with new native hedgerow and tree planting, especially along the western, southern and eastern boundaries.
- 6.14. There will be no perception of these changes in views out from the farmhouse. From the wider Mill Farm complex, there are anticipated to be glimpses of the new built form, especially the Dutch barn-style dwelling, but this will be experienced in conjunction with the existing converted Dutch barn and the formalised domestic character of the north-eastern part of the complex, and other residential built form along the main road.
- 6.15. There are no rights of way across the fields to the south of the site. As a result, there will be no public experience of the new development in conjunction with Mill Farmhouse from this direction. In private views from these fields, there is anticipated to be limited perception of the farmhouse due to the buildings that surround it, whilst visibility of new development within the site would not harmfully erode legibility of the farmhouse's agricultural surrounds. The barn-style design of House D coupled with the enhanced boundary planting will ensure a sensitive transition between the site and the open agricultural land to the south.
- 6.16. From the private fields to the south and west of the farmhouse, the proposed development is not anticipated to result in any change to how the farmhouse is understood within its agricultural surrounds.

6.17. When travelling along the main road that runs parallel with the northern boundary of the site, the proposed development will sustain the existing perception of residential development. This is because House B will fill the gap between Stanmore House and Mill Piece (cf. Plate 11 above), whilst existing hedgerows along the northern boundary will be retained such that visibility of new built form set further within the site will be restricted. From the site access, there will be a view into the site in which House D is visible; however (as discussed above) in form and character this dwelling will resemble a converted agricultural building that is slightly set back from the road. The perception of a suburban cul-de-sac, as exemplified by Thames View located immediately north of the site, will be avoided.

6.18. Ultimately, the change to views along the main road will not have a harmful impact on the setting of Mill Farmhouse because there are currently no views of the farmhouse across the site and the proposed development will sustain the experience of the farmhouse being located at the western edge of the settlement. It is only when level with the access to the

former farm complex that it is possible to publicly glimpse the farmhouse (see Plate 20 above), and from this vantage point there will be no experience of the new development within the site.

6.19. In summary, the proposed development will cause no harm to the significance of Grade II Listed Mill Farmhouse through change to its setting for the following reasons:

- The interrelationship and group value between the farmhouse and its historic farm buildings will remain clearly legible;
- Key views from and towards the farmhouse will be unaffected, especially those that relate to the road to the north and the open agricultural land to the south of the farmhouse; and
- The appreciation of the former farm complex's position at the western edge of the settlement will be sustained.

7. Conclusions

7.1. This Built Heritage Statement has been commissioned by JVAT Developments Ltd to consider heritage matters relating to the proposed residential development of land east of Stanmore House to provide three new dwellings.

7.2. Only one heritage asset has been identified as being potentially sensitive to the proposed development, namely Grade II Listed Mill Farmhouse (NHLE 1153318).

7.3. It has been concluded that the application site makes no contribution to the significance of the listed farmhouse through setting. In reaching this conclusion, it has been acknowledged that a historic association between the farmhouse and the site in terms of ownership and functional agricultural use may have existed, but this has long since been severed and the site is no longer in agricultural use. When also having proper regard to the baseline conditions of Mill Farmhouse and its surrounds, including the residential conversion of its former farm buildings and the domestication of the north-eastern part of the complex, the site makes no significant contribution in terms of understanding the agricultural surrounds of the farmhouse.

7.4. The proposed development has been carefully designed to ensure a sensitive transition between the site, the former farm complex to the south-west, and the open

agricultural land to the south. The layout and individual house designs have responded to pre-application comments from the Senior Conservation and Design Officer for CDC as well as being informed by the Cotswold Design Code.

7.5. In summary, the proposed development will cause no harm to the significance of Grade II Listed Mill Farmhouse through change to its setting for the following reasons:

- The interrelationship and group value between the farmhouse and its historic farm buildings will remain clearly legible;
- Key views from and towards the farmhouse will be unaffected, especially those that relate to the road to the north and the open agricultural land to the south of the farmhouse; and
- The appreciation of the former farm complex's position at the western edge of the settlement will be sustained.



Appendix 1: Pre-Application Conservation Response

DEVELOPMENT SERVICES – CONSERVATION RESPONSE FORM

| | |
|---|---------------------------------|
| TO: Martin Perks | DATE: 13th November 2023 |
| REF: 23/03199/PAYPRE | |
| Address: Land Parcel East Of Stanmore House And South Of Thames View Ewen Gloucestershire | |
| Proposal: Demolition of existing dwelling, erection of a replacement dwelling and three new dwellings with associated car park, landscaping, drainage and reconfigured access. | |

Comments:

Legislation and policy

Mill Farmhouse to the south west is a Grade II Listed Building. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving its setting, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 of the National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 200 states that any harm to, or loss of, the significance (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 202 states that where a development proposal will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy EN1 of the Local Plan covers the Built, Natural and Historic Environment and states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by: ensuring the protection and enhancement of existing natural and historic environmental assets and their settings, proportionate to the significance of the asset; and ensuring design standards that complement the character of the area and the sustainable use of the development.

Policy EN2 covers the Design of the Built and Natural Environment and states that development will be permitted which accords with the Cotswold Design Code and that proposals should be of a design quality that respects the character and distinctive appearance of the locality. The following paragraphs are considered to be of particular relevance:

D.9 Careful study should be made of the context of any new development. Each site will have its own characteristics, and a specific landscape or townscape setting. Any proposed development should respond to this.

D.10 Settlements are distinctive in how they sit within the landscape. They have their own unique layouts and patterns of streets. These characteristics should be reflected in the location and design of new developments.

D.11 Some Cotswold villages are arranged around village greens. Others are set out in a linear fashion, or are more dispersed and rural.

D.14 In designing new development, close attention to the site and its setting should work at all levels, from the overall principle, density and grain, to the scale, form, roofscapes, elevations and detailed features of the buildings, and then to the landscaping surrounding them.

D.16 New buildings should be carefully proportioned and relate to the human scale, and to their landscape or townscape context.

D.17 Excessive or uncharacteristic bulk should be avoided. New buildings should generally not dominate their surroundings, but should complement the existing structures or landscape, and sit comfortably within their setting.

D.18 The height of new buildings should respond to the local context, for example forming a gentle transition from open countryside to settlement edge.

D.22 ... it is critical that new vernacular proposals are carefully researched and reflect the qualities of the traditional architecture of the area, including materials, proportions and roof forms, as well as the siting, scale and detailed design of features.

D.25 Some key qualities of the Cotswold vernacular are:

b. A general simplicity of form and design is typical, often giving buildings an understated appearance.

h. Window openings well-spaced and fairly small, with sizeable areas of wall in between. Openings usually centrally placed within gables, and end walls containing chimneys usually blank, or with sparse and offset fenestration.

i. Two and three light windows most common. Generally a hierarchy to the openings, with wider ground floor windows below smaller upper floor windows.

Policy EN4 covers the Wider Natural and Historic Environment and states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside), and that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. Proposals will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

Policy EN10 covers the Historic Environment: Designated Heritage Assets. It states that in considering proposals that affect a designated heritage asset or its setting, great weight shall be given to the asset's conservation, and that the more important

the asset, the greater the weight should be. It also states that development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted. Finally it states that proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm, and that any such assessment will take account of the importance of the asset, the scale of harm, and the nature and level of the public benefit.

Policy EN12 covers the Historic Environment: Non-Designated Heritage Assets. It states that development affecting a non-designated heritage asset will be permitted where it is designed sympathetically, having regard to the significance of the asset, its features, character and setting. It also states that where possible development will seek to enhance the character of a non-designated heritage asset, and that proposals for demolition or total loss will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm of loss.

Site description

The site lies to the western edge of the village of Ewen. The core of the historic settlement and the conservation area boundary are some way to the east. It is not considered that the setting of the conservation area is affected in this case.

There was some sporadic historic development on this road west out of the village, mostly in the form of well-spaced dwellings to the north of the road as seen on C19 maps. There are buildings to the north and north west of the site classed as non-designated heritage assets.

There has then been a good deal of C20 infill development to the west side of Ewen. There are semi-detached dwellings immediately east of the site and a number of larger detached dwellings. These are mostly set in plots along the road, thereby maintaining a linear grain to the settlement in this location.

To the west and south west of the site is the complex of buildings at Mill Farm. The historic farmhouse is principally listed and a number of other structures are curtilage listed. Mill Farm is typical of an historic farm complex on the edge of a village. Its open, rural setting and agricultural surroundings make an important contribution to its significance as a designated heritage asset.

Generally within this part of the village the gaps between houses and their single plot depth allows an appreciation of the wider landscape context and gives the locality a strong rural character.

Proposed development

This enquiry seeks pre-application advice on an alternative scheme, for four new dwellings, following the approval of a scheme (ref. 19/01846/FUL) for the retention of the existing dwelling and three new dwellings on the land to its east and south east. In terms of number of total dwellings, and principle, there are no objections. But there are objections to the siting, layout, scale and design of the dwellings now proposed.

Previously care was taken to maintain the built form along the village road, with two dwellings placed in linear fashion to the east of the existing house, and then just one of the dwellings set at right angles backing on to the far boundary. This better maintained the general settlement pattern and the character of the area.

These current proposals show four new large detached dwellings placed across the whole plot, rather than the half of it nearer the road as previously. The dwellings are spaced evenly, their curtilages occupying about a quarter of the plot each. Access is via a shared drive into a rear entrance court, with gateways on to private parking areas.

The proposed layout is more akin to a suburban cul-de-sac, and fundamentally does not respect the grain or character of the village. The development intrudes further upon the setting of Mill Farm, with the houses encroaching to a greater degree into open land set away from the road.

The houses are very large and fairly complex in form, with attached wings as well as detached outbuildings. They are quite rambling and suburban in form, not respecting the simpler, shallower and more compact forms of classic vernacular cottages. The approved scheme showed dwellings of a more sympathetic, modest form, referencing farm workers dwellings or similar.

The substantial massing of the proposed houses would appear incongruous within this setting. The sizeable outbuildings are also a concern, in their intrusive and consolidating effect.

The height of dwellings should respond to context. The generous two-and-a-half storey House D is particularly unsympathetic and jarring, within its wider context generally, but also in failing to provide a soft transition to the open countryside immediately beyond.

The design of House D would appear dominant and incongruous, with its grandiose appearance, in a location and within a layout that would not be expected of a dwelling more classical in style and of higher architectural status.

The specific designs are also problematic in other respects. Even where they maintain a height of two storeys and a generally more vernacular appearance, there are features that are discordant, including the arched openings and stair window to House A, the extensive gabled forms and awkward rear single storey roof form to House B, the long ridge and adjoining cat slide lean-tos of House C, and the attached ranges and integral garage of House D. Throughout there are concerns too with the scaling of fenestration, such as a lack of hierarchy between ground and first floor openings, and oversized dormers.

It is emphasised, however, that minor design revisions would not mitigate for the principal objections of inappropriate siting, large scale and complex form, and the overall impact of these, having an incongruous appearance and suburbanising effect within the context of this largely linear and rural settlement. Substantial reduction in the extent of development and the massing of buildings would also be necessary to avoid a damaging effect on the open and agricultural setting of Mill Farm, and the relationship of that historic complex to the village of Ewen.

Conclusion

It is concluded that the development would fail to preserve the setting of the listed buildings at Mill Farm, and would diminish the significance of these designated heritage assets. There may be some public benefit in new housing, but this could be delivered in a more sympathetic manner, and whilst the harm to the designated heritage asset may be less than substantial it is still given great weight and in my view would not be outweighed in the planning balance. The proposed development also fundamentally fails to respect the settlement pattern and rural character of the location, and does not meet the requirements of the Design Code for sensitive and responsive design. Therefore it is considered that the current proposals would be contrary to each of the items of legislation and policy quoted above. My recommendation were an application to be submitted would be refusal.

From:

Laurie Davis
Senior Conservation & Design Officer

Appendix 2: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”¹⁸

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.¹⁹

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in *English Heritage’s Conservation Principles*.²⁰ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²¹

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the *Glossary to the National Planning Policy Framework*, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²²

¹⁸ DLUHC, *NPPF*, Annex 2.

¹⁹ Historic England, *GPA:2*.

²⁰ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

heritage values are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²¹ DLUHC, *NPPF*, Annex 2; DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

²² DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²³

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁴

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”²⁵

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.²⁶

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²³ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

²⁴ DLUHC, *NPPF*, Annex 2.

²⁵ DLUHC, *NPPF*, Annex 2.

²⁶ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”²⁷

²⁷ Catesby Estates Ltd. v. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

²⁸ DLUHC, NPPF, para. 206 and fn. 72.

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 206 of the NPPF, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 72 of the NPPF;²⁸
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 206 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);²⁹ and

²⁹ DLUHC, NPPF, para. 206.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.³⁰

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative

assessment using professional judgement is inevitably involved.”³¹

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of

³⁰ DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

³¹ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,³² and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of

the harm may vary and should be clearly articulated."³³

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.³⁴

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.³⁵ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above.

Fundamental to this methodology is a consideration of *"what matters and why"*.³⁶ Of particular relevance is the checklist given on page 13 of GPA:3.³⁷

³² Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³³ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁴ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

³⁵ Historic England, GPA:2, p. 9.

³⁶ Historic England, GPA:3, p. 8.

³⁷ Historic England, GPA:3, p. 13.

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”³⁸

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.³⁹

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴⁰

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 4**, the *NPPF* (at Paragraphs 207 and 208) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴¹

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 207 to 209.⁴²

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and 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 benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

³⁸ Historic England, *GPA:3*, p. 4.

³⁹ Historic England, *GPA 3*, p. 8.

⁴⁰ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁴¹ DLUHC, *NPPF*, paras. 207 and 208.

⁴² Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 207 and 209.



- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁴³

Any "*heritage benefits*" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁴³ DLUHC, *PPG*, paragraph 020, reference ID: 18a-020-20190723.

Appendix 3: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴⁴

Section 66(1) of the Act goes on to state that:

“In considering whether to grant planning permission [or permission in principle] 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.”⁴⁵

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

⁴⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

when the decision-maker carries out the balancing exercise.”⁴⁶

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 208 of the current, revised NPPF, see **Appendix 4**), this is in keeping with the requirements of the 1990 Act.⁴⁷

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁴⁸

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁴⁶ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁴⁷ Jones v Mordue [2015] EWCA Civ 1243.

⁴⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).



In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁴⁹

⁴⁹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 4: National Policy Guidance

The National Planning Policy Framework (December 2023)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2023. This replaced and updated the previous *NPPF* (September 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

- a. ***approving development proposals that accord with an up-to-date development plan without delay; or***
- b. ***where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. ***the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***⁵⁰

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.”⁵¹ (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁵²

⁵⁰ DLUHC, NPPF, para. 11.

⁵¹ DLUHC, NPPF, para. 11, fn. 7.

⁵² DLUHC, NPPF, Annex 2.

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁵³

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁵⁴

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 201 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁵⁵

Paragraph 203 goes on to state that:

“In determining planning applications, local planning authorities 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 and distinctiveness.”⁵⁶***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 205 and 206 are relevant and read as follows:

“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

⁵³ DLUHC, NPPF, Annex 2.

⁵⁴ DLUHC, NPPF, Annex 2.

⁵⁵ DLUHC, NPPF, para. 201.

⁵⁶ DLUHC, NPPF, para. 203.

substantial harm, total loss or less than substantial harm to its significance.”⁵⁷

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁵⁸**

In the context of the above, it should be noted that paragraph 207 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁵⁹**

Paragraph 208 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁶⁰

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

⁵⁷ DLUHC, *NPPF*, para. 205.

⁵⁸ DLUHC, *NPPF*, para. 206.

⁵⁹ DLUHC, *NPPF*, para. 207.

⁶⁰ DLUHC, *NPPF*, para. 208.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶¹

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For 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.

While the impact of total destruction is obvious, 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, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁶² (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁶³

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁶⁴

⁶¹ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁶² DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶³ DLUHC, NDG, para. 46.

⁶⁴ DLUHC, NDG, para. 47.

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁶⁵

⁶⁵ DLUHC, NDG, paras. 48-49.

Appendix 5: Relevant Development Plan Policies

Planning applications within Ewen are currently considered against the policy and guidance set out within the Cotswold District Local Plan 2011-2031, which was adopted on the 3rd August 2018.

The following policies from the Local Plan are relevant to the historic environment:

Policy EN1 – BUILT, NATURAL AND HISTORIC ENVIRONMENT

New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;*
- b. contributing to the provision and enhancement of multi-functional green infrastructure;*
- c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;*
- d. seeking to improve air, soil and water quality where feasible; and*
- e. ensuring design standards that complement the character of the area and the sustainable use of the development.*

Policy EN2 – DESIGN OF THE BUILT AND NATURAL ENVIRONMENT

Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.

Policy EN4 – THE WIDER NATURAL AND HISTORIC LANDSCAPE

1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.

2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

Policy EN10 – HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS

1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.

2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- **the importance of the asset;**
- **the scale of harm; and**
- **the nature and level of the public benefit of the proposal.**

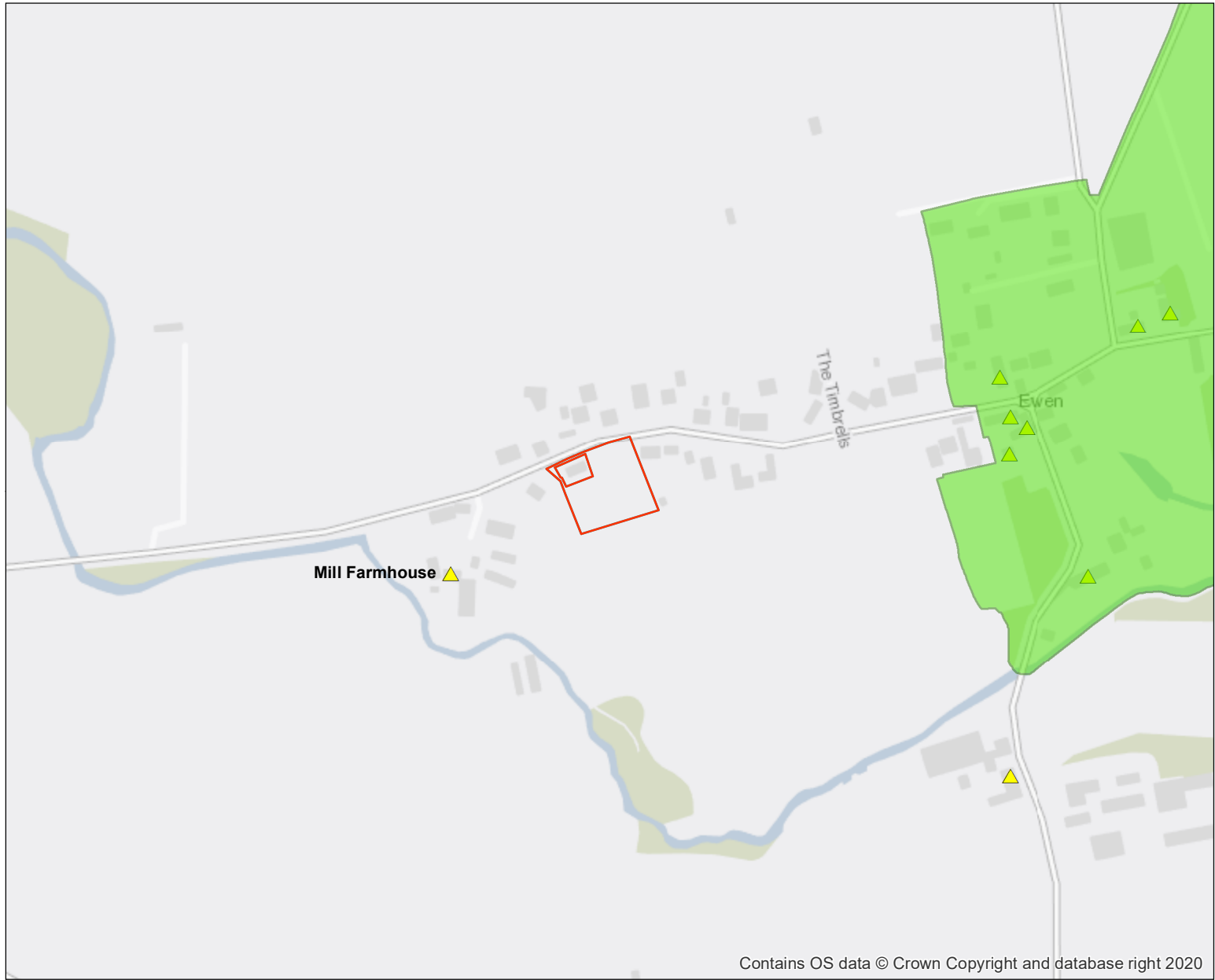
Policy EN11 – HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS – CONSERVATION AREAS

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;**
- b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;**
- c. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;**
- d. have regard to the relevant Conservation Area appraisal (where available); and**
- e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.**



Appendix 6: Map of Designated Heritage Assets



KEY

- Site
- Ewen Conservation Area

Listed Buildings

- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II

**Appendix 6:
Map of Designated
Heritage Assets**

Stanmore House, Ewen

Client: JVAT Developments Ltd
 DRWG No: P24-0046 Sheet No: - REV:-
 Drawn by: JT Approved by: AR
 Date: 09/02/2024
 Scale: 1:5,000 @ A4

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Appendix 7: Mill Farmhouse List Entry

MILL FARMHOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1153318

Date first listed: 27-Feb-1986

Statutory Address 1: MILL FARMHOUSE

Location

Statutory Address: MILL FARMHOUSE

The building or site itself may lie within the boundary of more than one authority.

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Kemble and Ewen

National Grid Reference: ST 99928 97374

Details

KEMBLE EWEN ST 99 NE 7/46 Mill Farmhouse II Farmhouse. Late C17. Random coursed rubble stone, stone slate roof, stone end stacks. Probably through passage, single main range with small rear extension, 2 storeys and attic. Two gables to front, each with 2-light wood casement at top, 3-light on first floor and ground floor, all with timber lintels. Central moulded wood doorcase with arched door of 6 fielded panels, top 2 following arch and forming decorative shape. Projecting C19 boarded gabled porch.

Listing NGR: ST9992897374

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 129343

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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