

PLANNING REPORT

Site Name : Ash Tree Farmhouse, Swinefleet Road,

Site Location : Goole, DN14 8AT.

Combined Design & Access Statement and Heritage Assessment in support of an application for Listed Building Consent for: replacement of 5 no. ground and first floor windows on the south facing of the dwelling; Like for like replacement of existing upvc windows on north facing; Repointing and repair of roof with like for like replacement of welsh roof slate; replacement of 1 no. external door on the south facing of the dwelling.



On behalf of

Ryan Longley.

February 2024.

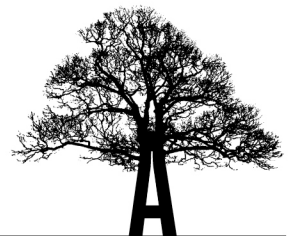
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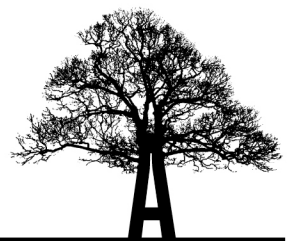


Document Contents

1. Introduction.	1
1.1 Background.	1
1.2 The site and its surroundings.	1
1.3 Description of the Development.	2
2. Heritage Assessment.	3
2.1 Introduction	3
2.2 Heritage Designations.	4
2.3 Planning Policy and Guidance – Heritage Setting.	6
2.4 Heritage Guidance.	7
2.5 Case Law on Setting of Designated Heritage Assets.	11
2.6 Description of sensitivity.	13
2.7 Assessment of Significance.	15
2.8 Heritage Impact Assessment.	19

Appendices.

1. Pre-application advice letter.



1.Introduction

1.1. Background.

1.1.1. This Heritage Assessment statement (which incorporates a Design & Access Statement) has been prepared to support an application for Listed Building Consent for the replacement of 5 no. ground and first floor windows on the south facing of the dwelling; Like for like replacement of existing upvc windows on north facing; Repointing and repair of roof with like for like replacement of welsh roof slate; replacement of 1 no. external door on the south facing of the dwelling.

1.2. The Site and its surroundings.

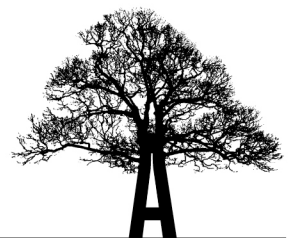
1.2.1. The application site comprises an existing 2 storey rural dwelling, in red brick and welsh slate roof, a Grade II Listed Building.

1.2.2. The property is situated south of the A161/Swinefleet Road, off a long drive. The property sits within a quite extensive curtilage of around 2ha, including (none Listed) outbuildings and fields used as the Ashtree Boarding & Rehabilitation Centre.

1.2.3. Image 1 below shows an approximate site boundary on an aerial photograph base. The site location plan included as Plan 1 shows the extent and location of the proposal address edged in red.



Image 1 – Aerial view of the application site.



1.3. Description of the Development.

1.3.1. The applicant seeks Listed Building Consent for the following schedule of works, referenced to the floor plan below

External Works:

- replacement of 5 no. ground and first floor windows on the south facing of the dwelling.
- Like for like replacement of existing upvc windows on north facing.
- Repointing and repair of roof with like for like replacement of welsh roof slate.
- replacement of 1 no. external door on the south facing of the dwelling.



2.Heritage Assessment.

2.1. Introduction.

- 2.1.1. This Heritage Assessment accompanies the application for Listed Building Consent to undertake the schedule of works as listed at para. 1.3.1 above. It has been produced using the Historic England's Conservation Principles, Policies and Guidance (April 2008) and Advice Note 10: Listed Buildings and Curtilage (February 2018). A site survey was undertaken on 21st November 2023.
- 2.1.2. Pre-application advice was sought from the Council's conservation officers in 2023 (copy of response attached as Appendix 1). This advice has been fully referenced in formulating this proposal.
- 2.1.3. Information on the history of the site has been drawn from a number of sources. The list of sources used in the preparation of the report is presented on p.21.



2.2. Heritage Designations.

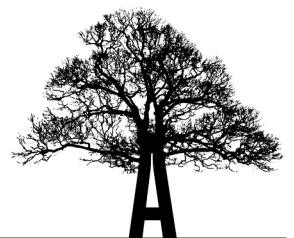
2.2.1. The locations of Designated Heritage assets in proximity to the application site are shown below. It is confirmed that there are no other statutory Listed Buildings or other designated built heritage assets in proximity to the application site, the settings of which that might be impacted by the proposal:



Fig 2 – Location of Listed Buildings (application site indicated in red).

2.2.2. The application property, Ash Tree Farmhouse, is a Grade II Listed Building. Grade II buildings are deemed of special interest; 91.7% of all listed buildings are in this class. The list entry (list entry number 1161369) reads as follows:

“Farmhouse. Early-mid C19. Brick with Welsh slate roof. Double-depth plan with 2-room central entrance-hall south front. 2 storeys with attic, 3 bays; symmetrical. Doorcase with ribbed pilasters carrying plain entablature and hood; C20 half-glazed door and plain overlight in architrave and reveal. Windows with sills and channelled stucco cambered arches with fluted keys: C20 glazing to ground floor, 16-pane sashes in reveals to first floor. Stone-coped gables with shaped kneelers. End stacks. Single 4-pane attic sliding sashes to returns. Interior not investigated. Adjoining outbuildings to left of no special interest.”

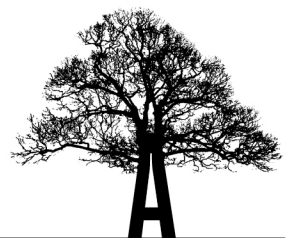


2.2.3. The application property was part of a group listing in the “Goole Fields area” in 1986. 5 other Grade II Listed buildings are sited within an approximately 500m radius of the proposal property, predominantly (all except “Field House Farmhouse”, which lies approximately 500m to the east) to the west:

- Field House Farmhouse.
- Goole Mill Windmill Tower.
- Home Farmhouse.
- Ivy Lodge Farmhouse.
- Stables and Coach-House Approximately 50 Metres South-East of Goole Hall.

2.2.4. In addition to the above, the Grade II* Goole Hall is located approximately 1km to the north west of the application property. There is also a Grade II Listed tombstone “Tombstone at Burying Hill” in the overgrown former graveyard of nearby Goole Hall.

2.2.5. Given the proposal site is a Grade II Listed Building, this heritage assessment has been undertaken to assess impacts on the structure and setting of this designated heritage asset. The proposal is not considered to impact on the settings of the Grade II* Listed “Goole Hall” due to distance of physical separation. Again given factors of distance of physical separation, the presence of surrounding non designated outbuildings, the fact the proposed exterior works represent relatively minor alterations that would not be visible in longer vistas, and the presence of intervening mature trees and hedgerow surrounding the curtilage of the appeal property, the proposal is not considered to impact on the settings of the 5 Grade II Listed buildings to the east and west.



2.3. Planning Policy and Guidance – Heritage Setting.

2.3.1. National Planning Policy Framework (NPPF) – Conserving and Enhancing the Historic Environment.

2.3.2. Chapter 16 of the NPPF (2021) states the following in paragraph 199;

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

2.3.3. NPPF also states the following in paragraph 202;

“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.”

2.3.4. The Planning (Listed Building and Conservation Areas) Act 1990.

2.3.5. The Planning (Listed Building and Conservation Areas) Act 1990 (“the Listed Building Act”) requires decision makers to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses.

2.3.6. The statutory duty is reflected in Built Heritage policies contained in the adopted East Riding Local Plan (adopted 2016).



2.4. Heritage Guidance.

2.4.1. Setting.

2.4.2. Heritage Setting guidance is proved in the Historic England Good Practice Advice in Planning Note 3 (Second Edition).

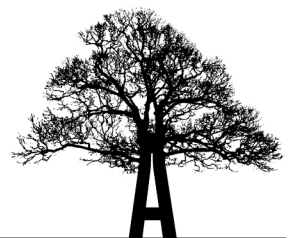
2.4.3. The Good Practice Advice states that its purpose is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related guidance in the national Planning Practice Guide (PPG).

2.4.4. It states that it should be read in conjunction with Good Practice Advice notes 1 (The Historic Environment in Local Plans) and 2 (Managing Significance in Decision-Taking in the Historic Environment). This good practice advice acknowledges the primacy of the NPPF and PPG, supporting the implementation of national policy, but does not constitute a statement of Government policy itself, nor does it seek to prescribe a single methodology or particular data sources.

2.4.5. Guidance – Settings and Views.

2.4.6. Part 1 of the Historic England Guidance, ‘Settings and Views’, refers to NPPF Glossary; ‘Setting of a heritage asset’ which describes ‘setting’ as follows;

- *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.*
- *A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*



- *Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*
- *The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

2.4.7. The Guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step5: Make and document the decision and monitor outcomes.

2.4.8. The Guidance states the following;

'Development proposals involving the setting of single and less significant assets and straightforward effects on setting may best be handled through a simple check list approach and can usefully take the form of a short narrative statement for each assessment stage'.



2.4.9. The Guidance suggested checklist, considers the significance of the heritage asset itself and then the contribution made by its setting as follows;

The asset's physical surroundings:

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design e.g. hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time



2.5. Case Law on Setting of Designated Heritage Assets.

2.5.1. I consider it useful to state the current legal position regarding issues relating to impact on the setting of designated built heritage assets in planning decisions.

2.5.2. The High Court recently handed down judgment in *R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited [2019] EWHC 2899*. Her Honour Judge Belcher found for the Claimant on all grounds of challenge. In doing so, the Learned Judge clarified a number of important points concerning heritage policies.

2.5.3. In addressing harm, the Court held there are only 3 categories of harm:

“34. In my judgment the three categories of harm recognised in the NPPF are clear. There is substantial harm, less than substantial harm and no harm. There are no other grades or categories of harm, and it is inevitable that each of the categories of substantial harm, and less than substantial harm will cover a broad range of harm ...”

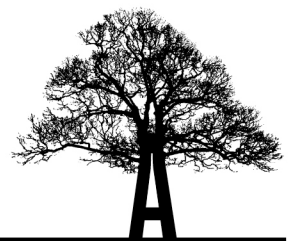
Hence the Court determined that even limited or negligible harm was enough to fall within the bracket of ‘less than substantial harm’.

2.5.4. In relation to degrees of harm and planning judgement, the Court determined:

“34.... It will be a matter of planning judgement as to the point at which a particular degree of harm moves from substantial to less than substantial, but it is equally the case that there will be a number of types of harm that will fall into less than substantial, including harm which might otherwise be described as very much less than substantial. There is no intermediate bracket at the bottom end of the less than substantial category of harm for something which is limited, or even negligible, but nevertheless has a harmful impact. The fact that the harm may be limited or negligible will plainly go to the weight to be given to it as recognised in Paragraph 193 NPPF. “



2.5.5. It is therefore clear that while most harm will fall within the category of “less than substantial harm”, it is the weight that is given to limited or negligible harm in the planning balance against public benefit that is commensurately reduced. It is not the case that less than substantial harm is given overriding weight in the planning balance irrespective of degree of harm or weight of public benefit.



2.6. Description of sensitivity.

2.6.1. The proposal site is an existing 2 storey rural dwelling, in red brick and welsh slate roof:

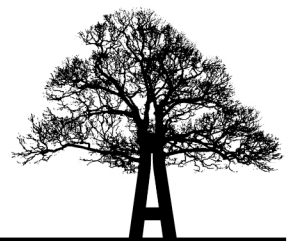
Images 1 – views onto the proposal site:



South Facing



West Facing.





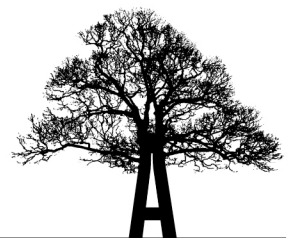
North Facing



East Facing

2.6.2. The property is located off a long private driveway/access track some 700m south of the A161/Swinefleet Road. It will be the case that at this distance the external alterations required (replacement doors and windows) will be wholly unobtrusive, and hence the proposals will be indistinguishable in any passing views along this route.

2.6.3. There are no public footpaths or other public rights of way in proximity to the appeal property that would give rise to close passing views.



2.7. Assessment of Significance (Incorporating Design & Access).

2.7.1. Physical Impacts on Listed Buildings and other Heritage Assets within the proposal site.

2.7.2. The application proposal is for the replacement of 5 no. ground and first floor windows on the south facing of the dwelling; Like for like replacement of existing upvc windows on north facing; Repointing and repair of roof with like for like replacement of welsh roof slate; replacement of 1 no. external door on the south facing of the dwelling.

2.7.3. In terms of external alterations, pre-application advice indicated that:

- Slimlight double glazing is supported in terms of the use of 4 or 6mm vacuum glass.
- Glazing bars should be integral and not astragal-i.e.full window glazing bars and not “stuck on”.
- The glazing bars and meeting rail sizes should reflect the existing joinery within the building.
- Multiple light windows should not include window horns.
- The windows should be counter-balanced and not spiral sprung.

2.7.4. Astragal bars are the preferred solution. It is the case that astragal bars are a visually superior due to the fact that full glazing bars, when used to accommodate separate double glazing units, result in deeper rebates and wider glazing bars which would appear visually more intrusive and less in keeping with traditional window styles. Astragal bars will appear smaller and more in keeping with traditional windows, internal grills will be indistinguishable from separate units, and in terms of thermal efficiency, u values will be much improved over separate units. Otherwise, window specifications, which are submitted along with this application, entirely conform with pre-application advice.

2.7.5. The replacement front door on the south elevation will be in as per pre application advice, traditional to the period of the building, either a 4 or 6 panel door.



2.7.6. Contribution made by site to setting.

2.7.7. As the NPPF makes clear, setting comprises ‘the surroundings in which a heritage asset is experienced’ (Annexe 2 Glossary). Consequently, the contribution of setting goes beyond purely visual relationships to take in other aspects of a Site’s use. The NPPF also notes, the ‘*extent is not fixed and may change as the asset and its surroundings evolve.*’

2.7.8. The impacts of the proposal on the setting of the Grade II Listed Ash Tree Farmhouse have been assessed using the guidance contained within the Historic England document, Good Practice Advice in Planning – Note 3: The Setting of Heritage Assets (December 2017), which recommends a staged approach to assessment.

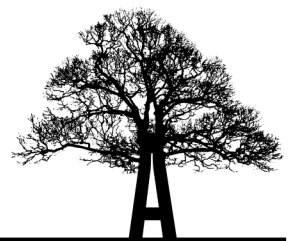
2.7.9. There will be no direct views onto the proposed replacement windows and doors on either facing of the dwelling. The proposal for the south facing is for historically accurate replica windows and door, and on the north facing for like for like replacements of existing upvc windows, none of which will in any way look out of place or discordant in a wider context.

2.7.10. In summary, the character and setting of the northern frontage onto A161/Swinefleet Road will be unaffected by the proposals, and the proposal will not impact on any surrounding features of heritage interest. The alterations to the south facing would only be apparent in very near views and are in no way considered uncharacteristic or visually discordant.



2.8. Heritage Impact Assessment.

- 2.8.1. The proposal is assessed as not significantly intervening in, interrupting or negatively impacting on any important views into or out of the Grade II Listed Ash Tree Farmhouse. As such I assess these will be **no harm** on the setting of the Grade II Listed farmhouse.
- 2.8.2. Should the Council disagree with this assessment and hold that harm does result, for the reasons stated at para 2.5.5 above, any harm to the setting of the Grade II Ash Tree Farmhouse will be at the very “lowest end”, of Less than Substantial Harm for the purposes of para 193 NPPF. Any harm assessed as resulting from the proposal must be balanced by the public benefit the proposal will make in terms of maintaining the property in active use as a contemporary modern living space, improving the energy efficiency of the dwelling, and in the case of window and door replacement, securing the ongoing maintenance of the Listed building and improving the security of the dwelling thereby reducing crime and the fear of crime.



SOURCES USED IN THE REPORT

- National Planning Policy Framework (NPPF) 2021 and Planning Practice guidance thereto.
- East Riding Local Plan (adopted 2016)
- Historic England Good Practice Advice in Planning Note 3 (Second Edition).

