



JOHN MOORE HERITAGE SERVICES

HERITAGE ASSESSMENT

ON

LAND TO THE REAR OF 112 BRIZE NORTON ROAD

MINSTER LOVELL, OXFORDSHIRE

NGR SP 31173 10135

MARCH 2024

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Summary

John Moore Heritage Services carried out a heritage assessment on proposed development at land to the rear of No.112 Brize Norton Road, Minster Lovell (centred NGR SP 31173 10135).

The proposal site is located within the setting of three listed buildings; Nos. 81, 87 and 104 Brize Norton Road. There would be no physical or visual impact to these buildings, which are all screened from the proposal site by existing development. The proposal site is located within the historic setting of these buildings and as such has the potential to cause impact to their significance. However, based on the proposals this impact is likely to be negligible due to the limited contribution the site makes to their overall significance.

The Chartist settlement of Minster Lovell, within which the proposal site is located, is a non-designated heritage asset. Modern development has resulted in a cumulative impact to the historic character of the settlement; however, this remains legible in the current form of the settlement. The proposal site, though small, contributes slightly to the significance of the non-designated asset. The proposed development would replace an existing unsightly agricultural building and the scale of the proposed house is appropriate to the existing built form. However the resultant double depth of development would result in some alteration to the historic character of the settlement. As such the impact to the non-designated Chartist settlement is predicted to be less than substantial – minor.

1 INTRODUCTION

1.1 Origins of the Report

This report was commissioned by Jack James Homes and is intended to identify any potential impacts to the historic built environment caused by proposed residential development at land to the rear of No. 112 Brize Norton Road, Minster Lovell.

1.2 Location and Description

The site is located on the western side of Brize Norton Road in the area of Minster Lovell known as Charterville, a 19th century Chartist settlement (centred NGR SP 31173 10135). The site is located in Minster Lovell Civil Parish, in the West Oxfordshire District of Oxfordshire.

The site is accessed from Brize Norton Road and is currently occupied by an agricultural building. The site is bounded to the east by No. 114 Brize Norton Road; to the south by a neighbouring property, to the north by 112 Brize Norton Road and to the west by open land, currently in pasture.

1.3 Proposed Development

The proposal is for the construction of a single one and a half storey dwelling. The new dwelling would be positioned behind the recently constructed 114 Brize Norton Road, in the position of the existing barn. The design of the proposed dwelling has been informed by the scale, elevational treatments, and materials of the existing buildings found throughout the village.

The following drawings, provided by TSH Architects, have been used in order to determine the potential impact to the historic built environment: 2022023-A-P-02-020-A3-Single Dwelling Proposed Site Plan; 2022023-A-S-02-019-Location Plan; 2022023-A-P-03-022-A1-Single Dwelling Floor Plans Elevations and Site Section.

2 LEGISLATION AND PLANNING POLICY

2.1 Legislation

The primary legislative framework affecting the historic environment is summarised in the appendix of this report. These pieces of legislation cover a number of different areas of the archaeological record, including: burials, Scheduled Monuments, Listed Buildings and wrecks.

2.2 National Planning Guidelines and Policies

Section 16 of the revised National Planning Policy Framework (NPPF) provides guidance related to heritage issues within the planning process. The chapter is titled Conserving and Enhancing the Historic Environment. This has been paired with a

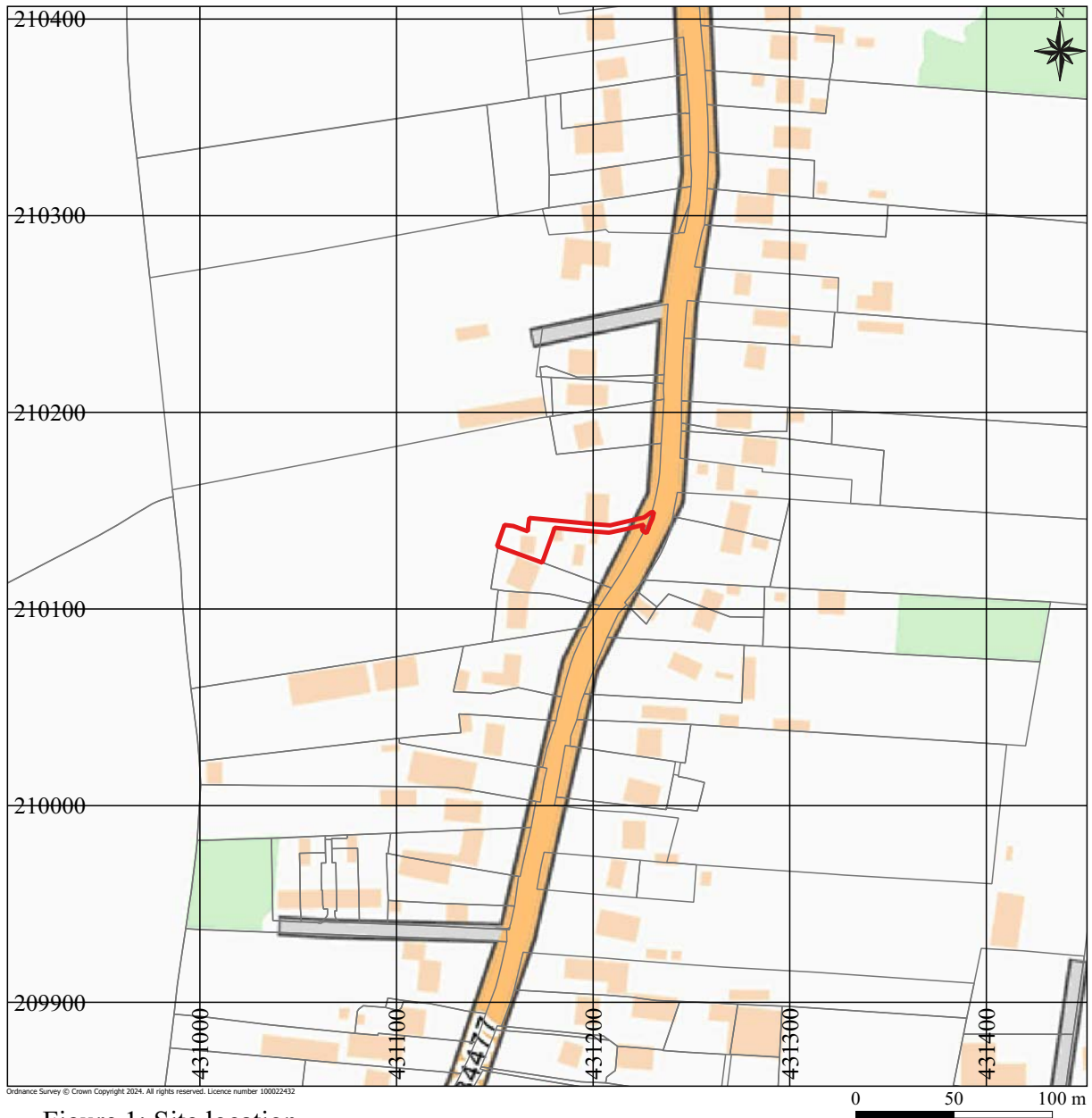
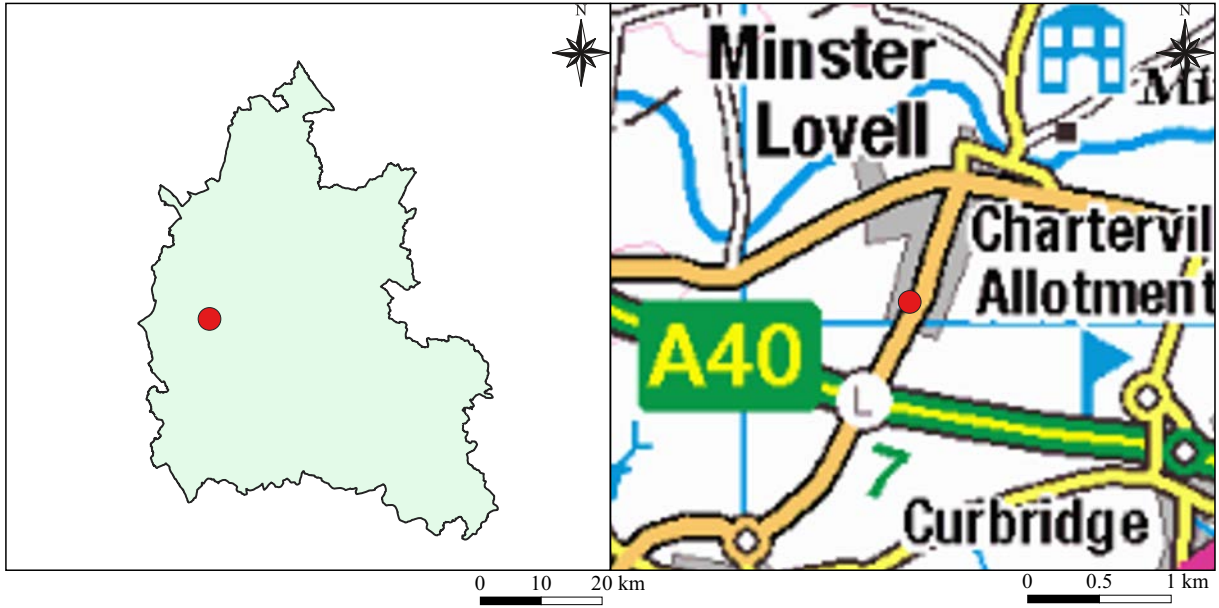


Figure 1: Site location

Planning Practice Guidance (PPG), initially published in 2014 and subsequently updated in 2019.

The relevant section is broken down into three separate parts, the latter two of which have their own sub-headings. The first part, Paragraphs 189-193, contains definitions and classifications, along with designations of heritage sites. It concerns the production and implementation of a policy strategy and the requirements of this for Local Authorities. The next group of Paragraphs 194-198 are included under Proposals Affecting Heritage Assets. The final group of Paragraphs 199-208 is subtitled Considering Potential Impact and is concerned with the impact of any proposals on heritage assets. The full document can be viewed on the government website: <https://www.gov.uk/guidance/national-planning-policy-framework>.

Paragraph 018 of the PPG confirms that within each category of harm, the extent of harm may differ and should be clearly articulated. The tables in the appendix at the end of the report are designed to assist with the description of the level of potential harm. However, it should be borne in mind that it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.

2.3 Local Planning Policy

The *Planning and Compulsory Purchase Act 2004* (Section 38 (6)), and the *NPPF* makes provision for the use of a development plan in determining planning applications, and decision makers must apply the relevant policies in the local development plan and the *National Planning Policy Framework*.

West Oxfordshire District Council (WODC) formally adopted the West Oxfordshire Local Plan 2031 on 27th September 2017. The Local Plan is designed to guide the changing use of land in the district and define its future purpose.

POLICY EH9: Historic environment

All development proposals should conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment, including the significance of the District's heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment.

POLICY EH11: Listed buildings

Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:

- conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;
- respect the building's historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context; and
- retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form.

POLICY EH13: Historic landscape character

In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:

- the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected
- the extent to which key historic features resonant of the area's character, such as hedgerows, watercourses and woodland, will be retained or replicated
- the degree to which the form and layout of the development will respect and build on the pre-existing historic character (including e.g. street and building layouts)
- the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings.

POLICY EH16: Non-designated heritage assets

When considering proposals that would affect, directly or indirectly, non-listed buildings, non-scheduled, non-nationally important archaeological remains or non-Registered Historic Parks and Gardens, as such assets are also irreplaceable, the presumption will be in favour of the avoidance of harm or loss. A balanced judgement will be made having regard to this presumption, the significance of the heritage asset, the scale of any harm or loss, and the benefits of the development. Proposals will be assessed using the principles set out for listed buildings, scheduled monuments and Registered Historic Parks and Gardens in Policies EH11, EH15 and EH14.

Also of note is the Minster Lovell Planning Policy Statement¹, which references the historic character of the settlement:

4. Special account will be taken of the effect of development proposals on the original features and setting* of any Chartist dwelling or other building included in the Statutory List of Buildings of Special Architectural or Historic Interest.

3 METHODOLOGY

3.1 Heritage Assessment Aims and Objectives

The primary aim of this Heritage Assessment is to provide an independent professional appraisal of the potential impact to surrounding designated and non-heritage assets as a result of development within the proposal site. This follows the Government guidance in NPPF by presenting a synthesis of the available heritage data and its significance at an early stage in the planning process.

3.2 Heritage Impact Assessment Sources

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Heritage Impact Assessments or Desk-based Assessments (CIfA 2017 updated 2020). The work has involved the consultation of the available databases and historical maps, supplemented with a site visit.

The principal sources consulted in assessing this site were:

- The National Heritage List for England for designated heritage assets

¹ <https://minsterlovell-pc.gov.uk/wp-content/uploads/2023/10/MLPlanningPolicyStatement2020.pdf>

- The Oxfordshire Historic Environment Record for non-designated heritage assets
- The Oxfordshire History Centre for the consultation of historic maps and documents
- Site visit

3.3 Setting and Visual Impact

Aspects of the setting of a heritage asset are touched upon in paragraphs 194 and 200 of the NPPF. Historic England's (2017) Guidance on the management of a setting of a heritage asset provides a definition of the term setting. This is "*the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*" The use of the term setting is identified as being separate from other ones such as curtilage, character and context.

The advent of the NPPF has thus raised wider issues of impact on heritage assets to involve not only physical damage but also visual and other sensory impact; no designated heritage assets will be impacted physically as a result of the proposals. The assessment therefore interrogates any potential impact to the setting of the assets, and any resulting impact to their significance.

3.4 Method of Assessment of the Impact on an Asset

Assessment of the impact to a Heritage Asset (either designated or non-designated) is reliant on understanding the significance of the heritage asset at risk of impact and the extent to which the proposal site contributes to this significance. The relationship between these and any perceived harm that the development would cause can then be assessed (HE 2017, 2019; see Appendix I).

4 HERITAGE BACKGROUND

4.1 Historic Background

The village of Minster Lovell is considered to take the first part of its name from a church that was established in the late-early medieval period, perhaps the 8th to 10th century, which was probably located on the site of the present church (VCH 2006, 177-184, Gelling 1954, 364-5). The latter element is derived from the *Luvel* or *Lepellus* family, and first appears in the early 13th century. Possible evidence of the early church is implied by the finding of nine graves along with postholes to the north of the cemetery and also the dedication to the Mercian Saint Cynehelm (VCH 2006, 177-184), who lived 786-811 AD. A church is documented in 1183/1185 when Maud Lovel granted the church to Ivry Abbey with half of its endowments (VCH 2006, 184-192). By 1290 the church had become a priory.

Two manors are recorded at Minster Lovell in 1086, which were later known as Minster Lovell and Little Minster manors (VCH 2006, 184-192). The larger of these estates Minster (Lovell) was 7 hides and was held by Earl Aubrey in 1086 (Morris 1978, 18.2), an appointee of the king. The estate lists 17 villagers, 10 smallholders, 2 mills, 78 acres of meadow, and woodland 1 league by 4 furlongs.

In 1603 the manor was bought by Sir Edmund Coke, whose descendants sold the manor in 1812, when the manor was sold with some farms being bought by occupying tenants. This must have paved the way for the purchase by the Chartist Land Company.

The proposal site is located in an area known as Charterville, due to the Chartist colony founded here in the mid-19th century. The Chartist Movement was founded in the early 19th century, based around the People's Charter, a document produced in 1838 that called for vote by secret ballot, the correction of the sizes of constituencies, no property qualifications for members of parliament, payment for members of parliament and universal adult male suffrage (Hadfield 1970, 11-23).

One of the leaders of the Chartist movement was Feargus O'Connor; in 1842 O'Connor wrote of two ways to get power for the working class: to ally with the middle class or to establish settlements in which each holder held enough land to qualify for a county vote. This led to the establishment of the Chartist Co-operative Land Society in 1845; renamed in 1846 to the National Co-operative Land Company

In 1847 the company bought 244 acres of land in Minster Lovell from the executors of John Walker (Hadfield 1970, 152-178; VCH 2006, 177-184). The land was divided into plots of 4, 3 and 2 acres and an estate was established by national subscription. At this time the roads Bushey Ground, Upper Crescent and Lower Crescent were also created. Each plot contained a cottage, built from designs by O'Connor. These contained three main rooms of which the central one was brought forward in the façade under a gable, with ornament under the peak; a chimney was placed at each gable end. Behind the three rooms of the living accommodation was a row of working rooms over which was a steeply pitched roof. To the rear was a yard, lined by ancillary buildings on each side.

By the end of February 1848 all of the cottages were cited as being under construction along with the schoolhouse; by August of 1848 it was reported that all but 4 or 5 of the cottages had been occupied. However, in 1848 the rents on the estate appeared not to have been paid and by 1850 evictions were being carried out. In August of the same year the properties were sold.

4.2 Map Regression

Cartographic research of Minster Lovell parish identified a range of maps, dating from the mid-18th to the 20th century. The earliest map consulted was Thomas Jeffery's 1767 county map, however the search area is not shown in any detail (Oxfordshire History CP/103/M/1). The earliest map consulted that shows the area in some detail was Richard Davis' 1797 county map of Oxfordshire (Fig. 2). This map demonstrates that Brize Norton Road is a historic routeway and was extant prior to the establishment of the Chartist colony in the mid 19th century. The area of the site is seen to be located at the southeast corner of a larger field, to the west of Brize Norton Road; within which ridge and furrow or ploughed fields are depicted. Areas of pasture of rough ground are depicted to the south and east and Starvehall Farm is shown to the west. Some of the field boundaries depicted appear to correlate with those present throughout the search area today, though there has been some infilling and removal.

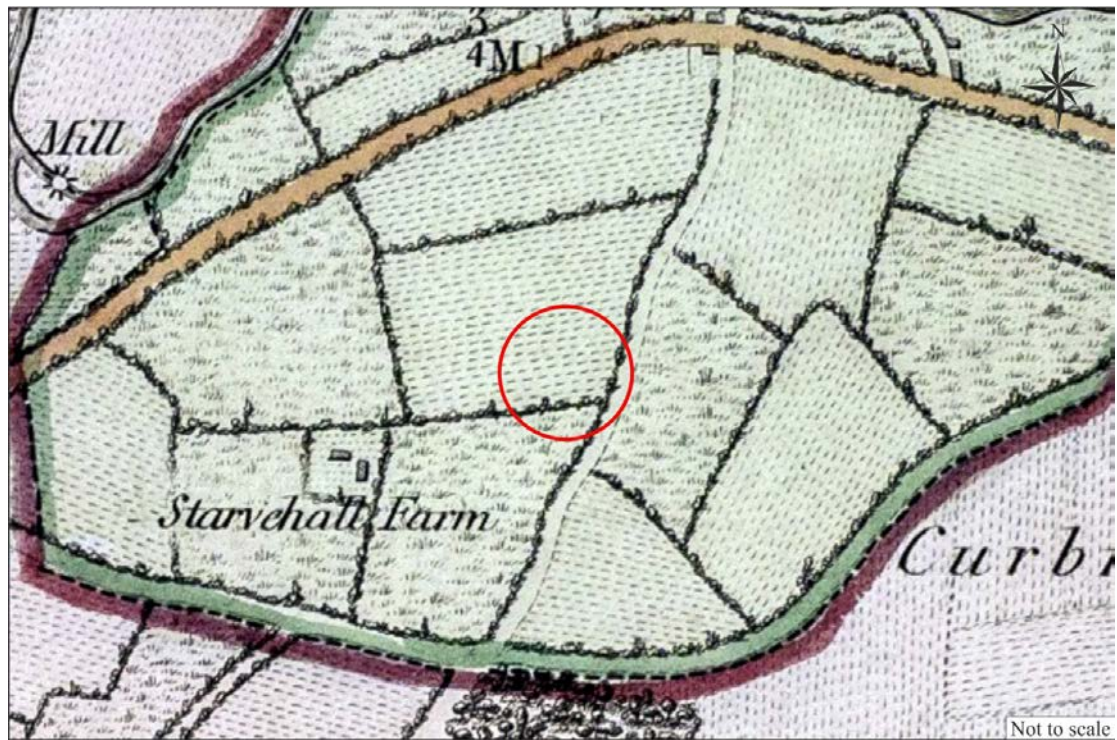


Figure 2: Richard Davis' 1797 county map of Oxfordshire (Oxfordshire History Centre (OHC) CH.XX/2)

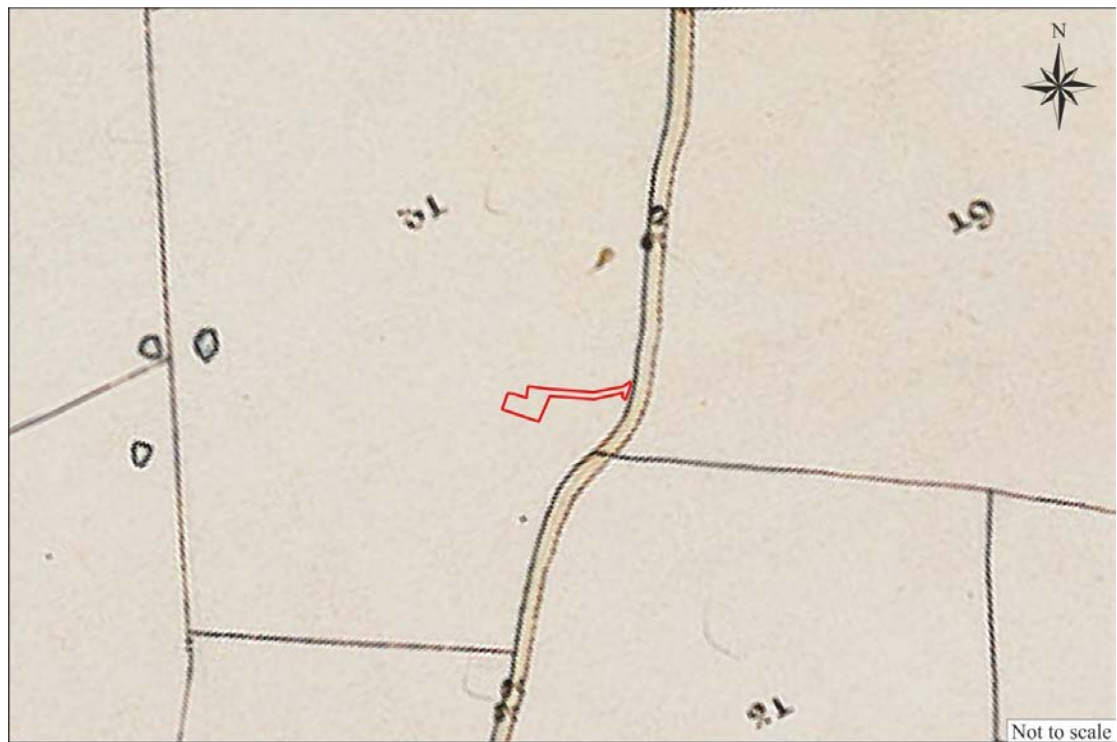


Figure 3: Minster Lovell Tithe Map of 1840 (OHC: 273/M)

The site is first depicted in detail on the 1840 Minster Lovell Tithe Map (Fig. 3). The bend in Brize Norton Road which forms a part of the modern route, can be seen on this map. The fields seen on Davis' map appear to have been divided internally, with new boundaries running parallel to Brize Norton road; these boundaries appear to

form the later east and west extent of Charterville, established approximately eight years after the creation of this map.

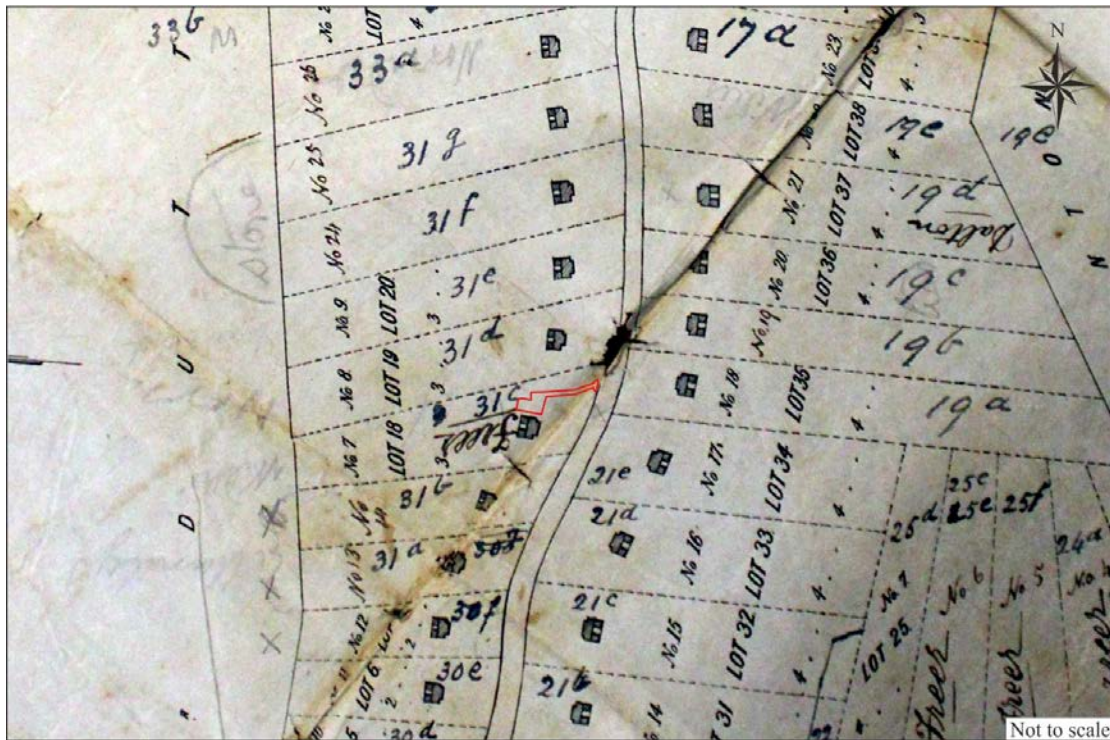


Figure 4: Plan of the Minster Lovell Estate; a tracing of the amended Tithe Map of 1851 (OHC: PAR174/17/M1/1)

The site is next depicted on a plan of the Minster Lovell Estate (Fig 4); annotation on the plan indicates that it is a tracing of the amended tithe map of 1851. This plan shows the layout of the new Chartist settlement, with a series of boundaries present running perpendicular from the Brize Norton road. Here the area of the proposal site straddles two of the newly created allotments, Plots 31c and 31d, with Chartist bungalows located to the north and south of the site.

The 1st Edition Ordnance Survey 25" County Series map of 1880 shows the Charterville Allotments, established 30 years prior to the creation of the map (Fig. 5). The individual properties are depicted, however the property boundaries are not; a building, presumably the Chartist bungalow shown on the earlier plan, is depicted to the north of the proposal site. The bungalow depicted is not associated with any surrounding features, such as gardens or outbuildings and at some point between the 1st and 2nd Edition map, which was published in 1899, it was removed. Also on this map for the first time is the Methodist Chapel, situated opposite the proposal site on the eastern side of Brize Norton Road.

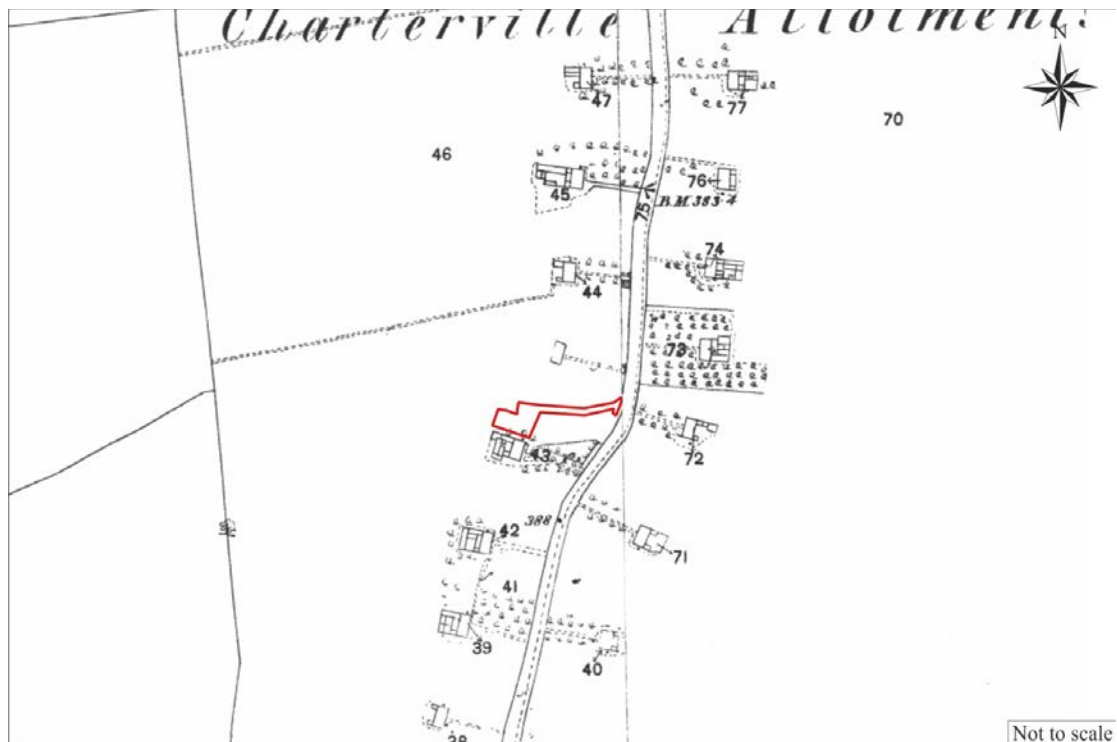


Figure 5: 1st Edition Ordnance Survey 25'' County Series map of 1880 (Oxon XXXI.6, 7)

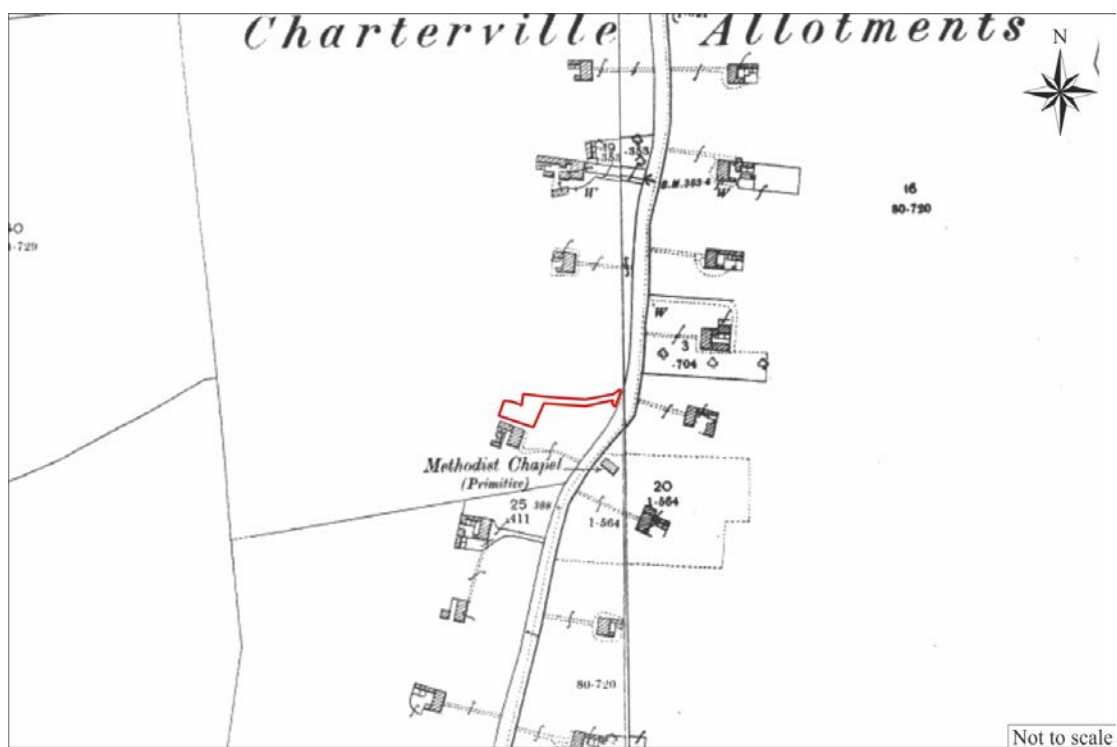


Figure 6: 2nd Edition Ordnance Survey 25'' County Series map of 1899 (Oxon XXXI.6, 7)

The allotment boundaries first depicted in Figure 4 are again depicted on the Ordnance Survey map of 1921. The proposal site is now situated within a larger enclosure created from the amalgamation of two previous allotments, however the site

itself remains undeveloped. Amalgamation of allotment boundaries has also occurred to the north, where an orchard is present.

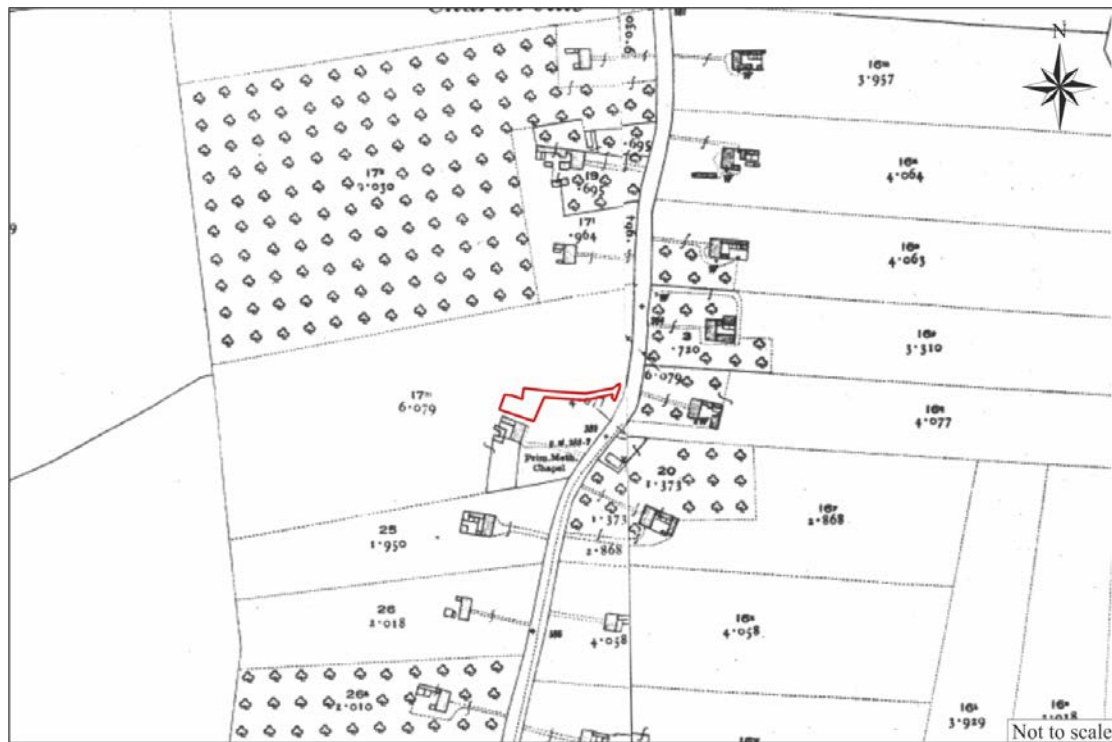


Figure 7: Ordnance Survey 25” map of 1921 (Oxon XXXI.2, 3, 6, 7)

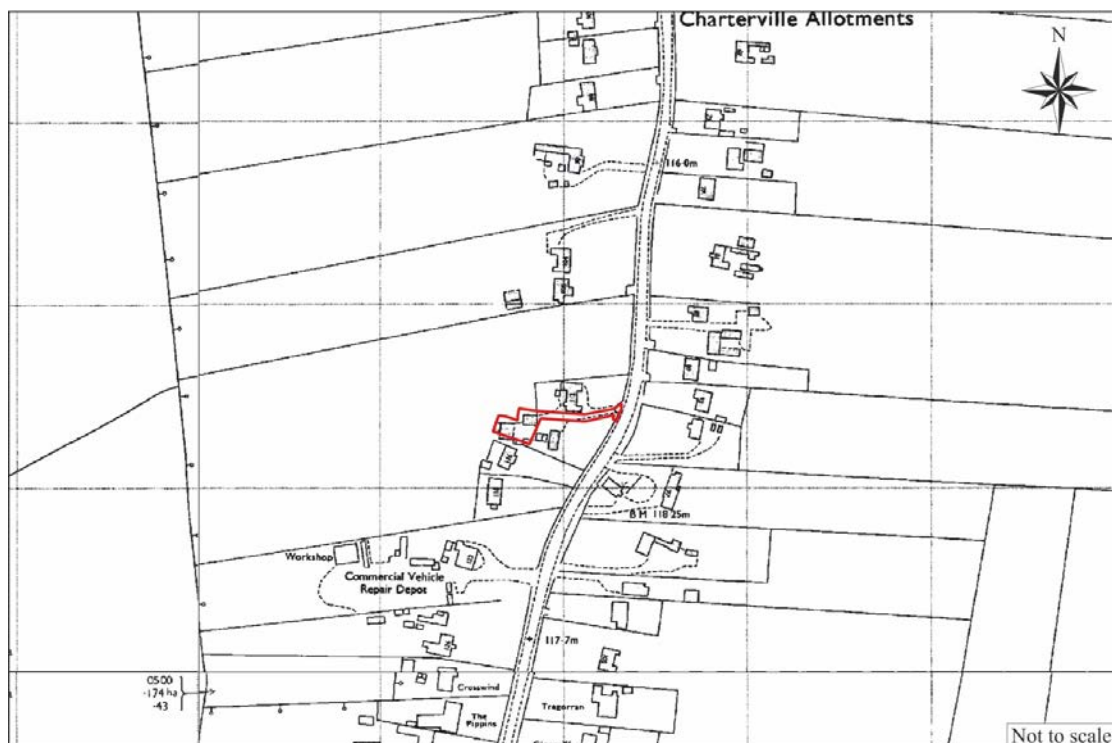


Figure 8: 1975 OS Plan 1:2500 scale

On the OS map of 1975 the current building of No. 112 Brize Norton Rd, is shown. The building sits within an enclosure to the north of 116, a former Chartist bungalow. No. 112 is associated with a number of outbuildings; an agricultural building remains

present within the site at the present day, though whether this is depicted on the 1975 OS plan is uncertain.

4.3 Listed Buildings

Several buildings of the chartist colony, built between 1847 and 1848, are protected through listing. Those nearest to the proposal site include No. 87 Brize Norton Road (MOX20363, HE 1053463: SP 31283 10175), located opposite the proposal site on the eastern side of Brize Norton Road. The list entry is as follows:

Chartist bungalow. Circa 1847. Rendered stone rubble with render quoins to corners; slate hipped roof; rendered stone end stacks. Single-storey, 3-bay range. Central bay projects forward. Porch to centre with sash door. Single-light casements to left and right of centre. 2-light casements to left and right. Cross-gable to centre bay with double-quatrefoil ventilation stone. Interior not inspected.

The Croft (No. 81, Brize Norton Road) located to the north of No. 87 (MOX22543, NHLE 1200233: SP 31288 10221). The list entry is as follows:

Chartist bungalow. Circa 1847. Rendered stone rubble with render quoins to corners; slate hipped roof; rendered stone end stacks and central stack to rear. Single-storey, 3-bay range. Central bay projects forward. Glazed porch to centre with glazed door. C20 single-light casements to left and right of centre. 2-light casements to left and right. Cross-gable to centre bay with quatrefoil ventilation stone. Interior not inspected.

And No. 104 Brize Norton Road, located to the north of the proposal site (MOX22774, NHLE 1053465: SP 31198 10223):

Chartist bungalow. Circa 1847. Rendered stone rubble; hipped slate roof; rendered stone end stacks and central stack to rear. Single-storey, 3-bay range. Central bay projects forward. C20 part-glazed door to centre. C20 single-light casements to left and right of centre. C20 two-light casements to left and right. Cross-gable to centre bay with double-quatrefoil ventilation stone. Interior not inspected.

Listed chartist houses located within the wider area of the proposal site, along Brize Norton Road, are detailed below in Table 1.

Table 1: Listed buildings

HER Ref.	Name	Grid Ref.	Detail
MOX21326	Japonica, Burford Road	SP 31050 10988	Chartist bungalow. c. 1847. Grade II listed
MOX20365	Windrush, Burford Road	SP 31115 11018	Chartist bungalow. c. 1847. Grade II listed
MOX22195	House c.40m east of Box Tree Cottage	SP 31235 11055	Chartist bungalow. c. 1847. Grade II listed
MOX21473	The Chestnuts, Burford Road	SP 31579 10956	Chartist bungalow. c. 1847. Grade II listed
MOX20364	No 44, Brize Norton Road	SP 31314 10721	Chartist bungalow. c. 1847. Grade II listed
MOX22962	98 Brize Norton Road	SP 31195 10279	Chartist bungalow. c. 1847.

			Grade II listed
MOX2483	No 69 (Glendale), Brize Norton Road	SP 3130 1033	Chartist bungalow. c. 1847. Grade II listed
MOX21853	No 86, Brize Norton Road	SP 31203 10398	Chartist bungalow. c. 1847. Grade II listed
MOX21013	No 105, Brize Norton Road	SP 31226 10009	Chartist bungalow. c. 1847. Grade II listed

4.4 Non-designated Heritage Assets

The proposal site is located within the Chartist settlement of Charterville, built between 1847 and 1848 by the National Land Company (Historic England research record ID 111014: centred SP 312 102). The settlement is considered to be a non-designated heritage asset due to its historical significance. When built the settlement comprised 78 cottages and associated smallholdings, a school house and meeting room. See section 4.1 above for further historical background.

Associated with the settlement, though not contemporary, is a late 19th century primitive Methodists chapel located opposite the proposal site on the eastern side of Brize Norton Road (MOX2454: SP 3122 1010).

4.5 Site Visit and Setting Assessment

A site visit was conducted on 26th March 2024 in order to assess the setting of the heritage assets identified above and the potential impact of the proposed development on the identified settings. Where photographs are included below they are intended to accompany the text, being illustrative of the setting and location of the assets, and do not constitute a formal visual impact assessment.

4.5.1 Listed Buildings

The proposal site forms a small part of the wider setting for a number of listed buildings due to its location within Charterville, the settlement to which these buildings were historically associated. Three listed buildings, those in closest proximity to the proposal site, were identified as being at potential risk of harm as a result of the proposed development. These are listed below, with an assessment of their significance, setting, and the contribution that the proposal site makes to these. Due to the similar form of the buildings and their association with the Charterville settlement some information may be duplicated.

87 Brize Norton Road

No. 87 Brize Norton Road is the nearest listed building to the proposal site. The building is situated on the eastern side of Brize Norton Road, approximately 60m north west of the site. The building is situated between two modern bungalows and together the three buildings occupy the former plot associated with No. 87. Each of the bungalows are closer to the road than No.87 and have higher ridge lines, resulting in No.87 being obscured on approach from the north and south. High hedges increase the sense of enclosure and from Brize Norton Road the form of the original plot is not clearly legible. However, when viewed on a map beyond the modern property boundaries the historic plot remains extant.

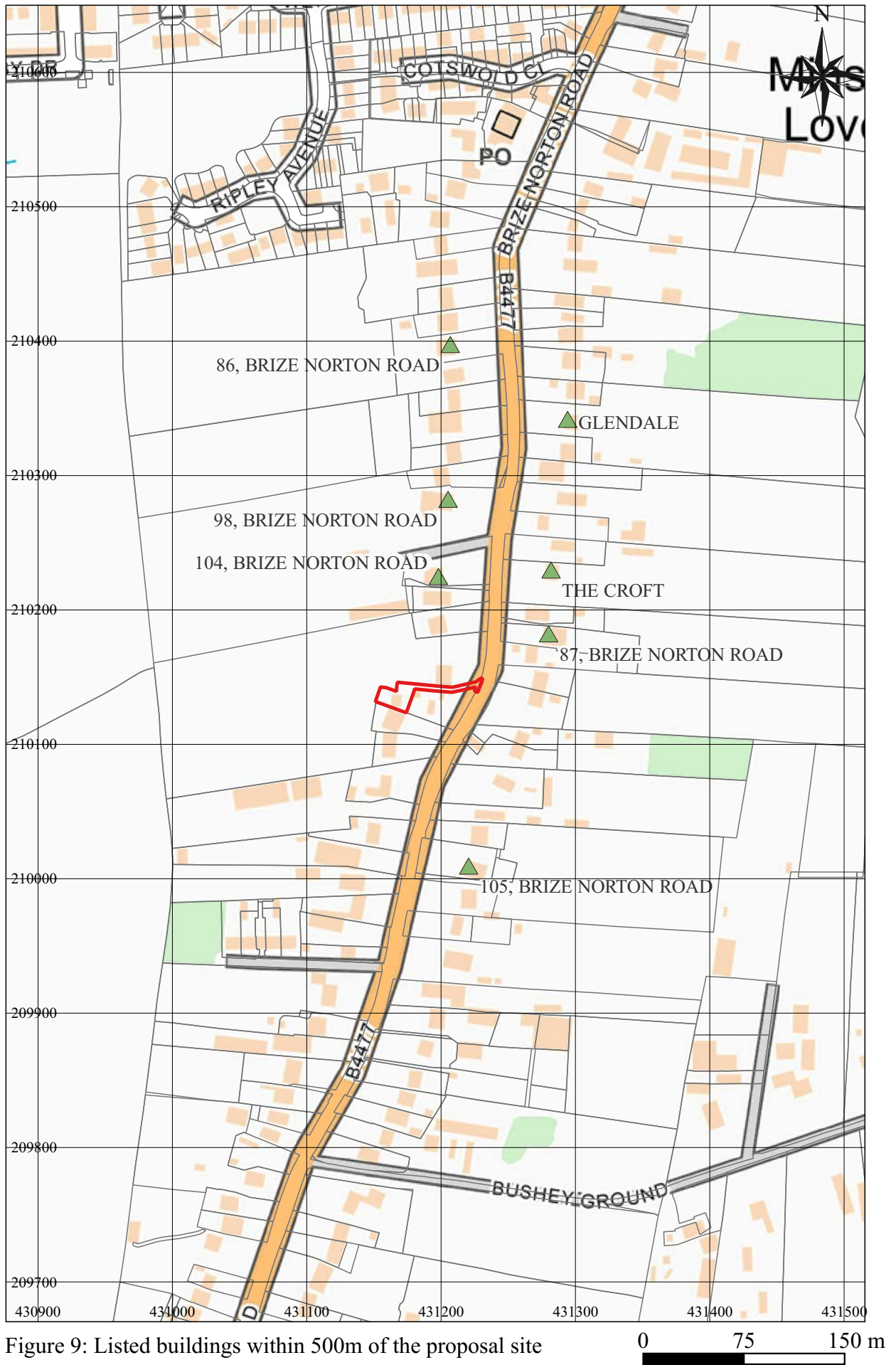


Figure 9: Listed buildings within 500m of the proposal site



Plate 1: Looking towards 87 Brize Norton Road and The Croft from the access to the site

Significance and setting of Building

The primary significance of 87 Brize Norton Road is derived from its evidential value as an example of a Chartist bungalow, associated with the short lived, though historically significant, Chartist movement and the associated National Land Company. The building represents a rare survival, as Charterville forms one of the five Chartist colonies established between 1846 and 1849. In particular the historic fabric and form of the building is important in illustrating the considered, functional design of the Chartist bungalows. These were intended to provide residents with a suitable base from which to run a successful smallholding while also providing suitable living accommodation.

The setting of the building contributes appreciably to its significance. In this instance, as with all of the listed Chartist houses, the immediate setting of the building is the historic plot to which it was associated. These plots formed an integral part of the Chartist colony, as each had to be of large enough size to give the ability to vote, while also supporting self-sufficiency. Thus the political and social goals of the Chartist movement are evident in the fabric of the building and its setting. As noted above, the historic setting of the building is not intact and from Brize Norton Road is not entirely legible due to the infilling of the plot on either side of the historic building. However when viewed on a map, beyond the modern property boundaries, the historic plot remains extant.

The wider setting of the building comprises the wider settlement, which has a distinct linear form due to the arrangement of the plots along Brize Norton Road; there is also association with the Chartist school and meeting room, located on Upper Crescent.

The survival of No. 87 as part of a group, along with those extant Chartist buildings located throughout the settlement, is also of significance and is illustrative of the wider layout of the historic settlement.



Plate 2: Looking towards No. 87 from Brize Norton Road; the listed building is situated between the two modern bungalows

Contribution of the proposal site

There is no intervisibility between the proposal site and the listed building, which is screened well from the site through modern development and hedgerows, however because the proposal site falls within the historic settlement it can be said to be situated within the wider setting of the listed building.

The proposal site is situated within the settlement envelope of Brize Norton Road, within a larger plot of land created through the amalgamation of two former Chartist plots; the site is currently occupied by a modern agricultural building. The site does not contain any historic features relating to the Chartist settlement and the large field created through amalgamation of the former plots is no longer illustrative of the historic plots. However, views through the proposal site from Brize Norton Road and into the field beyond can be said to contribute to the appreciation of the wider rural setting of the historic settlement, and remain illustrative to some extent of the intended division between the roadside settlement and rear smallholdings, which has remained despite the loss of the former boundaries and Chartist house.

Due to the above, the extent to which the proposal site contributes to the significance of the listed building is relatively limited. It is situated within its wider setting, within the historic settlement, but there are few elements of the proposal site itself that contribute to the significance of the listed building.



Plate 3: The proposal site, as viewed from the access route from Brize Norton Road

104 Brize Norton Road

No. 104 Brize Norton Road is located on the western side of Brize Norton Road, approximately 70m north of the proposal site. The building is clearly visible from Brize Norton Road and due to removal of the historic northern boundary of its plot, sits within a wide, open space shared by No. 98 (another Chartist bungalow). The historic plot has also been infilled to the south, with an additional house, and to the rear, by a builders yard. Physically the building is screened entirely from the proposal site by intervening buildings situated along the western side of Brize Norton Road, including Nos 108, 110 and 112.

Significance and setting of Building

The primary significance of 104 Brize Norton Road is derived from its evidential value as an example of a Chartist bungalow, associated with the short lived, though historically significant, Chartist movement and the associated National Land Company. The building represents a rare survival, as Charterville forms one of the five Chartist colonies established between 1846 and 1849. In particular the historic fabric and form of the building is important in illustrating the considered, functional design of the Chartist bungalows. These were intended to provide residents with a suitable base from which to run a successful smallholding while also providing suitable living accommodation.

The setting of the building contributes appreciably to its significance. In this instance, as with all of the listed Chartist houses, the immediate setting of the building is the historic plot to which it was associated. These plots formed an integral part of the Chartist colony, as each had to be of large enough size to give the ability to vote, while also supporting self-sufficiency. Thus the political and social goals of the

Chartist movement are evident in the fabric of the building and its setting. As noted above, the historic setting of the building is not intact due to boundary loss and infilling. However, the intervisibility of 104 and 98 from Brize Norton Road helps to clearly illustrate the historic layout of the settlement, despite loss of the boundary between the two, due to the lack of any intervening development. This is relatively rare within the settlement, which has been subject to large amounts of infill development.

The wider setting of the building comprises the wider settlement, which has a distinct linear form due to the arrangement of the plots along Brize Norton Road; there is also association with the Chartist school and meeting room, located on Upper Crescent.

The survival of No.104 as part of a group, along with those extant Chartist buildings located throughout the settlement, is also of significance; this is especially true of its association with Nos. 98, The Croft and the unlisted 75, which, due to their visibility from Brize Norton Road compared to other surviving buildings, form a clear group and help to illustrate the historic character of the settlement.



Plate 4: Nos. 104 and 98, viewed from Brize Norton Road

Contribution of the proposal site

There is no intervisibility between the proposal site and the listed building, which is screened well from the site through modern development and boundaries along the western side of Brize Norton Road, however because the proposal site falls within the historic settlement it can be said to be situated within the wider setting of the listed building.

The proposal site is situated within the settlement envelope of Brize Norton Road, within a larger plot of land created through the amalgamation of two former Chartist plots; the site is currently occupied by a modern agricultural building. The site does

not contain any historic features relating to the Chartist settlement and the large field created through amalgamation of the former plots is no longer illustrative of the historic plots. However, views through the proposal site from Brize Norton Road and into the field beyond can be said to contribute to the appreciation of the wider rural setting of the historic settlement, and remain illustrative to some extent of the intended division between the roadside settlement and rear smallholdings, which has remained despite the loss of the former boundaries and Chartist house.

Due to the above, the extent to which the proposal site contributes to the significance of the listed building is relatively limited. It is situated within its wider setting, within the historic settlement, but there are few elements of the proposal site itself that contribute to the significance of the listed building.

The Croft (81 Brize Norton Road)

The Croft is located 100m north east of the proposal site, on the eastern side of Brize Norton Road. At the time of the site visit construction or renovation works were being undertaken and the property was hidden from view by hoarding. However, it was evident that the building would normally be clearly visible from Brize Norton Road. The building sits within a plot that has only been subdivided once to accommodate a modern bungalow to the north of the listed building; as such the plot retains a largely open feel.

Significance and setting of Building

The primary significance of The Croft is derived from its evidential value as an example of a Chartist bungalow, associated with the short lived, though historically significant, Chartist movement and the associated National Land Company. The building represents a rare survival, as Charterville forms one of the five Chartist colonies established between 1846 and 1849. In particular the historic fabric and form of the building is important in illustrating the considered, functional design of the Chartist bungalows. These were intended to provide residents with a suitable base from which to run a successful smallholding while also providing suitable living accommodation.

The setting of the building contributes appreciably to its significance. In this instance, as with all of the listed Chartist houses, the immediate setting of the building is the historic plot to which it was associated. These plots formed an integral part of the Chartist colony, as each had to be of large enough size to give the ability to vote, while also supporting self-sufficiency. Thus the political and social goals of the Chartist movement are evident in the fabric of the building and its setting. As noted above, the historic setting of the building is not intact due to infilling, however remains broadly legible due to the extent of the plot that remains open. Similarly, when viewed on a map, beyond the modern property boundaries, the historic plot remains extant. The intervisibility of 104 and 98 from Brize Norton Road, adjacent to the building, also illustrates the historic layout of the settlement in a way that is less clear elsewhere.

The wider setting of the building comprises the wider settlement, which has a distinct linear form due to the arrangement of the plots along Brize Norton Road; there is also association with the Chartist school and meeting room, located on Upper Crescent.

The survival of The Croft as part of a group, along with those extant Chartist buildings located throughout the settlement, is also of significance; this is especially true of its association with Nos. 98, 104 and the unlisted 75, which, due to their visibility from Brize Norton Road compared to other surviving buildings, form a clear group and help to illustrate the historic character of the settlement.

Contribution of the proposal site

There is no intervisibility between the proposal site and the listed building due to intervening development. However, because the proposal site falls within the historic settlement it can be said to be situated within the wider setting of the listed building.

The proposal site is situated within the settlement envelope of Brize Norton Road, within a larger plot of land created through the amalgamation of two former Chartist plots; the site is currently occupied by a modern agricultural building. The site does not contain any historic features relating to the Chartist settlement and the large field created through amalgamation of the former plots is no longer entirely illustrative of the historic plots. However, views through the proposal site from Brize Norton Road and into the field beyond can be said to contribute to the appreciation of the wider rural setting of the historic settlement, and remain illustrative to some extent of the intended division between the roadside settlement and rear smallholdings, which has remained despite the loss of the former boundaries and Chartist house. Due to the above, the extent to which the proposal site contributes to the significance of the listed building is relatively limited. It is situated within its wider setting, within the historic settlement, but there are few elements of the proposal site itself that contribute to the significance of the listed building.



Plate 5: Looking north along Brize Norton Road, adjacent to the entrance to the proposal site

4.5.2 Charterville Non-designated Heritage Asset

Along Brize Norton Road, in the area of the proposal site, the settlement has a distinct quality. Boundary treatments vary, though there is a slight predomination of low stone boundary walls, which creates a relatively open environment. This is especially evident in the area of the proposal site (Plate 5). The historic property boundaries of the Chartist plots are often indistinct due to later infilling or removal, however the Chartist properties themselves are visually distinct, despite later alteration, and their continued reoccurrence along the road helps to create some sense of uniformity. Views into the rear of the plots are relatively rare, though they exist within the proposal site and on the eastern side of Brize Norton Road (Plate 7).

Significance and setting of Charterville

The Chartist settlement at Minster Lovell is considered a non-designated asset; the significance of which is derived from its historic value as a rare example of a Chartist settlement, one of five established in the mid 19th century by the National Land Company. The layout of the Chartist settlement remains extant and the surviving buildings and plot boundaries contribute evidential value to the asset. The long, linear property boundaries of the historic settlement remain legible; these plots were specifically designed in order to provide each freehold owner of a Charterville property enough land to qualify for a parliamentary constituency vote, while also providing enough land to maintain a subsistence smallholding. Thus, the layout of the settlement is intrinsically linked to the political and social aims of the Chartist movement. In addition to the plan form the settlement contains a number of historic buildings associated with the Chartist settlement. These predominantly comprise the Chartist bungalows formerly associated with each smallholding, though the school and meeting house also remains extant. Of these a number are Listed Buildings, and discussed above, however a number of unlisted buildings also survive. These buildings therefore further contribute to the significance of the settlement in providing evidential value.

The wider setting of the settlement is rural and the outer boundaries of the historic plots predominantly give way to farmland. This was the historic setting of the settlement and it has survived largely intact, though there has been some infill development to the south of Burford Road.

Contribution of the proposal site

The proposal site is located within the boundaries of the historic settlement. The site is located within a larger plot created through the amalgamation of two former Chartist plots; the Chartist bungalow associated with the northern plot was removed in the late 19th century, while the bungalow associated with the southern plot remains extant to the south of the site boundary, though due to extension and alteration it no longer resembles its historic form. The proposal site therefore forms a small part of the historic settlement, which does not contain any extant features associated with the settlement, such as boundaries or historic buildings, that would contribute to the significance of the non-designated asset. At present the site contains an agricultural building, positioned adjacent to a neighbouring property. This is a modern steel framed building and is not considered to have any heritage value.



Plate 6: Looking towards the proposal site and line of existing development along Brize Norton Road from the south west



Plate 7: An unlisted Chartist bungalow, with views through into the plot beyond

Views from Brize Norton Road across the access route to the proposal site and into the field to the west help to emphasise the wider setting of the settlement, demonstrating the strong former relationship between the domestic frontages and agricultural backlands, thus helping to maintain the legibility of the former settlement. The historic character of the field to the west of the proposal site remains partially legible due to the well-defined northern and southern boundaries of the field, and though these are not particularly visible from Brize Norton Road they are clearly defined when viewed on a map. The contribution of the proposal site itself to the

Charterville non-designated heritage asset itself is however relatively limited; this is notable when compared to other areas of the settlement; for example, on the eastern side of Brize Norton Road where an extant Chartist bungalow and plot boundary are highly illustrative of both the historic layout of the settlement and wider setting (Plate 7).

5 DISCUSSION

5.1 The Impact of the Proposal on Listed Buildings

As designated heritage assets listed buildings have a high heritage value and thus are of high significance. The listed buildings identified as being at risk of impact are the grade II listed Nos. 81, 87 and 104 Brize Norton Road. There would be no physical or visual impact to these buildings; however, the site is located within the historic setting of these buildings, as it is located within the Chartist settlement to which they were associated.

The proposal site is not intrinsic to the significance of the buildings and forms a very small part of their wider historic setting; it does provide a minor contribution to the overall significance of the buildings. However, the contribution made is such that the impact to grade II listed 81, 87 and 104 Brize Norton Road is likely to be negligible; there will be a very slight change to the setting of the buildings, but this will not result in any overall harm to their significance.

The primary significance of these buildings is derived from their historical association with the Chartist movement, their surviving historic fabric and built form. Their survival as a group, along with those buildings located further from the proposal site, is also of significance, while their wider setting provides evidence of the layout and form of the development. The historic setting of these buildings is not intact and has been eroded through modern infill development of the historic plots, which is ubiquitous, though it does remain legible; this legibility especially evident in plan form, though is less apparent on perambulation through the settlement.

5.2 The Impact of the Proposals on Non-designated Heritage Assets

The Chartist settlement at Minster Lovell is a non-designated asset; the significance of which is derived from its historic origins as a Chartist colony, which are reflected in the linear nature and cohesive built form of the settlement. Though there has been some infilling and redevelopment, the historic character of the Chartist settlement remains broadly legible.

The proposal site itself forms a small part of the historic settlement, however does not contain any extant features associated with the settlement, such as boundaries or historic buildings. The wider plot within which the site is located has seen considerable alteration since its historic origin as part of the Chartist settlement, however the larger plot does contribute significance to the non-designated asset. This significance is derived from the agricultural land to the west of the site, and views into this land from Brize Norton Road. These are important in emphasising the wider setting of the settlement, and help to demonstrate the strong historical relationship between the domestic frontages located along Brize Norton Road and agricultural

backlands, thus maintaining the legibility of the former settlement. Therefore, the proposal site does contribute some limited significance to the overall significance of the asset. Both of these elements will remain unaffected as a result of the current proposal, which will not obstruct views into the field, nor extend into the agricultural zone to the west of the site.

The proposed house would be located behind the existing development on the site, in the position of an existing agricultural building. Thus, the proposal would result in a double depth of development in this location. This would result in some alteration to the historic character of the settlement, and though there are examples where the depths of residential development vary, such as the nearby Methodist Chapel and to the rear of No. 128, these tend to be rare.

However, the proposed development occupies a small area and would not extend into the undeveloped agricultural zone to the rear of the site but would remain within the existing built zone. As such the historic division between the domestic and agricultural spaces should be maintained. Similarly, the proposal will allow for the retention of views through to the countryside to the rear of the allotment, identified as providing significance to the wider non-designated asset. The built form of the proposed development is also reflective of the historic character of the settlement in that it is linear in plan, while the scale and massing of the proposed houses is comparable to the nearby buildings.

The proposal site represents a small portion of the total heritage asset, and its contribution to its significance is considered to be relatively low; therefore the overall impact of the proposed development on the non-designated Chartist settlement is predicted to be less than substantial – minor.

6 CONCLUSIONS

John Moore Heritage Services carried out a heritage assessment on proposed development at land to the rear of No.112 Brize Norton Road, Minster Lovell (centred NGR SP 31173 10135).

The proposal site is located within the setting of three listed buildings; Nos. 81, 87 and 104 Brize Norton Road. There would be no physical or visual impact to these buildings, which are all screened from the proposal site by existing development. The proposal site is located within the historic setting of these buildings and as such has the potential to cause impact to their significance. However, based on the proposals this impact is likely to be negligible due to the limited contribution the site makes to their overall significance.

The Chartist settlement of Minster Lovell, within which the proposal site is located, is a non-designated heritage asset. Modern development has resulted in a cumulative impact to the historic character of the settlement; however, this remains legible in the current form of the settlement. The proposal site, though small, contributes slightly to the significance of the non-designated asset. The proposed development would replace an existing unsightly agricultural building and the scale of the proposed house is appropriate to the existing built form. However, the resultant double depth of development would result in some alteration to the historic character of the

settlement. As such the impact to the non-designated Chartist settlement is predicted to be less than substantial – minor.

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National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

7.2 Cartographic Material

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Davis' 1797 county map: MP:1175

1840 Minster Lovell Tithe Map: 273/M

Plan of the Minster Lovell Estate: PAR174/17/M1/1

1st Edition Ordnance Survey 25" County Series map of 1880: Oxon XXXI.2, 3, 6, 7

2nd Edition Ordnance Survey 25" County Series map of 1900: Oxon XXXI.2, 3, 6, 7

Ordnance Survey 25" map of 1921: Oxon XXXI.2, 3, 6, 7

1975 OS Plan 1:2500 scale

7.3 Legislation, Policy Documents and Local Plans

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Planning (Listed Buildings and Conservation Areas) Act 1990

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<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

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8 APPENDIX: LEGISLATION, GRADING ASSETS & LEVELS OF IMPACT

8.1 Primary Legislation

The relevant primary legislative framework for the historic environment is contained in the following acts:

- “*The Hedgerow Regulations*” of 1997, section 97 of the “*Environment Act*” of 1995 gives protection to hedgerows determined to be of historic importance.
- *Town and Country Planning Act* 1990 – sets out the planning framework.
- *Planning (Listed Buildings and Conservation Areas) Act* 1990 – specific protection for buildings and areas of special architectural or historic interest.
- *Ancient Monuments and Archaeological Areas Act* 1979 – specific protection for monuments of national interest.
- *Historic Buildings and Ancient Monuments Act* 1953 – provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

8.2 Grading Heritage Assets and Levels of Impact

As laid out in the NPPF, described above, and in Paragraph 018 of PPG 2014 (Revised 2019) ‘*what matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy*

Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.' The NPPF (Annex 2) defines significance as *'the value of a heritage asset to this and future generations because of its heritage interest'* and it may derive *'not only from heritage asset's physical presence, but also from its setting'*. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

Therefore, the assessment of the impact of a proposed development, or change to a heritage asset, either designated or non-designated, depends on considering the significance of the asset and any perceived harm that could happen to it and/or its setting (Historic England 2015). The potential harm and impacts are to be avoided, minimised, and mitigated, taking opportunities to better reveal or enhance significance, thereby ensuring any unavoidable harmful impacts are justifiable by public benefits, that can be deemed as necessary and otherwise undeliverable (Historic England 2015; Historic England 2019).

HE's guidance document *Statements of Heritage Significance* (2019) states that an understanding of significance must stem from the interest(s) of the *heritage asset*, whether *archaeological, architectural, artistic, or historic*, or a combination of these. These must:

- Describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal.
- Be sufficient for an understanding of the impact of the proposal on the significance, both positive and negative.
- Be sufficient for the Local Planning Authority (LPA) to come to judgement about the level of impact on that significance and therefore on the merits of the proposal.

Further guidance is to be found in HE's *The Setting of Heritage Assets* (2017) which affirms that statements of significance need to consider:

- How the historic character of a place makes it distinctive. This may include its association with people, now and through time; its visual aspects; the features, materials and spaces associated with its history including its original configuration and subsequent losses and changes.
- Contextual relationships between the asset and any other heritage assets that are relevant to the significance including the relationship of one asset to another, same architects, or associative relationships.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Table 1. Criteria for assessing the significance of a heritage asset

Significance	Definition	Relevant Heritage Assets
Very High	Relatively complete and predominantly static landscapes sensitive to change. Internationally significant locations or sites.	World Heritage Sites. Historic landscapes of national or international importance, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other

		critical factors.
High	Locations or Buildings that have little ability to absorb change without fundamentally altering its present significant character. Well preserved historic landscapes, exhibiting considerable coherence, time depth and other factors. Sites associated with historic nationally and internationally important people or groups.	Scheduled Monuments: Archaeological sites of schedulable quality and significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields.
Medium	Locations and Buildings that have a moderate capacity to absorb change without significantly altering their present character, has some environmental value, or is of regional or high local importance.	Local Authority designated sites (e.g.: Conservation Areas and their settings). Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth, or another critical factor.
Low	Locations and Buildings tolerant of change without detriment to its character, is of low environmental value, or is of moderate or minor local importance.	Sites with significance to local interest groups. Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
Negligible	No loss	No loss

Proposed developments and changes to heritage assets and their setting can be described as positive, negative, or neutral (Table 4). Definitions of terms used to describe the impact of damage on a heritage assets significance, and how this can be assessed, is contained in the NPPF and PPG (Section 18). From these sources a list of clearly defined criteria regarding the physical and visual impact of a proposal on the site, building and its setting can be made. These define the degree of harm that can potentially be caused to a heritage asset and facilitates balancing the potential harm identified against the benefits of the proposal.

Table 2. Criteria for the assessment of the degree of harm to the significance of an asset

Degree of Harm	Definition
Total Loss	Total removal of the significance of a heritage asset.
Substantial	Serious harm that would remove or vitiate the significance of a heritage asset. Change to a heritage asset's setting, such that the significance of the asset would be totally lost or substantially reduced (e.g.: the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).

Less than substantial – High	<p>High level of harm that could be serious, but not so serious as to vitiate or change the significance of a heritage asset.</p> <p>Partial physical loss of a heritage asset, or its setting, or both, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.</p>
Less than substantial – Minor	<p>Slight loss of the significance of a heritage asset.</p> <p>This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance.</p> <p>Some harm to the heritage asset's setting, but not to the degree that would result in a meaningful devaluation of its significance.</p> <p>Perceivable level of harm, that is enough to be noticeable or material, but insubstantial relative to the overall interest of the heritage asset.</p>
Negligible	<p>A very slight change to a heritage asset which does not result in any overall harm to its significance.</p> <p>Very minor change to a heritage asset's setting such that there is a slight impact, but not materially affecting the heritage asset's significance.</p>
No Impact	<p>No effect to the heritage asset or its setting.</p>

Table 3. Criteria for assessing the impact of change to a heritage asset

Impact	Definition
Positive	<p>Proposed changes represent a positive strategy for the conservation and enjoyment of the heritage asset and positive contribution to the character of the building.</p> <p>Such changes may:</p> <ul style="list-style-type: none"> • restore the building to the original structure or fabric • sustains, enhances, or better reveals the significance of the heritage asset • positive contribution to the local character and distinctiveness
Neutral	<p>Proposed changes represent a neutral strategy for the conservation and enjoyment of the heritage asset and neutral contribution to the character of the building.</p> <ul style="list-style-type: none"> • very minor change to a heritage asset's setting such that there is a slight impact
Negative	<p>Proposed changes represent a negative strategy for the conservation and enjoyment of the heritage asset and negative contribution to the character of the building.</p> <p>Such changes may:</p> <ul style="list-style-type: none"> • lose or remove original features of the building • causes the asset's significance to be materially affected/considerably devalued • negative contribution to the local character and distinctiveness