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# Statement Heritage

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## Development of an agricultural building at Godrev, School Lane, Marazion, Cornwall. TR17 0DG

Heritage Impact Assessment: SH Ref MARA0718final  
25/07/2018



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*This project was commissioned by Mr R Hunt and carried out by Daniel Ratcliffe BA MA MCIffA in July 2018*

*The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended.*

## Non Technical Summary

*This report examines the impact of a proposal to develop an agricultural building on the footprint of an earlier such building at School Lane in Marazion, Cornwall.*

*The proposal site is acknowledged to lie within the setting of the Marazion, and potentially the St Michael's Mount Conservation Areas.*

*Heritage planning policy defines the setting of a heritage asset as 'the surroundings in which a heritage asset are experienced' (NPPF 2018, Glossary). Evaluation of the setting of a heritage asset involves an appreciation of the particular heritage values that are experienced from the relevant parts of that setting, and of how the setting contributes both in its current form and after any proposal has been developed (Historic England 2017).*

*The assessment identifies that the significance of the Conservation Area lies in the survival of its medieval plan form, in an appreciation of its historic relationship to St Michael's Mount, and in the quality of its many historic buildings. The rural setting to its north and maritime setting to its south are acknowledged to contribute strongly to an appreciation of these historic and architectural values.*

*The proposal affects an area which until the later 20<sup>th</sup> century lay within enclosed fields to the immediate north of the medieval town adjacent to a 'back lane' originally servicing plots facing the main arterial 'Upper Fore St'. The site lies opposite three unlisted early-mid 19<sup>th</sup> century cottages built as back land development on the tail of two of these plots. These building have been subject to damaging alterations during the 20<sup>th</sup> century and are now principally of limited architectural value.*

*During the later 20<sup>th</sup> century the area, lying between the town and the crest of the hills behind, was developed piecemeal for mostly residential purposes and its 'historic character' is now of the late 20<sup>th</sup> century.*

*Development of the proposal would introduce further two storey modern development on the footprint of a previous agricultural building, separated from the boundary to Fore Street by a private driveway. It is our assessment that due to its current character the site has the capacity to accommodate this without harming the limited contribution it makes to the setting of the conservation area. This has been verified by looking back at the site from St Michael's Mount to ensure that the new development would sit within the established built mass of the town without eroding its rural setting.*

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# 1. Introduction and Methods

- 1.1 This report has been commissioned by Mr R Hunt, to assess the impacts of the proposed 'Development of an agricultural building at Godrev, School Lane, Marazion' following the refusal of planning permission for the same (LPA ref PA17/09984).
- 1.2 An appeal to the planning inspectorate has been lodged and validated for which purposes this documentation has been prepared (APP/D0840/W/18/3206816).
- 1.3 The Council refused the application on three grounds. Reason 2 related to the significance of the historic environment. It reads

*The proposed two storey building would be set just outside the Marazion Conservation area. The building's dominant position, height and design would detract and diminish from the setting of the Marazion Conservation Area and thus cause harm to the significance of the Conservation Area as a heritage asset. Having regard to paragraph 134 of the National Planning Policy Framework, it is considered that the harm caused to the Conservation Area's significance as a heritage asset would be less than substantial however there would be no substantive public benefit to balance and justify the harm. Furthermore the proposal would be overbearing and obtrusive to the setting of the Marazion Conservation Area. The proposal is thereby contrary to the Cornwall Local Plan, Strategic Policies, 1, 2, 5, 12 and particularly policy 24: Historic Environment and paragraphs 17, 56, 58 and 134 of the National Planning Policy Framework 2012<sup>1</sup>.*

- 1.4 The original application documents did not include any expert assessment of the impact of the proposal on the historic environment on behalf of the applicant as indicated by P128 of the NPPF (now translated to P189 of MHLG 2018), P24 of the Cornwall Local Plan.
- 1.5 Paragraph P129 of the NPPF (2012; P190 of MHLG 2018) directs Local Planning Authorities to 'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.' There is, within the documentation available online, no evidence within the planning officer's report that such expertise was sought from the LPAs conservation advice officers.
- 1.6 This report seeks to provide appropriate this expert assessment on behalf of the applicant. It has been prepared by Daniel Ratcliffe MA MCIfA<sup>2</sup> trading as 'Statement Heritage'. Daniel has 19 years of professional experience of the assessment of the historic environment in

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<sup>1</sup> On the 24<sup>th</sup> July, 2018 Government published a reissued National Planning Policy Framework (MHLG 2018). For the purposes of this assessment there is little material change in the policy directions in respect of those elements of the NPPF (DCLG 2012) referred to in the previous determination paperwork, although the numbering of paragraphs has changed. Previously within Chapter 12, determination policies for the historic environment are now contained within Chapter 16.

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connection with proposals for development, during which time he has served as both Cornwall County Archaeologist and (for Historic England) Inspector of Ancient Monuments for Devon and Cornwall. Daniel led Cornwall Council's Strategic Historic Environment Team from 2014-2017.

1.7 Desk based research and analysis for this project has involved:

- Consultation of the Tithe Survey and Apportionment for Marazion.
- Consultation of historic map evidence for the site in collections held by Cornwall Council and the Local Studies Library.
- Consultation of the National Heritage List for England and Heritage Gateway.

1.8 Field work was undertaken on 23<sup>rd</sup> July, 2018 by Mr Ratcliffe. Fieldwork involved the compilation of a photographic record of the site within its urban and wider landscape (extracts of which are to be found at the rear of this report), and consideration of the setting of the site and designated assets inter-visible with it.

1.9 The significance of heritage assets referred to in this document have been assessed with particular reference to the approach detailed in *Conservation Principles* published by English Heritage (now Historic England) in 2008.

1.10 The assessment of impacts to the setting of heritage assets has followed the staged approach and guidance set out in 'The Setting of Heritage Assets (Second Edition)' (Historic England Good Practice Advice in Planning 3, 2017). Assets and their settings are identified within part 2 along with a general summary history of the development of the site and Marazion in general. The significance of assets and their settings is evaluated in part 3 and set within the context for the determination of heritage planning matters relevant to the case. Part 4 models the impacts of the proposal on those significance.

## 2 Site Description and History

2.1 The site is situated at to the north-side of School Lane (Figure 1). The site has been terraced into land rising to the north above Marazion Conservation Area to the south side of School Lane, lying at AOD. The site (figure 2) commands views over the tops of Marazion across Mounts Bay. The site is within the curtilage of *Godrev* a late 20<sup>th</sup> century bungalow to its immediate north, one of a number of late 20<sup>th</sup> century properties to the north and west of the site. To the east of the site is a late 20<sup>th</sup> century extension to the Marazion County Primary School, originally built in 1906.

2.2 The site is currently vacant, with the concrete slab and brick foundation of a demolished 20<sup>th</sup> century stable building occupying the footprint of the proposed development.

2.3 The concrete slab contains a number of cast-in-situ concrete drain channels, indicating the building was previously in use for livestock housing.

### Designated assets identified as affected by the proposal.

2.4 No **listed buildings** or **scheduled monuments** lie within the immediate surroundings of the building, with most of those within the **Marazion Conservation Area** (designated in 1983,

amended 2009) addressing the main linear roads which pass through it parallel to the shoreline these roads being screened from the proposal site by intervening buildings (figure 3). **Primrose Cottage, Mount View Cottages, and the County Primary School** all of which lie within the Conservation Area are un-Listed assets which may be considered as non-designated heritage assets making some positive contribution to the character and appearance of the Conservation Area.

- 2.5 The island of **St Michael's Mount** contains 32 **Listed Buildings** (eight of which, graded at II\* or I, being related to the Castle and Church which top the rock), and three **Scheduled Monuments** the whole of the island and its harbour being designated as a **Conservation Area** in 1983. The island is managed by the National Trust and one of the most visited sites within their management. For the purposes of this assessment the island is assumed, as a whole, to be a complex heritage asset of the highest significance. The Mount is clearly visible from the location of the proposed development (see figure 2).

## Historic Development:

- 2.6 The history of Marazion is intertwined with that of the Mount, to which it acts as the landward port.
- 2.7 Archaeological evidence of activity on the Mount dates back to prehistory, indicated by finds of flint tools (Herring 2000). The site is a candidate for the trading island *Ictis* described in the early 1<sup>st</sup> century AD by Diodorus Siculus.
- 2.8 Market functions within Marazion were noted by the 11<sup>th</sup> century within the documentation of the grant of the Mount by Robert, Count of Mortain, to the priory of Mont St Michel in Brittany (Cornwall Council 2010).
- 2.9 The town may have originated around two markets referred to in documents between 1257 and 1272 as *Marghasbigan* (meaning the 'small market') from which evolved the place-name 'Marazion' (Sheppard 1980, 2) and *Marchadyou* (meaning the 'Thursday Market') which corrupted to 'Market-Jew' (Cornwall Council 2010, 9). The two names have persisted to the present day although they may originally have attached to the west and east ends of the town respectively.
- 2.10 In common with other Cornish market ports Marazion has traded mining ores, fish and agricultural produce (ibid, 10)
- 2.11 The town was described by Leland writing in the 16<sup>th</sup> century wrote that Marazion was a 'great long town' (Sheppard 1980, 5) and it is likely that much of the current Conservation Area is medieval in origin, with the plan-form typical of planned market settlements being based on linear main streets leading to the market places (Higher Fore Street, Fore Street, West End) along which are set perpendicular narrow plots.
- 2.12 School Lane is depicted on the Tithe Map for Marazion dating to 1840 (figure 4). School Lane, appears to have originated as a 'back lane' giving access to linear plots along Higher Fore Street to its south with enclosed land to the north.
- 2.13 The field pattern shown on the Tithe survey is typical of the enclosure processes which acted on former common or 'open' arable fields from the late medieval period onwards. In such cases furlong blocks and groups of 'ploughlands' within them were enclosed into severalty, 'fossilising' both the layouts of the earlier 'furlongs' (blocks of strips aligned with one another) and sometimes (as in the case of the boundary between unit 635 and 636) the 'reverse-s' curve that

developed along open field strips through the repeated turning of ox teams drawing single mould board ploughs (Hoskins 1955, Taylor 1975).

- 2.14 No built development immediately north of this relict back lane (School Lane) is depicted on the Tithe survey in the area of the site (southern end of unit 632) although a small number of dwellings are shown along the south side of the lane. The building shown as 564 is on the footprint of 1 and 2 Mount View Cottages.
- 2.15 By the time of the 1876 25 inch to the mile Ordnance Survey (OS Cornwall LXXIV.4) buildings on the footprint of both 1 and 2 Mount View Cottage and 'Primrose Cottage' are depicted. At this time the fields to the north of the proposal site remained vacant.
- 2.16 The principal change on 1907 OS 25 inch mapping is the construction of the Marazion County Primary School.
- 2.17 The footprint of the proposed development is shown as occupied by a linear building by the time of the 1936 OS 25 inch mapping of the area. The property now known as 'Castle Bay' appears on this map.
- 2.18 By 1974 the OS maps of the area depict 'Kenora', 'Bostennor' and a 'Tel Ex' to the north west of the development site. The telephone exchange, a modernist flat roof structure clad in wooden shingles has since been converted into a residential property (figure 5).
- 2.19 The building on the footprint of the proposed development became unstable and was removed in 2006 (Design and Access Statement supplied in support of previous application W1/10-0266). Consent was gained for construction of 'Hagar Vor' in 2010/2011 (ibid). Godrev (known previously as 'Lewmar') dates to the period between 1974 and 2010 as it was in place by the time of this development.
- 2.20 The dates of development as understood from historic map regression are shown on figure 6.

### 3 Assessment of significance of the heritage assets identified and the significance of their setting.

- 3.1 **The site itself**, due to its previous development as an agricultural building and modern domestic curtilage is not identified here as having heritage significance itself, nor does it have the potential to contain archaeological remains. There is no longer any legibility of the previous use of the land as agricultural enclosed land within the proposed development envelope, and the previous development activity, which appears to have involved some terracing back from School Lane, in addition to the construction of strip foundations, can be reasonably suspected to have removed any archaeological deposits that may previously have been present.
  - 3.2 The NPPF describes the setting of a heritage asset as *the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral* (MHLG 2018, Glossary)
  - 3.3 **The Marazion Conservation Area** was most recently appraised in advance of its latest in 2010 (Cornwall Council). Its boundary is shown in the appraisal document (page 4) as running along
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the north side of the adopted highway. An unadopted access to Chy Leskys lies between the boundary of the Conservation Area and the red-line of application PA17/09984.

3.4 Conservation Areas were first established after the Civic Amenities Act of 1967. The current Statutory basis lies within the 1990 Planning (Listed Buildings and Conservation Areas Act). Local Authorities have statutory duties to

3.4.1 *a) from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and*

*(b) shall designate those areas as conservation areas.* (Section 69(1))

3.4.2 *formulated and publish proposals for the preservation and enhancement of [conservation areas]* (Section 71(1))

3.4.3 *with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.* (Section 72 (1))

3.5 It is notable that the Section 72(1) duty extends particularly to land in a Conservation Area. This is unlike the corresponding duty of the Local Authority to pay ‘special regard’ in respect of Listed Buildings and their settings. The 1990 Act does not accord specific duties in regards of the ‘setting’ of a Conservation Area – the Act confines itself to the control of development within the boundary as set out by the LPA when it designates the Conservation Area.

3.6 Conservation Areas are however described as a ‘designated heritage asset’ by the NPPF (DCLG 2012, Glossary). As such the significance of their settings is subject to the policies referring to the significance of heritage assets and their settings within Chapter 12 of the NPPF.

3.7 The special interest of the Marazion Conservation Area is usefully summarised in the 2010 Appraisal which notes that the special interest of the character and appearance of the Conservation Area lies in its ‘*general character and plan form*’. The document notes that ‘*The present street pattern of this attractive and cohesive town is still essentially that of the medieval settlement. The core is densely developed along the street frontages and has changed little in recent centuries. The architectural and historical quality is derived from a high number of listed and other buildings that make a positive contribution*’. Emphasis is placed on the integrity of the plan-form of the town later on in the document remarking that ‘*In the last 160 years or so there has been some infilling of plots and replacement of buildings, but the layout and even a significant number of the existing building had already been built... [t]he town's present layout reflects that of the medieval settlement, being long and narrow, focusing on the main road which runs through the town and broadening in the centre*’ (ibid, 7-8). Some examples of the character of the Conservation Area, along Fore Street and Higher Fore Street as they head towards the bottom of School lane are presented at figure 7. Throughout the main streets of Marazion, as in these representative images the proposal site is largely screened by intervening development, character being dominated by the frontages of the buildings and the tight ‘grain’ of the urban development form.

3.8 Within the Appraisal’s more detailed characterisation of the Conservation Area **School Lane** is described as ‘*a little used thoroughfare principally serving the Primary and Infant School, an Edwardian building set behind an imposing stone wall. School Lane also contains some older cottages to its eastern and western ends, in addition to a pair of modern semi-detached properties that look conspicuous and uncharacteristic in this area, visible also from Higher Fore*

*Street*'. The semi-detached properties referred to, inside the Conservation Area, are depicted at figure 7. In general the western end of School Lane, only the southern part of which lies within the Conservation Area contributes to its character and appearance much less than the section to the east of the site where more older cottages and boundary patterns survive.

- 3.9 1 and 2 Mount View Cottages, which face School Lane to the south of the proposed development and Primrose Cottage, built at right angles to the eastern gable of the earlier Cottages are identified by the Conservation Area Appraisal as 'significant' non-designated buildings. Their presence on the Tithe map demonstrates that Mount View cottages (figure 8) predate 1840, whilst Primrose Cottage dates to between 1840 and the first edition of the 25 inch OS mapping, dating to 1876. Aspects of the buildings which contribute to the character and appearance of the Conservation Area are the reflection of historic boundary patterns in their plan-form (probably originating in 'back-land' development of earlier plots fronting Higher Fore St) their comparatively low roof profiles and rubble mass wall construction. Alterations to the buildings which detract from the character and appearance of the conservation area are the modern uPVC windows and doors of Primrose Cottage and No 2 Mount View Cottage and the application of an apparently cementitious render to no 1 Mount View Cottage. Both buildings have been re-roofed using what appear to be modern, sized, fibre-cement slates, which detracts from the more traditional roofscape elsewhere in the Conservation Area. The buildings clearly do not meet the high standards maintained for Listing.
- 3.10 In summary the buildings make a minor positive contribution to the historic and archaeological character of the Conservation Area, but are less significant in architectural terms.
- 3.11 In terms of the **setting of the Conservation Area** the Appraisal notes that this '*derives from its multi-layered past as a mined landscape, agricultural landscape with scattered farmsteads, market settlement and most recently as a tourist destination*'. '*The sea runs the length of the town, edged in a mix of sand, shingle, rocks and sea walls*'. '*Open spaces are crucial to the setting of the built environment. Land associated with the Manor Office dominates the western end of the conservation area, land to the north provides an important backdrop and the fields to the south-eastern end again provide an essential setting to the town*'. (Cornwall Council 2010, 3)
- 3.12 We agree that the setting of the Conservation Area lies, to its north in the enclosed agricultural land to its north, with its additional layer of mining activity, however It is clear from our inspection of the site that to the west of the County Primary, as far as 'Whean an Wens' the character of the land to the immediate north of the conservation area is one of mid to late 20<sup>th</sup> century development, mostly of large detached properties. These properties are in a variety of styles, although both Chy Cren and Chy Leskys see figure 5 are notable for their adoption of international modernist forms rather than any pretence towards local distinctiveness. Our historic research above demonstrates that this area, which already rises in built form above the proposed ridge height of the proposed development to its north, had begun to supplant the previously agricultural character of this land by the mid 20<sup>th</sup> century.
- 3.13 The boundary of the Conservation Area to the immediate south of the site is formed by a concrete block retaining wall (figure 9) currently heavily vegetated, behind which is the unadopted access to the adjacent properties. This wall, reaches approximately to the first floor level of Mount View Cottages, and it seems possible that the early 'back lane' which became 'School Lane' was originally bounded by quite a steep rise to its north, perhaps exaggerated by
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the downslope positive lynchet which might be expected to have formed here at the base of a common arable field on such sloping ground.

- 3.14 Currently the footprint of the proposed development, which consists of concrete and brick foundations surrounded by blockwork walls (cover illustration), is unsightly making a negative contribution to the setting of the Conservation Area.
- 3.15 We would also strongly agree with the authors of the Appraisal in terms of the degree of significance given to its setting from the sea. Clearly Mounts Bay contextualises the location of the town in terms of its economic trading foundations. This is amplified by the presence and relationship to the Mount, from where many tens of thousands of visitors will appreciate the town within this setting. Clearly views from the Bay and the Mount (figure 10) are highly sensitive, and also form part, in turn of the setting of the very highly designated assets which are located there.
- 3.16 The enclosed land to the north of this part of the conservation area is not clearly visible in wide views from within the town or from the causeway to or harbour of St Michael's Mount. It is distantly apparent from the roof terraces of the Castle although from this location the site's location appears well within the established built mass of Marazion.

## 4 Impact and Policy Assessment

- 4.1 The LPA officer report leading to the recommendation the original application be refused also referred to section 72(1) of the 1990 Planning (Listed Building and Conservation Areas) Act. The Act requires that *"in respect to any buildings or other land in a conservation area", "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*. In our opinion **Section 72(1) does not apply in this case**, the land in question lying **outside** the Conservation Area.
- 4.2 Instead the application should be assessed according to those parts of **Policy 24 of the Cornwall Local Plan** and **Chapter 16 of the NPPF (2018)** both of which accord weight to the conservation of the settings of 'designated heritage assets'.
- 4.3 The Local Plan notes that *'Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated heritage assets and their settings'*.
- 4.4 The NPPF requires that applicants explore the potential impact of a proposal on the significance of heritage assets and their settings, 'using appropriate expertise where necessary' (2018, P189)
- 4.5 P190 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'* 'Particular significance' has specific relevance to this application, significance, which derives not only from the asset itself but from its setting, derives from the expression by a

heritage asset of separate heritage values, for instance its *'archaeological, architectural, artistic or historic'* attributes (NPPF 2018, Glossary).

- 4.6 Within designated areas it is important to recognise that *'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance'* (NPPF 2018, P201).
- 4.7 *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm'* (NPPF 2018, P193).
- 4.8 *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'* (NPPF 2018 P194).
- 4.9 *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'* (ibid, P197)
- 4.10 In this case we have identified above that the proposal does not affect the archaeological potential of the site, nor does it lie within the settings of Listed Buildings within the Marazion Conservation Area.
- 4.11 We have identified that the site does lie within the setting of the Marazion Conservation Area.
- 4.12 The potential effects of the proposal are the introduction of a 2 storey building with a modern materiality consisting of rendered blockwork and a sized slate roof, on the footprint of a pre-existing building demolished in 2006. The proposed building will sit above the height of 'Primrose Cottage' and 'Mount View Cottages', facing the latter, across School Lane, but will be set back from the road, and the Conservation Area boundary itself by an access road serving adjacent properties. This will reduce the impact.
- 4.13 We have established above that the un-listed buildings Primrose Cottage and Mount View Cottages have previously been identified in the Conservation Area Appraisal as making a positive contribution to the Conservation Area. Our assessment is that this positive contribution lies in the archaeological and historic value of the site's basic structural materiality and plan form. In our opinion the architectural value of these buildings has been previously reduced by alterations to windows, doors, rendering and roof coverings. This has reduced the relative contribution that these buildings make to the architectural and historic character of the Conservation Area.
- 4.14 The setting of the conservation area along School Lane consists of the degree to which its character and appearance can be understood, particularly in relation to land lying outside and above it to the north of the road. Clearly around the proposal site, within, and to the north and west of it, the existing setting contributes very little towards an understanding of the Conservation Area, the current dereliction of the site of the former agricultural building of the site damaging its visual amenity. This area, which prior to the middle of the 20<sup>th</sup> century was agricultural land, has been comprehensively changed in character by urban development, a process which was initiated by the construction of a linear building of similar massing to that proposed on its site in the early twentieth century. As the setting of the Conservation Area in this location is already that of an urbanised area it does not contribute positively to the

understanding of its heritage values and so the development **will not cause harm in this respect and provides an opportunity for an improvement in the visual amenity of the site.**

- 4.15 The degree to which the development will affect the setting in longer views of the Conservation Area is also relevant here.
- 4.16 Figure 10 illustrates how the site appears: from viewpoints using the causeway to St Michael's Mount at low tides; from the island harbour; and from the southern roof terraces of the Castle. These viewpoints have been deliberately selected as being both the most likely locations at which the conservation area and its setting to the north may be co-visible, as well as being locations at which very large numbers of the public will experience the view of Marazion as a whole.
- 4.17 Our assessment demonstrates that from these viewpoints the rural land to the north of the site is only visible from the very highest point, the roof of the Castle, which is also the best point from which to understand the relationship between the Mount, its harbour, the small medieval harbour of Marazion and the town within its hinterland. From this point the site and proposed building will be distantly visible, set within existing development. The proposed slate roof can reasonably be predicted to be unobtrusive from this range. **Clearly development will not affect the setting of the conservation area from this viewpoint.**
- 4.18 Figure 11 shows the view towards the site from surviving enclosed fields to the north of the site, within the holding of the client. From this viewpoint the Conservation Area cannot be seen due to screening by topography and existing buildings. **Views from this land to the north, which is not accessible to the public and so contributes less to the public appreciation of significance, towards the Mount will be unaffected.**

## 5 Conclusion.

- 5.1 **In summary our assessment is that the proposal does not give rise to harm to the setting of the Marazion Conservation Area**, as it does not change the degree to which its significance, which lies in its exceptional preservation of the plan form of the medieval market settlement (and its later materiality) that supported St Michaels Mount, within a landscape of fishing, agriculture and farming can be appreciated, offering an opportunity for tidying up of what is currently a visually unattractive site. The significance of the setting is essentially unchanged from the environs of the site (which currently have the character of late 20<sup>th</sup> century sub-urban development), whilst the development will demonstrably not erode the rural setting of the conservation area as a whole. The development will affect the immediate setting of Mt View and Primrose Cottages, however in policy terms the impact on these unlisted buildings should be assessed against the degree to which their reduced architectural, archaeological and historic values are affected and then only in respect of the very limited contribution this makes to the Conservation Area as a whole.
- 5.2 This finding has been based on a proportionate assessment of the significance of the Conservation Area, and of the particular attributes of that significance as pertaining to the setting of the plot in question.

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## 7 Figures

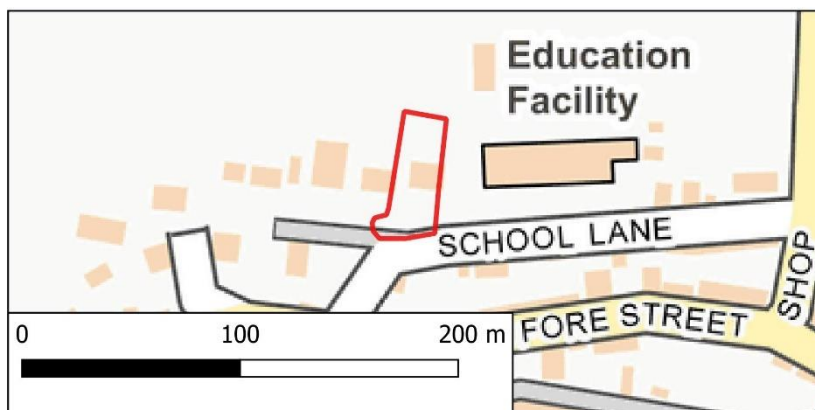
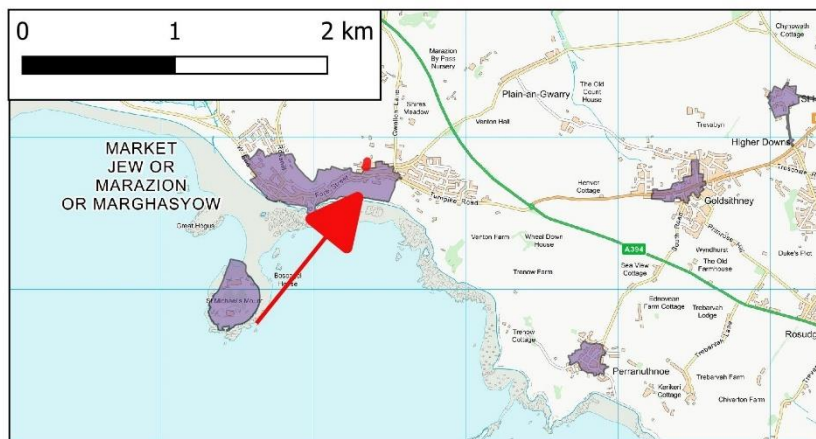
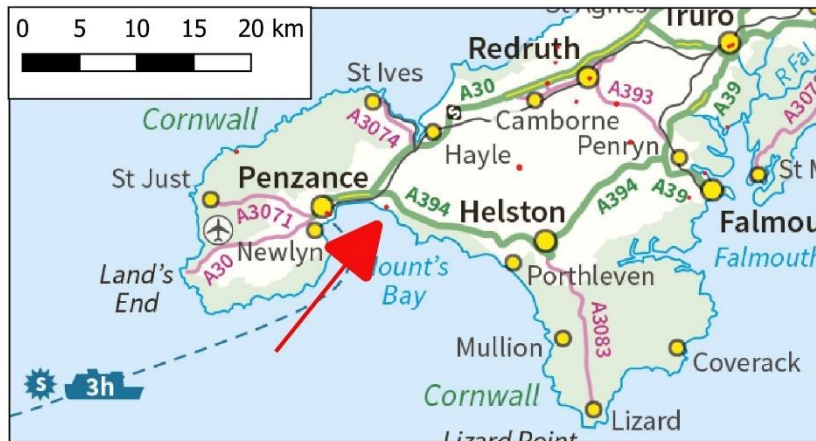
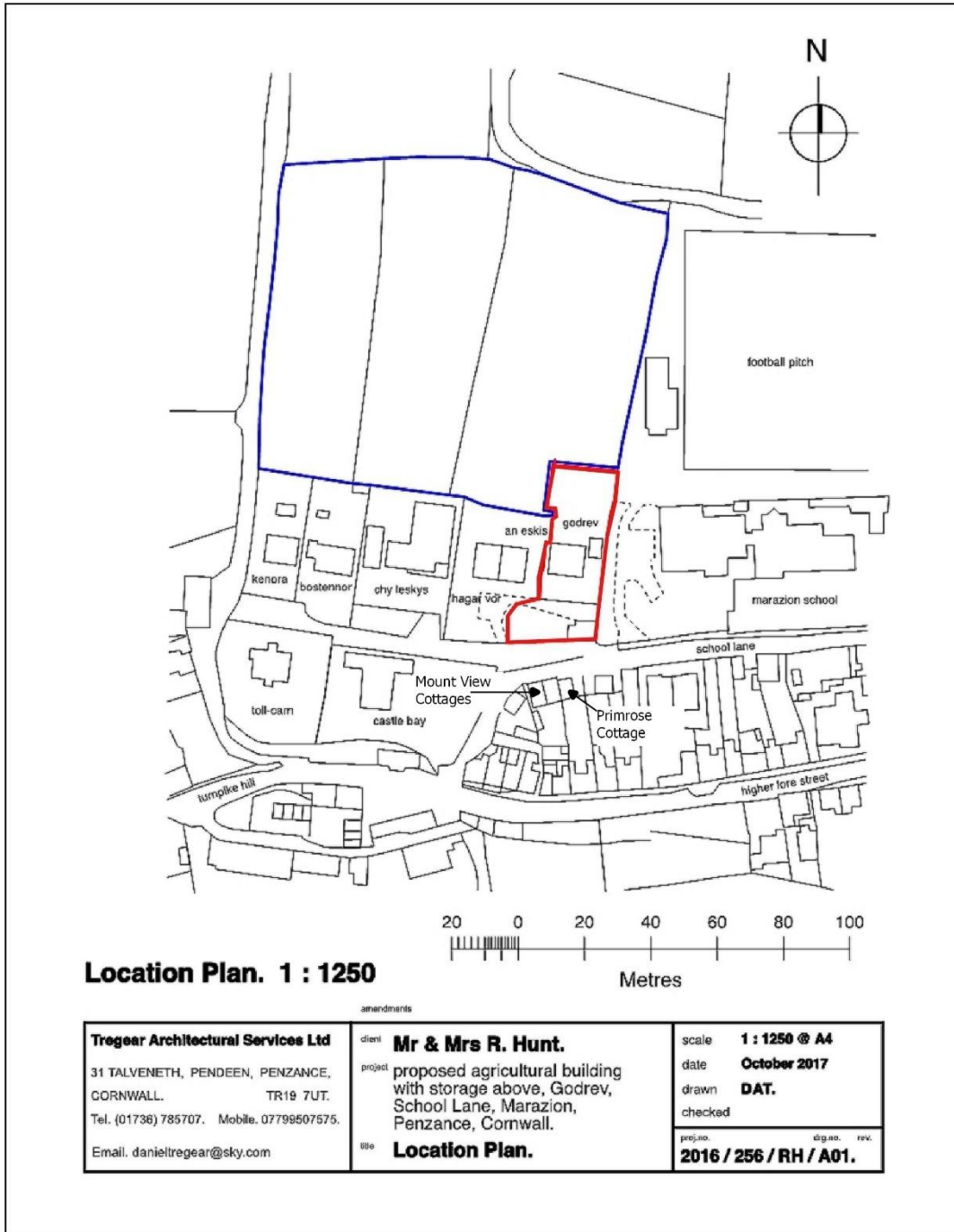


Figure 1a  
Location  
Site identified by red  
arrow / outline

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<p>Figure 1b Location Plan</p>	<p>(c) Dan Ratcliffe 2018 Project Code MARA0718 Project Name: Godrev, Marazion, Cornwall</p>	<p>Copyright Statement Heritage  Contains OS Data: Crown Copyright Licence No: 100059271</p>
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i) Proposal site from the south east



ii) Site from the east



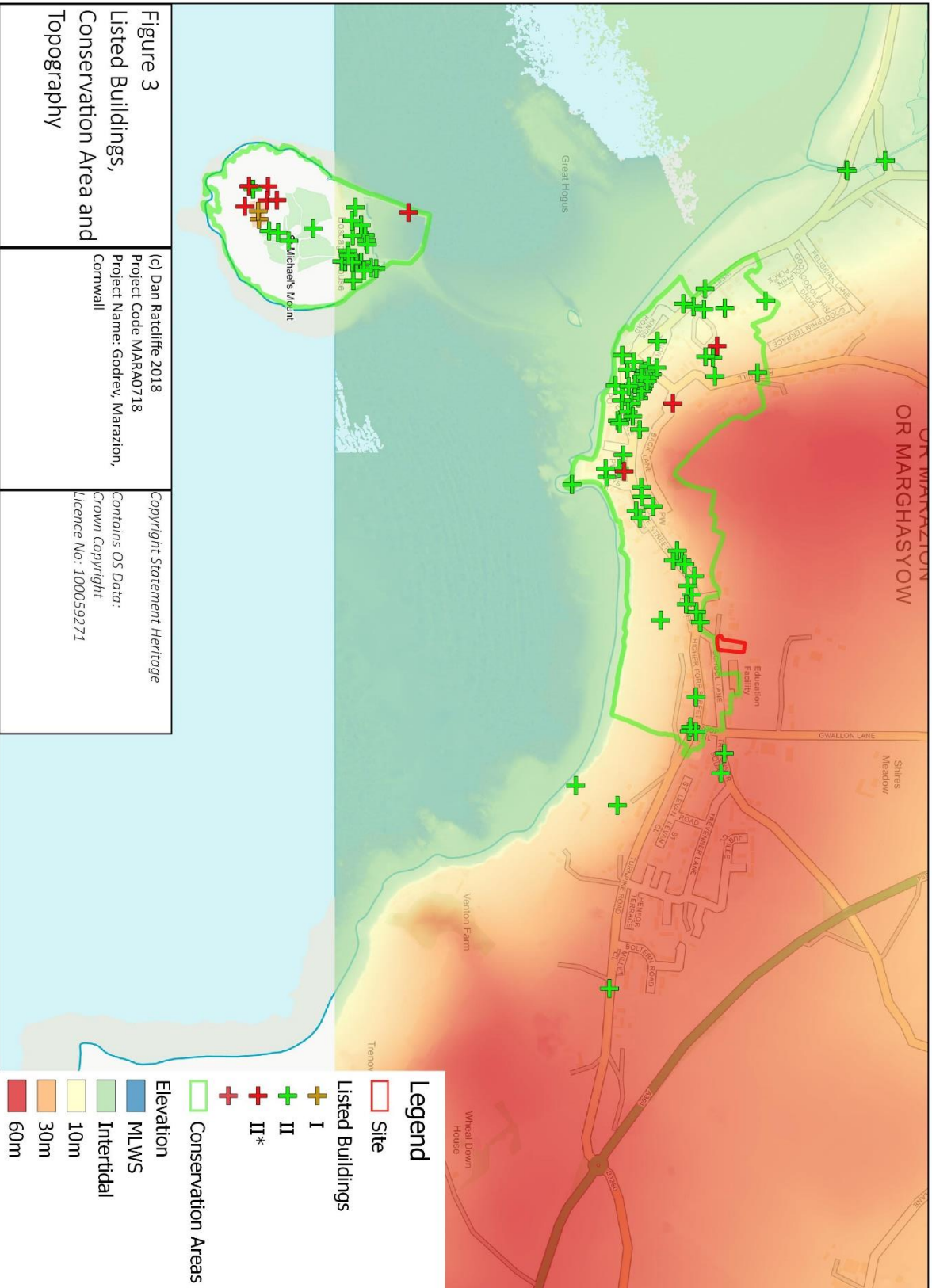
ii) Site from the north showing in the background (from left) Primrose Cottage, Mount View Cottages and St Michael's Mount.

Figure 2  
Site

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<p>Figure 4 Tithe Map Extract (1840)</p>	<p>(c) Dan Ratcliffe 2018 Project Code MARA0718 Project Name: Godrevy, Marazion, Cornwall</p>
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i) late 20th 21st century development to the north west of site. Left of shot is 'Chy Cren' a 21st century house in Art Deco style in a prominent location; middle of shot is 'Chy Leskys' a converted late 20th century telephone exchange. Right of shot is 'Hagar Vor' dating to 2011.



ii) immediately to the north of site is 'Godrev' a late 20th century bungalow.

Figure 5  
Modern character of  
land to the north and  
west of site.

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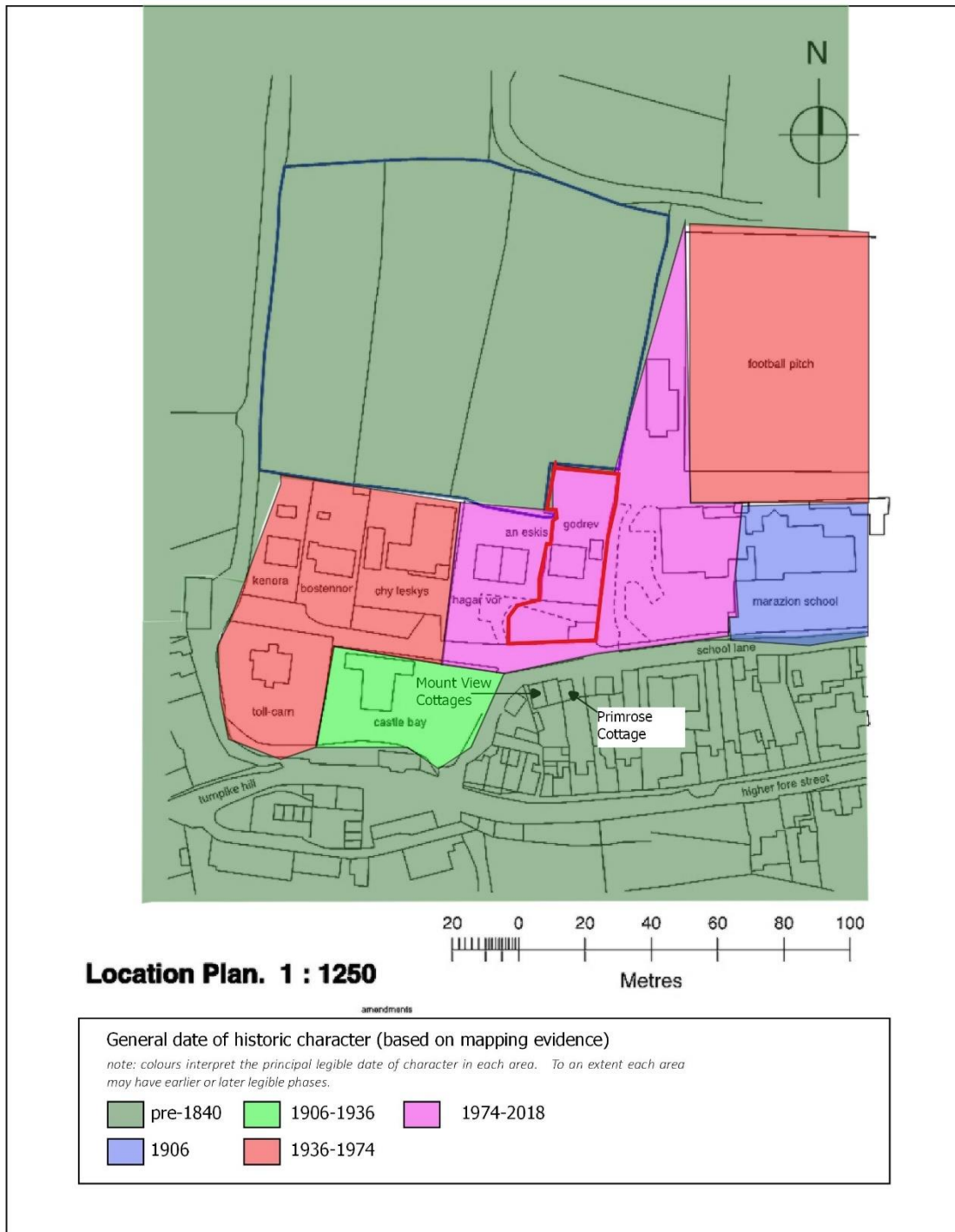


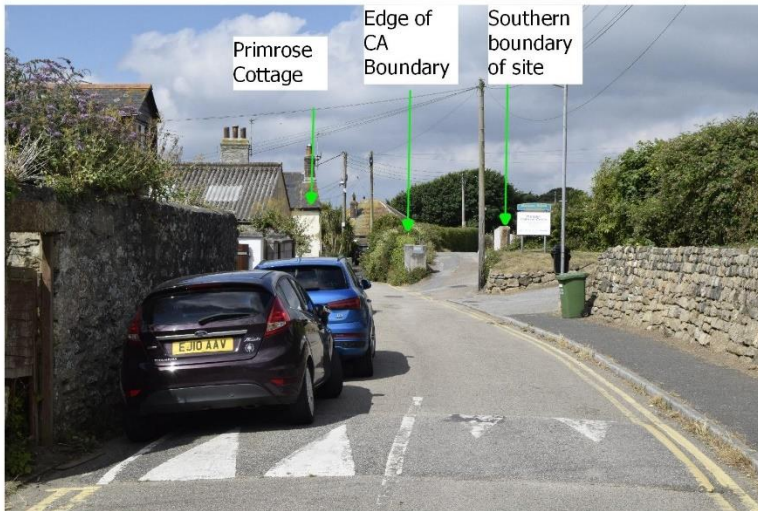
Figure 6  
 Development phases  
 Date of principal  
 historic character

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i) centre of shot, modern dormer bungalows within the conservation area to south east of site.



ii) Looking west along school lane towards site - note the access track in front of site separating it from the well vegetated wall along the boundary to the conservation area. School Lane at this point originated as a back lane to the plots to the left originally fronting Higher Fore St. To the right the land was farmland until the mid 20th century, with ground levels likely historically raised above the lane by the accumulation of soil against the boundary to the right.



iii) (below left) looking east along the eastern end of School Lane - character here is more legibly characteristic of the late 19th century.

Figure 7  
Current historic  
character of School  
Lane

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i) Mount View Cottages



ii) (below left) Primrose Cottage

Figure 8  
Mount View and  
Primrose Cottages

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Figure 9  
Concrete retaining  
wall corresponding to  
the edge of the  
Conservation Area.

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i) The Causeway provides the low tide access to St Michael's Mount

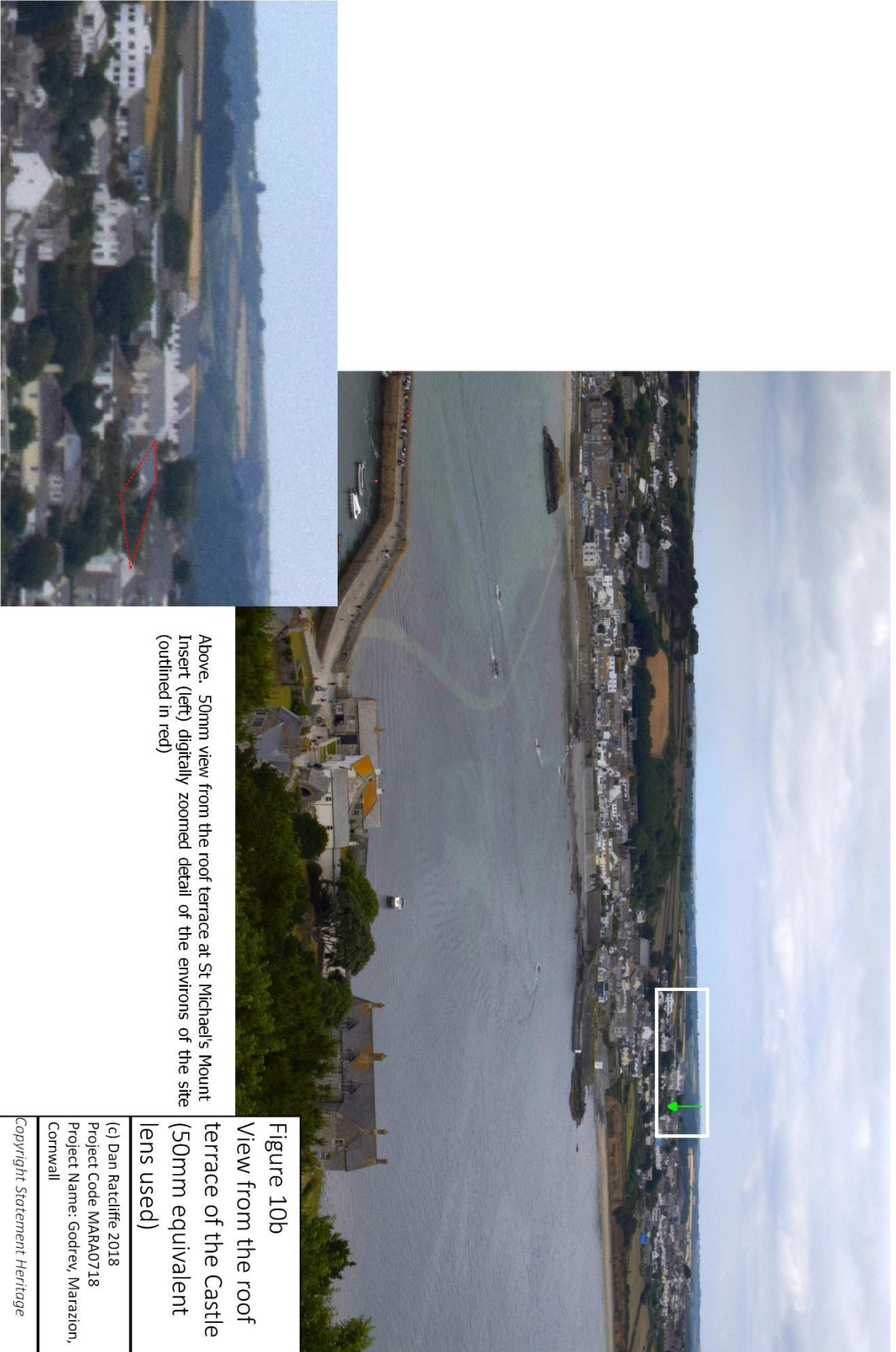


ii) From the Causeway the site will merge with the existing slate roofscape along the skyline. The rural land beyond is not visible.  
(bottom right insert - digitally zoomed site location -approximate site boundary sketched in red)



iii) (below left) from St Michaels Mount Harbour - a similar view to ii)

Figure 10 The Mount and views from the Mount (50mm equivalent lens used)
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Above. 50mm view from the roof terrace at St Michael's Mount  
Insert (left) digitally zoomed detail of the environs of the site  
(outlined in red)

Figure 10b  
View from the roof  
terrace of the Castle  
(50mm equivalent  
lens used)

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Godrev / site

Figure 11  
Looking south from  
fields to the north of  
the site.  
(50mm equivalent  
lens used)

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