



# Heritage Statement

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Copse Hill House,  
Lower Slaughter

April 2024 | Project Ref 9973A



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## **App. 1 Scale of Harm table (HCUK, 2019)**





*Figure 2: Copse Hill House entrance façade*

## Context

### 1.2

Over the course of 2020-2023 a series of applications have been submitted and consented at Copse Hill House in conjunction with extensive pre-application discussions and liaison with CDC and specifically with Eleanor Ward, Conservation Officer. The principal applications of relevance are as follows:

- November 2021 - Ref: 21/02740/LBC and 21/02739/FUL 'Alterations to second floor and roof, reinstate dormers, amendment to solar panels and associated works. at Copse Hill House'
- October 2022 – Ref: 22/00545/LBC and 22/00573/FUL 'Erection of two storey extension, annexe outbuilding (including swimming pool and garage); rebuilding/reworking of terrace, provision of railings and relocation of gate post; Provision of alterations to house including replacement glazing and works to doors and walls; and associated works. Include the demolition of: outbuildings, poolside building, car port range and swimming pool at Copse Hill House'
- October 2022 – Ref: 22/00570/FUL 'Provision of estate railing, ha-ha level changes, steps to terrace and associated works at Copse Hill House'

- June 2023 – Ref: 23/01390/LBC 'Installation of new ground floor cloakroom (WC and washbasin) to be located at end of corridor running from entrance hall to eastern garden door; recreation of original archway opening between kitchen and lobby; and relocation of existing kitchen doors to include half glazed stud partition to the location of the former partition of the family and service areas within rear hallway at Copse Hill House'
- December 2023 – Ref: 23/02656/LBC 'Replacement of modern timber staircase with stone cantilevered staircase, reinstatement of first floor gallery opening and reinstatement of traditional wall panelling'

**1.3** The above applications were supported by extensive Heritage Statements prepared by HCUK Group including a full historic background, description and analysis of fabric and statements of significance including assessment of the setting of the buildings. HCUK Group have also prepared an Archaeological Desk Based Assessment to inform decisions relating to the grounds and surrounding estate landscape.

**1.4** Over the course of late 2023 and early 2024 works began on the major extension phase covered by 22/00545/LBC and 22/00573/FUL. The footprint and skeleton structure of the extended annex are constructed. The client's would like an alternate finish and detailing for the extended annex to be considered having considered the test panels of stone and other elements of the project during construction and in conversation with contractors and stone masons. A new architectural team was appointed to work on the later stages of the project.



Figure 3: Construction of the framework for consented annex extension, January 2024.

## Purpose of this Statement

**1.5** This Statement accompanies a listed building consent application for a revised aesthetic to the annex extension and further restorative works to the entrance porch and windows added by Lutyens. It draws heavily on the previous substantive reports which are in the public domain and fully available to officers. Further analysis has also been undertaken by Christian Flemming Architects in their design process and this is set out in the Design Document submitted alongside the application. This report does not repeat the full history or statement of significance, nor does it duplicate the analysis included within the design document, but provides a proportionate summary with a focus on the Lutyens additions to the house sufficient to determine the application in question here.

**1.6** The scheme seeks to provide an alternate solution and aesthetic finish to the extension and to restore elements of Lutyens' additions enhancing the legibility and authenticity of these important additions to the building. In this aim the proposals set out here can be seen as a continuation of the scheme to enhance and restore legibility of Lutyens' most complete interior finish in the entrance hall and staircase. Officers are directed to the full Heritage Statements for the above applications if further detail is required.

- 1.7** The key consideration here is whether or not the proposed works cause harm to heritage assets – in this case the listed buildings of Copse Hill House- by eroding the unique heritage values that make up the asset’s significance and special interest.
- 1.8** For clarity the former stables to the house located to the north east and now a separate property are also listed as are the two former lodges to south east and north west. None of these assets has any potential to be affected by the proposals and they are not discussed further here.



## 2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>1</sup>
- 2.2** Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.<sup>2</sup> Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.<sup>3</sup>
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF 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.*

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<sup>1</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

<sup>2</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>3</sup> Conservation Principles, 2008, paragraph 84.

**2.6** The NPPF requires the impact on the significance of a designated heritage asset<sup>4</sup> to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 207 and 208 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.<sup>5</sup> The Scale of Harm is tabulated at Appendix 1.

**2.7** Paragraphs 207 and 208 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.<sup>6</sup> Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 207 or 208 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

**2.8** Paragraphs 205 and 206 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

**2.9** One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-

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<sup>4</sup> The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

<sup>5</sup> Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

<sup>6</sup> The balancing exercise was the subject of discussion in City and Country Bramshill v CCLSG and others [2021] EWCA, Civ 320.

specific methodologies relating to the assessment of significance, and the effect of change on significance.

**2.10** The Cotswold District Local Plan 2011-32 provides the local decision making framework. Policy EN1 is an overarching policy looking to achieve the conservation of the districts historic environment. Policy EN2 covers design guidance and the requirement for high quality interventions within local areas and characters. The Cotswold Design Code is relevant. Policy EN10 echoes the NPPF in protection of designated assets.

## 3. Background and Development

**3.1** Copse Hill House was constructed in 1871-2 for Henry Arthur Brassey, second son of the railway magnate Thomas Brassey. The architect was C. F Hayward and the construction work was undertaken by Albert Escort of Gloucester. In October 1876 The Architect magazine published a description, building plans and perspective drawings showing the original form of the building and it was captured photographically in 1872 only a very short time after completion.



Figure 4: 1872 photograph of the entrance front (Historic England OP11030) Note no doorway in the eastern façade where the location of the present doorway is circled.

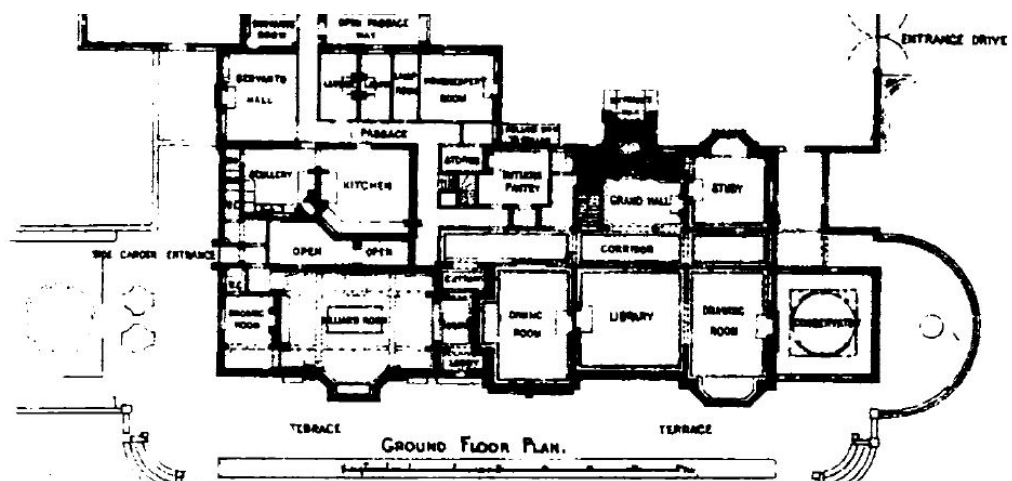


Figure 5: Original ground floor plan from *The Architect*, 1876. Note the completely different arrangement within the entrance hall, then stair, and today's stair hall, then service rooms (shaded).

### 3.2 The principle stages of the evolution of the house are set out below:

- In the later 19th century, c.1877, the northern part of the roof was raised to provide additional accommodation.
- Between 1906-1909 Edwin Lutyens was involved in making improvements to the house for Henry Arthur's second son, Harold Ernest Brassey. The most major work was the complete re-working of the entrance hall and creation of a new staircase to the west, in the area formerly taken up by service rooms. This work necessitated reorganisation of the central corridors, provision of large new windows to the south and the change of room sizes on the south front at first floor level. Lutyens also added a new shallow porch to the northern entry and a bow window spanning the two principal storeys to the southern front. It is possible that Lutyens also inserted the eastern doorway and amended the doorway to the southern terraces, between billiard and dining rooms.
- By 1915 the southern façade of the house had changed substantially with the removal of dormer windows into the attic rooms and the removal of the turret, which had held massive water tanks.
- At some point prior to the 1970s the front porch was extended to the current almost square footprint – see Design Statement for analysis of the porch's evolution.



Figure 6: Comparative photographs of the porch showing (left) Lutyens' relatively shallow depth, and (right) photo of c. 1970 showing extended form with side window just visible.

- In 1973 Copse Hill House was sold out of the Brassey family and the estate divided. The new owners undertook two substantial changes, firstly the complete demolition of the service wing and quarters. The kitchen moved into the former billiard room and the day nurseries above it were subdivided. The stair inserted by Lutyens was replaced and the internal window to the back stair concealed. Widespread redecoration took place within the principal rooms including the construction of fitted floor to ceiling height built in cupboards and the insertion of new bathrooms. Many changes were undertaken to fenestration including the insertion of double glazed units within many of the stone frames. All of the leaded lights used by Lutyens in his entry hall, stair and bow windows were replaced, including the removal of mullion and transom divisions within the latter.

## 4. Statement of Significance

### Assessment of Significance

**4.1** Copse Hill House draws its significance primarily from architectural and historic values as summarised below:

**4.2** Architectural and aesthetic interest in its appearance and materials in which the single original design is still discernible, albeit with later alterations.

- Architectural technological and evidential interest is present where original features survive that enable an understanding of the construction techniques, which though not particularly rare or unique for the mid-19th century are robust and well considered – reflecting the engineering background of the age and the commissioning Brassey Family.



*Figure 7: Lutyens bow window in 1951 (left, HE Archive ref: haw\_9419\_10) and today. The upper windows have had their sills lowered and central mullion removed, the lower windows have a central mullion and lower transom removed. All are currently double glazed.*

- Architectural interest is present in the quality of the details and finish both internally and externally. The differing quality of architectural detailing in the original conception and in Lutyens' later additions. Lutyens made relatively

frequent use of curved and arched motifs (bay window, front porch, internal ceiling vaults) and his use of heavy mullion and transom windows which were originally leaded is in contrast to the larger panes of Hayward's original conception which made use of the most recent trends in glass technology available to the late Victorians. Lutyens' more historically evocative approach to fenestration provided a distinct contrast which has been lost with the reglazing of his windows to both north and south facades, in his bay window the changes also involved the removal of mullions and transoms and the lowering of the first floor sills, these later changes have reduced the legibility of this architect's contributions to Copse Hill House.

- There is historic associative interest in links with a known architect CF Hayward and local builder in its original construction. Associative interest with the renowned Sir Edwin Lutyens is linked to a significant phase of renovation. The entrance hall is now the least altered element of his involvement and a particularly important element of historic and illustrative value at Copse Hill. Other elements are the entrance porch and the semi circular bay on the southern front though both features have been altered.
- Additional historic associative interest lies with the Brassey family themselves, the modern nature of the house with evidence for its multiple facilities and up to date features reflects their commitment to having the most modern and up to date house, and their social status.



*Figure 8: H A Brassey's initials on the eastern facade*



- Historic Illustrative interest in revealing things about past ways of life at this elevated social status. The provision of specific rooms for specific functions, which can be understood through the documentary records augment the physical survivals within the interior where contrast in room hierarchy is legible and where there is still an ability to understand a contrast between 'family' and 'service' areas of the house. This continues to illustrate historic interest and is an important aspect at this site where so much of the 'service' aspect of the house was lost through the 1970s works.
- Archaeological or evidential values are present in the physical remains of past changes which enable us to understand how the building has changed over time. Fossilised elements of the later 19th century roof were obscured by the 1970s work but will shortly be better revealed following the construction of the consented roof scheme.
- The setting of the house comprises a still substantial area of gardens, woodland and meadow. The presence of gate lodges and the former stables, even though in separate ownership today, continue to augment the historic and architectural values of the house all contributing to the sense of this as a substantial and well considered country estate of the mid-19th century.

**4.3** The work in the 1970s is not considered to contribute positively to the above strands of heritage value. Its material qualities are non-descript and entirely standardised for that period (mdf, gypsum plaster board, cement etc.) not reflecting or better revealing the traditional construction and technological advancement of the house more widely.

**4.4** With specific reference to this application the existing consent establishes the in principle acceptability of an extension to the existing building in the approximate location of the former service range in such a way that will preserve the above values.

## 5. Heritage Impact Assessment

**5.1** This chapter of the report assesses the impact of the proposed development on the significance of the listed Copse Hill House.

**5.2** In brief the proposals are:

- To maintain the footprint, connection point, and overall scale and height of the consented annex extension.
- To alter the finish and detailing of the annex including an altered link roof form without a clerestory.
- To reduce the depth of the northern entrance porch to its 'original' depth as designed by Lutyens.
- To reinstate stone mullions and transoms to the southern bow window.
- To amend the glazing within the southern bow window, and northern entrance hall and stair windows to a leaded aesthetic.

**5.3** It is noted that change at historic places, including new extensions to historic buildings, can be achieved in a number of ways. Alternate proposals can be equally acceptable if equally carefully considered and based on a sound understanding of the heritage values that make up that place's special interest.

**5.4** Reference should be made to the full set of application drawings from Christian Flemming Architects, and also to the Design Document which includes detailed analysis of the architectural features of the main house and justification for the current approach being taken – this document does not repeat in detail analysis in that report.

### Impact Assessment

**5.5** Firstly, in relation to the listed forecourt walls, steps and drinking trough, the current proposals continue the approach to the western gate from the forecourt as set out in the consented scheme. The western gateway will continue to be located as per the consented scheme and attach to the new extension via a slightly

repositioned curved stretch of wall. There will be no change to this element and heritage values of the listed walls and their features will be preserved.

- 5.6** The proposed reworking of the annex extension applies only to the finish of the stone walls and details of openings. The scale and footprint of the annex extension will not materially change, nor will the connection point to the main house, which will remain at the point where the original service range connected through into the main house.
- 5.7** The change to the link roof also involves the blocking of a window in the northern elevation of the house, this window is a 1970s insertion not part of the original design, it's loss – along with the loss of other elements of the 1970s work, is not harmful to heritage values.
- 5.8** The proposed alteration to the linking roof will simplify the form and materials used so that instead of the clerestory passage, a simple ridge will be visible from the east, a skylight will feature in the western slope. This change maintains a simple and traditional connection point with the long roof slope to the east maintaining much of the consented scheme. It offers a simple connection point between old core and new extended annex.
- 5.9** The Design Document by Christian Flemming Architects illustrates and explores how the proposed finish has been inspired by the additions made by Lutyens, in particular the banded stonework of the porch. The scale of bands proposed for the new addition is narrower so that they are visually subservient but continue to reference the porch as a cue but not provide a pastiche mimicking of those early 20<sup>th</sup> century details. The bands are ashlar finish, but the main wall of the addition will remain as a coursed rubble stone, mortared in common with the main building. This approach to walling is more traditional than that of the consented scheme but is considered equally acceptable in this context and will not appear incongruous or out of place. The finish will remain simple, and the continued scale and footprint preserves the already agreed major structural additions as subservient to the host listed building.
- 5.10** The window in the eastern elevation is a modern take on a multi-light window, similar in scale and division to the windows inserted by Lutyens lighting the entrance hall and stair. They will have a simpler profile that allows the phasing of

the two elements to be understood. As with the bands, the multi light window with simple moulding draws inspiration from the features of the main northern façade but interprets them in a subtly modern way to sit comfortably alongside the historic additions without challenging them. The new addition and the historic northern elevation as amended by Lutyens will form two sides of the entrance forecourt and the suggested shared language of bands to the ground floor and multi light windows at first floor is complementary. The sense of arrival at the house, via the northern forecourt will feature a shared style but still remain legible as a new addition when inspected in detail. The link, with its long roof slope, will continue to provide a sense of separation between the two portions in a low key way that is not jarring or overly dominant.

- 5.11** On the north façade two relatively traditional dormer windows are proposed, Dormers are, and were, a feature of the relatively complex roofscape at Copse Hill House – including on the historic service range (see Figure 4). The roof height is not changing or increasing, and these additions will not increase the prominence of the addition to any great degree. Relatively minor changes are proposed to the south and western elevations, the consented arcade is maintained with small changes to the form of the arches. A similar multi pane window is proposed for the western gable.
- 5.12** The minor change to the parapet by the consented roof terrace on the northwest corner will see greater continuity with the historic situation and is thus a modest enhancement of the previous consent.
- 5.13** With regard to the heritage values of Copse Hill House the proposed variations to the finish and detail of the annex addition maintain the footprint and scale and offer a similarly well considered approach to the architectural aesthetic which draw particularly on the Lutyens' changes to the northern entrance façade in relation to the porch and windows he added. The proposed variations do not challenge or render less valuable those core elements of the main northern façade and will offer a sensitive aesthetic which will preserve and continue architectural values of the main house.
- 5.14** The consented scheme offered an overtly modern approach to the stone walling and openings. This enabled contrast and distinction between old and new but would have been a very striking visual distinction – this approach was consented as a

positive new intervention at this site. The current proposals are perhaps more traditional in their approach, but they are also carefully founded on referencing elements of the historic building's core details without challenging or distracting from them. The detailing will still be modern and contrasting, not a slavish replica, preserving the primacy of the original construction and Lutyens' alterations, particularly to the northern entrance façade where the two will be read together.

- 5.15** The proposed amendment to the aesthetic of the extended annex is not considered to erode heritage values or cause harm.

### Restoration of porch

- 5.16** The proposals to restore the Lutyens porch to his intended depth is considered to prioritise and better reveal an element of architectural interest which is acknowledged and important to heritage significance – Lutyens' contributions to Copse Hill House. The current depth of the porch is an undated mid-20<sup>th</sup> century alteration (some time between 1953 and 1970 based on photographic evidence), its author or instigator is unknown. Whilst the work has been done with careful matching of stone and finish the photographic evidence available is clear that Lutyens intended the porch to have a much shallower projection.

- 5.17** The proposed restoration of Lutyens' original depth is considered to preserve and even enhance the contribution to significance made by his interventions at the house restoring an element of his architectural vision. The change is not considered to cause harm to architectural or historic values. Though the extension is part of the building's history it cannot be associated with particular phase of meaningful alterations and is instead part of a period of works mostly characterised by loss and erosion of earlier detail or complexity to the composition (removal of the turret, dormers etc).

### Glazing and fenestration

- 5.18** The proposed restoration of windows to a leaded appearance on the south front, and the restoration of mullions and transoms to the southern bow window, similarly look to restore the legibility of Lutyens' architectural intent and integrity of features that he installed at this site.

- 5.19** The glazing in all of Lutyens windows has been replaced in the later 20<sup>th</sup> century with double glazed units (save the internal window between main and service stair). The current consent allows for a double glazed replacement product. The current proposals will look to provide the thermal enhancement already consented with a product that also provides greater integrity with the visual aesthetic that Lutyens added here. There is no harm arising from these works. The restoration of stone mullions and transoms to the bow window is an active enhancement that improves architectural interest.
- 5.20** As identified earlier in this section it is considered that alterations at historic places might be achieved in a number of ways, there is never only one way to approach changes within the historic environment. The proposals here present a similarly sensitive and well considered alternative to the consented scheme, and do not erode or lessen the heritage values of the building to cause harm. They offer elements of enhancement particularly to the restoration of details added by an important architect in the early years of the 20<sup>th</sup> century and subsequently eroded. This enhancement is a positive element to the scheme adding weight to the suitability of the proposals.

## 6. Conclusions

- 6.1** Copse Hill house is a grade II Victorian country house created for a prominent and renowned family of railway magnates. In the early 20<sup>th</sup> century, the family engaged the architect Edwin Lutyens to make a series of alterations which added bold new additions to the interior, entrance and garden front. Major reductions in the later 1970s reduced the scale of the building by removing the service range and providing other alterations to room function in the core.
- 6.2** Recent consents have proven the principal of extending the house to restore built form in the location of the former service range.
- 6.3** The current application seeks to amend the detail of a consented extension, with changes to finish and fenestration which, though different to the consented scheme, are similarly based on a careful consideration of the listed building's heritage values and core architectural features, in particular the alterations effected by Lutyens in the first decades of the 20<sup>th</sup> century.
- 6.4** Accompanying this change to the finish of the consented extension are a series of restorative works to the Lutyens' porch and windows to the south front, the entrance and stair halls. These works actively seek to restore the original quality of these features which were eroded and changed in later years, away from what was Lutyens' original design.
- 6.5** This assessment, building on detailed earlier assessment of the building's history and significance has shown that this alternate approach to the finish of the extension will also preserve heritage values, and offers a similarly sensitive approach to the new addition which will complement the host listed building. The proposed alterations to the windows offer distinct enhancement to these features which have been eroded over time.
- 6.6** No harm is identified and as such paragraphs 206-208 of the NPPF are not engaged. There is preservation for the purposes of the decision makers' duty under the Act and the application can be supported from a heritage perspective.

# Appendix 1

## *Scale of Harm (HCUK, 2019)*

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 207 and 208, and guidance on NPPG).<sup>7</sup>

<b>Scale of Harm</b>	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

<sup>7</sup> See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.



## *Standard Sources*

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

<http://magic.defra.gov.uk>

[www.history.ac.uk/victoria-county-history](http://www.history.ac.uk/victoria-county-history)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, December 2023

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)

Full bibliography for the major phase of research and assessment to be found in the original Heritage Statement, HCUK Group 2022