



The Vines, Babylon Lane, Maidstone, Kent.

Heritage Statement for a proposed extension to an existing dwelling.

Client: Mr. and Mrs. O’Rawe

September 2019

Report No: HS/thevines/AH269/02/09/19V1

Prepared by:

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HERITAGE STATEMENT.

Site name: The Vines

Location: Fordsham Lane, Maidstone, Kent NGR 579970 147277 (Figure 1).

Oasis ref: commerci1- 366442

Report No: HS/thevines/AH269/02/09/19V 1

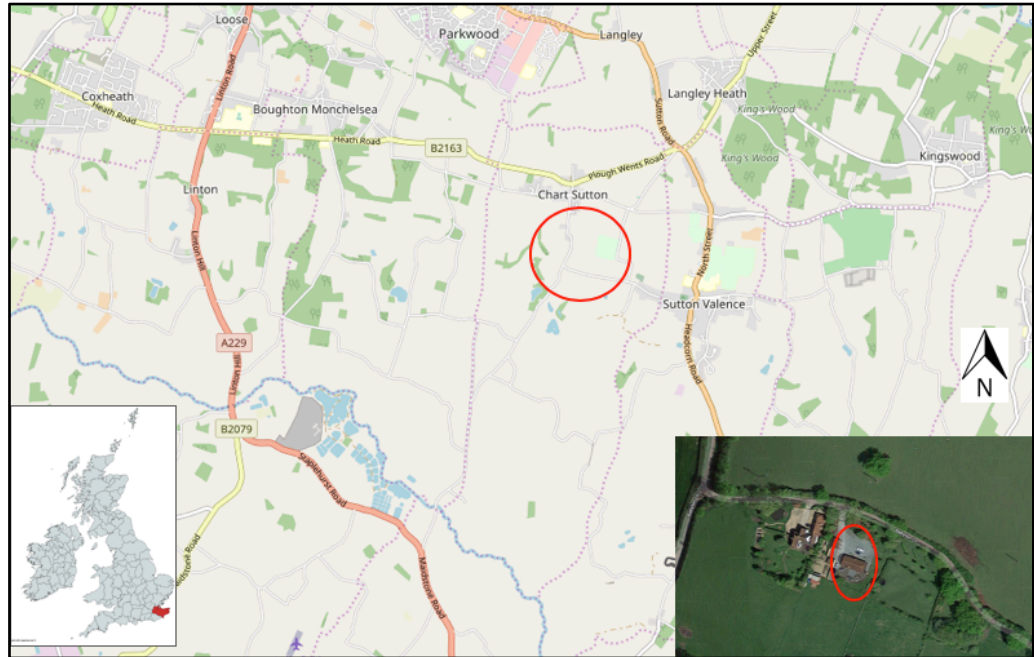


Figure 1. Location Plan

PART 1 INTRODUCTION

Background to scheme: Avalon Heritage Ltd (AHL) has been commissioned by Mr. and Mrs. O’Rawe (the appellants) to prepare a Heritage Statement (HS) in relation to a planning appeal against a refusal by Maidstone Borough Council for the erection of an oak framed barn extension with a glazed link adjoining an existing dwelling at The Vines, Forsham Lane, Chart Sutton in Kent (Figure 2). The proposal was refused on the basis that by virtue of its siting, design and scale the proposed extension would be harmful to the character and appearance of the host building and the landscape setting. The Conservation Officer at Maidstone Borough Council also stated:

I would take the view that Policy DM30 applies to this application and the bulk and scale of the proposed new building is not sympathetic to the existing building on the site. I also think that any application needs to demonstrate that there is no impact on the setting of the adjacent listed building.

This HS contains a statement of significance of any heritage assets in the vicinity of the appeal site, including the contribution to that significance from their settings and an identification of potential impacts to that significance from the proposal as well as justification for the proposal.

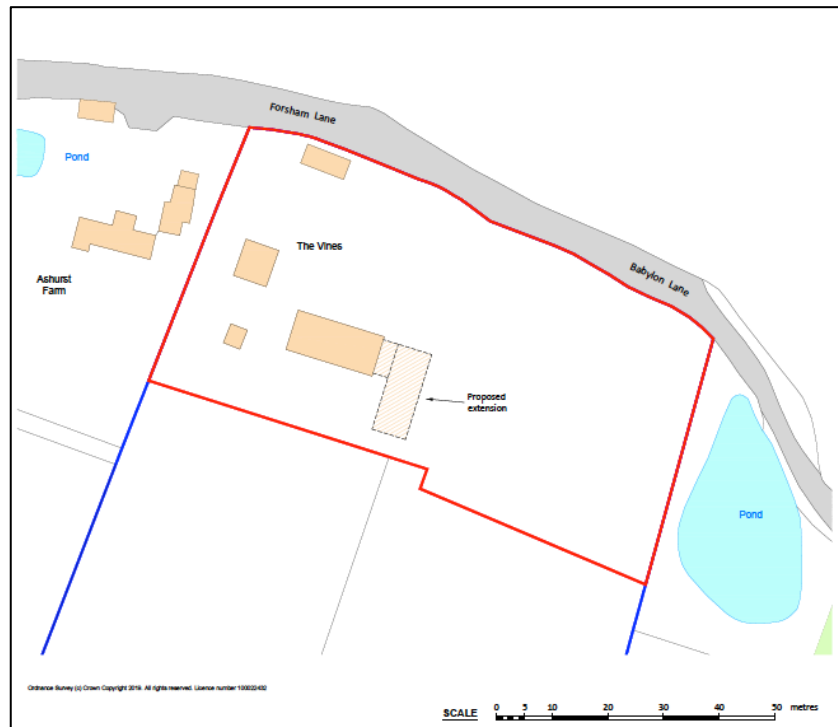


Figure 2. Location of proposed extension in relation to the existing building.

This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England and following consultation of planning guidance on the historic environment published by Maidstone Borough Council (the LPA). In particular, the following guidance has been used in the preparation of this report:

- *Managing Significance in Decision Taking in the Historic Environment*, Good Practice in Planning 2 Historic England 2015;
- *The Setting of Heritage Assets*, Good Practice in Planning 3 Historic England 2017;
- *Conservation Principles, Policies and Guidance April* Historic England 2008;
- *Standards and guidance for historic environment desk-based assessment*, Chartered Institute for Archaeologists (CifA 2014);
- *Understanding Place Historic Area Assessments*, Historic England 2017;
- *National Planning Policy Framework, NPPF DCLG 2012 rev, 2019*;
- *Planning Policy Guidance*, DCLG 2012;
- *The Maidstone Borough Local Plan adopted 2017*, Maidstone Borough Council;
- *Supplementary Planning Document Residential Extensions adopted 2009*, Maidstone Borough Council.

A site visit was undertaken by the author of this report in order to assess the significance and settings of designated heritage assets and to evaluate potential impacts from the proposal on that significance.

Application site:

The Vines is a detached building constructed to reflect the planform and design of an agricultural barn. It is located within a large plot of land at the end of a drive from Forsham Lane and is orientated roughly northwest to southeast (Plate 1).



Plate 1. View of the building from the entrance to the property.

To the front, south east and rear of the building are extensive landscaped gardens (Plate 2). To the north west of the building is a double garage constructed in the local style of oak framing with timber weatherboarding and a tiled, half hipped roof. The building is set well back from Forsham Lane with a wide gravel parking area to the front.



Plate 2. Area of the landscaped gardens looking towards Forsham Lane.

The boundaries of the appeal site along Forsham Lane and along its south east side are delineated by thick hedges and mature shrubs and trees (Plate 3). The rear boundary of the appeal site is represented by a post and rail fence which allows views over open countryside (Plate 4). To the north west a high brick wall separates the appeal site from the gardens around Ashurst Farm.



Plate 3. View across to southeastern boundary.



Plate 4. View over field to the rear of the appeal site.

PART 2- HERITAGE AND SIGNIFICANCE

Historical and landscape context:

The appeal site is located within the Low Weald Landscape which covers a significant proportion of the countryside in the rural southern half of the borough. The key characteristics of the Low Weald include:

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;
- The underlying geology has provided materials for industries including iron-working, brick and glass making, leaving pits, lime kilns and quarries.
- A generally pastoral landscape with arable farming associated with lighter soils on the higher ground and areas of fruit cultivation.
- Field boundaries of hedgerows and assarts enclosing small irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
- Intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, assarts, small field copses and tree groups and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and fields;
- Abundance of ponds;
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south (*Natural England NCA Profile: 121 Low Weald NE450*).

The Historic Landscape Characterisation published by Kent County Council describes the landscape around the appeal site as distinguished by *rectilinear fields with wavy boundaries of possible late medieval to 17th/18th century enclosure*. The field pattern described in the HLC suggest that it arose from a combination of piecemeal enclosure of land and assarting of woodland, a process which may have started as early as the medieval period.

Historic farmsteads make a fundamental contribution to the landscape of Kent as a whole through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement (AC, Lake et al. 2014). A farmstead is defined as the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having field barns or outfarms sited away from the main steading.

Kent is distinguished by its predominantly dispersed settlement pattern of isolated farmsteads and hamlets, established by the 9th century AD, set in anciently enclosed landscapes with a pastoral origin carved out of woodland and wood pasture (ibid).

The historic form and plan type of farmsteads within Kent varies considerably but in the main comprises:

- Courtyard plan farmsteads which have working buildings focused around one or more yards;
- Dispersed plans with no focal yard;
- Linear farmsteads where the house and working buildings are attached and in-line or have been extended or planned with additional working buildings to make an L-shaped range;
- Parallel plans where the working buildings are placed opposite and parallel to the house;
- Row plans where the buildings are attached in line.

The materials typically used for historic farm buildings include timber framing, often combined with local sandstones for the plinth, sandstone rubble, bricks made from local clays along with buildings clad in painted weatherboarding or plain clay tile.

The Kent Historic Environment Record (HER) has entries for a number of identified historic farmsteads of various planforms and built fabric in the locality of the appeal site including:

MKE82164 - Lake Farm a loose courtyard planform with buildings to three sides of a yard including an L-shaped element.

- MKE82167 - White House Farm loose courtyard planform.
 MKE82165 - Moat Farm a regular U-shaped farmstead.
 MKE82162 - Ashurst Farm a loose courtyard with working agricultural buildings on one side.
 MKE82688- Lower Farm of loose courtyard planform.

A number of the farmhouses associated with the historic farmsteads are listed including the grade II listed Ashurst Farm which is adjacent to the appeal site.

With regard to the history of the appeal site cartographic evidence suggests that a barn in the location of the current building did not exist within the appeal site until after 1990.

The 1872 – 1875 OS map shows the appeal site to have been undeveloped at this time with no indication that any buildings were present within its boundary. By the time of the 1908 OS map, however the appeal site is shown occupied by a number of buildings with attached open pens, though the map does not suggest the presence of a barn/building in the location of the present building. The 1971 OS map indicates that the buildings shown on the 1908 map had completely disappeared and that the appeal site was undeveloped at this time. The OS map of 1990 also depicts the appeal site as undeveloped apart from a small square building adjoining its north west boundary. It does not depict any type of building or structure in the location of the current building.

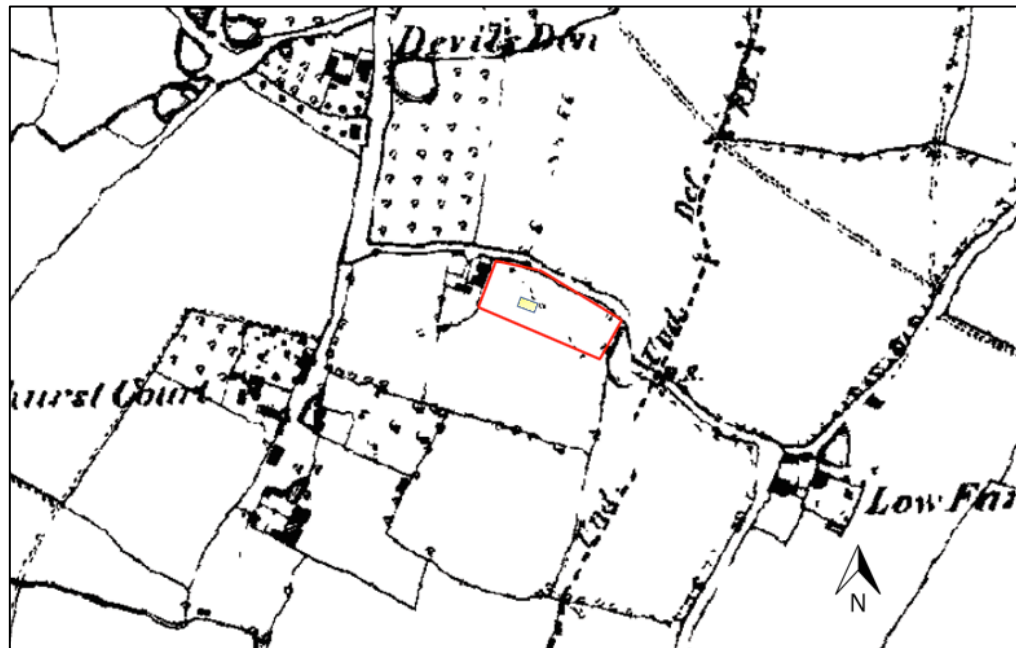


Figure 3. Extract from the OS County Series: Kent 1:10,560 1872 – 1875. Approximate location of current building in yellow.

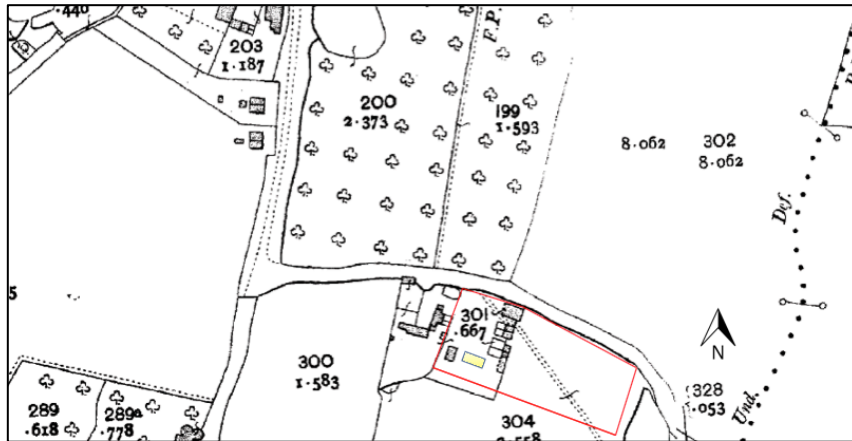


Figure 4. Extract from OS Plan 1,10,560 1908

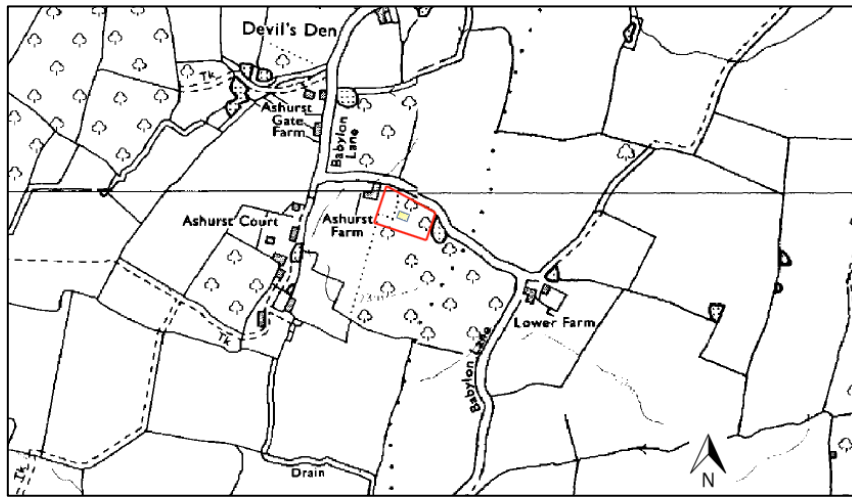


Figure 5. Extract from OS Plan 10,000 1971.

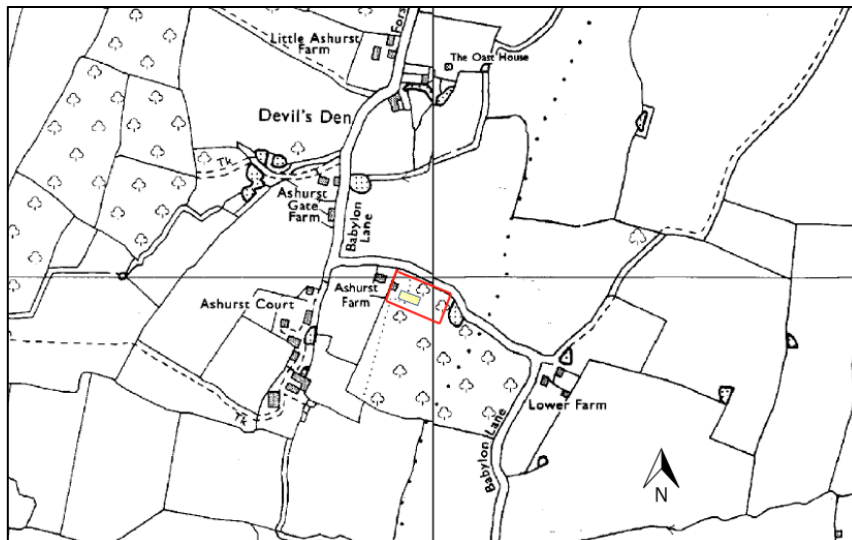


Figure 6. Extract from OS Plan 1,10,000 1990.

Assessment of

Significance and Setting:

Historic England concedes that assessments of **significance** may be subjective, but the National Planning Policy Framework (NPPF) notes that it is ultimately for the LPA to assess significance based on evidence provided by applicants. This HS is primarily intended to provide that evidence and this report suggests the following for the LPA to consider when exercising its planning

judgement (see Appendix 1 for detail on assessing significance and setting). This HS will adhere to the NPPF definition of setting as *the surroundings in which a heritage asset is experienced* and its definition of significance as *the value of a heritage asset to this and future generations because of its heritage interest*.

The cartographic evidence above suggests that historically no barn or structure was present within the appeal site in the location of the current building. In 2001 Maidstone Borough Council granted planning permission for the conversion of a building, located within the appeal site, to a dwelling along with the replacement of an existing outbuilding with a new garage. The description in the delegated report (MA/01/1517) is as follows:

The building (for conversion to a dwelling) is in an isolated position, although there is an existing dwelling adjacent (Ashurst Farm). The building is a fairly simple open-sided cart shed standing in a small plot of its own together with a detached shed and lean-to.....The scheme retains the character of the building whilst providing good levels of accommodation.

It therefore appears that in 2001, the current building was converted from an open-sided structure most often used on farms for storing hay and/or farm equipment. The description makes it clear that the building at the appeal site was not a barn in the truest sense of the word, barns normally being enclosed structures used to house livestock on the ground floor and to store fodder on the upper floor.

The authenticity of the open-sided structure is also questionable in terms of it being a historic structure given that the cartographic evidence points to it being constructed at some time between 1990 and 2001.

As a consequence, the combined weight of the evidence points to the current building being a modern pastiche structure with no heritage value. In addition, the evidence strongly suggests that the current building never functioned as a barn but resulted from the rebuild of a later 20th century open-sided farm shed. The original shed appears to have been rebuilt to create a semblance of it being a traditional farm building.

The existing building is not situated in a conservation area but the HER contains entries for a number of listed buildings within the locality of the appeal site (Appendix 3). The significance of these designated heritage assets is vested in their evidential and historical value through the preservation of original building fabric. As grade II buildings they are considered to be of special interest warranting every effort to preserve them.

Of these listed buildings Ashurst Farm is nearest to the appeal site being next door (Plate 5). Ashurst Farmhouse is a late 16th to 17th century building comprising a timber frame with exposed studding and plaster infilling. The main range is adjoined by a two storey extension to the rear of the house. To the front of the house is a modern brick extension with adjoining open fronted garage with weatherboard cladding.



Plate 5. View of the front elevation of the grade II listed Ashurst Farm.

PART 3 – PLANNING POLICY, PROPOSALS AND IMPACT ASSESSMENT.

Planning Policy:

Relevant national planning policy and legislation makes clear that LPAs are under an obligation to consider not only the preservation/conservation of heritage assets but also the impacts from a proposed development on their significance and on the contribution to that significance provided by their setting. Based upon the information provided by an applicant the decision-maker must apply planning judgement to the particular facts and circumstances, having regard to the relevant policy, guidance and advice (see Appendix 2 for detail of guidance and legislation).

Local Planning Policy:

Relevant local planning policy on the Historic Environment is contained in the *Maidstone Borough Local Plan 2017* where Policy SP18 states:

To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:

- I. Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;*
- II. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;*
- III. Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and*
- IV. Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan.*

Also relevant is Policy SP17 which refers to development in the countryside. This policy requires that:

- 1. Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and will not result in harm to the character and appearance of the area.*

2. *Proposals should not have a significant adverse impact on the settings of the Kent Downs Area of Outstanding Natural Beauty or the High Weald Area of Outstanding Natural Beauty.*
3. *The distinctive landscape character of the Greensand Ridge, the Medway Valley, the Len Valley, the Loose Valley and the Low Weald, as defined on the policies map, will be conserved and enhanced as landscapes of local value.*

Policy DM1 refers to the principles of good design for new developments which should respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage – incorporating a high quality, modern design approach and making use of vernacular materials where appropriate. Policy DM30 goes on to say:

Where an extension to alteration to an existing building is proposed, it would be of a scale which relates sympathetically to the existing building and rural area; respect local building styles and materials; have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.

This is reinforced in Policy DM32 which requires that proposal to extend dwellings in the countryside should be well designed and sympathetically related to the existing dwelling without overwhelming or destroying the original form of the building.

Proposals:

It is proposed that the existing building is linked by a short timber framed glazed corridor to the proposed extension which will be orientated at a right-angle to the existing building with a gable end being co-visible with the front elevation of the existing building (see Appendix 4). There will be approximately 3m separation between the existing building and the proposed extension where both buildings are joined by the glazed link. The final planform of the buildings will therefore be L-shaped but with a clear separation between the existing building and the new build.

Like the existing building the proposed new extension will timber framing (green oak) with black weatherboard cladding to match that on the gables of the existing building. Similarly, the roof will be half-hipped with clay tiles to match and a brick plinth will support the timber frame.

The front facing elevation of the proposed extension will contain four windows of varying sizes in a mullion and transom style. The rear elevation of the proposed new build will present a low eaves line with variously sized mullion and transom windows and centrally placed glazed door.

The proposed south elevation will present weatherboarding with a set of glazed folding doors at one end and conservation roof lights in the roof. The north elevation will be more or less without openings apart from a side door and a conservation roof light.

Overall the proposed new building will present the appearance of a converted farm building.

The proposed extension is required to provide future living space for the appellants and their two sons one of whom is autistic and unlikely to ever be able to live independently. The appellants would like to assure themselves of being able to remain long-term in the property to cater for their son's condition which means that he finds change of any kind deeply traumatic.

Impact of Proposals:

In accordance with NPPF impacts on significance from the proposed scheme have been judged in this HS using the criteria of **no harm, less than substantial harm and substantial harm**.

It has been established that the existing building is in all likelihood a relatively modern structure which originated as a late 20th century open sided shed which was rebuilt to appear like a traditional, vernacular farm barn. The site visit determined that the built fabric of the existing

building was overwhelmingly modern with odds and ends of re-used (not in situ) beams. As such the building cannot be considered of heritage significance. As a consequence, there can be no harm done to its significance in a way that could have been the case had it been an authentic 18th or 19th century in situ farm barn.

Ashurst Farm is adjacent to the appeal site but the site visit established that due to the distance of the listed farmhouse from the appeal site along with the existing garage and boundary comprising a high wall, beyond which are mature trees, there will be no harm done to the significance of the designated building nor to understanding and appreciation of its special architectural interest from the proposal. In addition, other listed buildings recorded on the HER as being within the vicinity of the appeal site were at a distance that precluded views of the site.

The proposed extension has been refused by Maidstone Borough Council for the following reasons:

- *Paragraph 5.14 of the residential extension SPD states that extensions to dwellings in the countryside which have been converted from buildings originally in non-residential use, such as oast houses, barns and other farm buildings, will not normally be permitted where this would have an unacceptable impact on the original form and character of the building. Many rural buildings have a simple form such as a rectilinear floor plan which fits well with original function and the character of the countryside and others have an historic form and character which should be retained. Proposals for extensions to such buildings should not therefore destroy that form of character.*
- *The converted dwelling has kept the simple rectilinear form of the original barn with the addition of large expanses of glazing on its front elevation but with only small windows and a small doorway on its rear elevation. Even though it is now being used as a dwelling much of the original form, character and rural appearance of the barn has been retained.*
- *The site is located within the Low Weald Landscape of Local Value and development proposals should through their siting, scale, mass, materials and design, seek to contribute positively to the conservation and enhancement of the protected landscape. The scale and mass of the proposed extension would destroy the landscape surrounding the application site. It would be visible from the open countryside to the rear as well as from the street scene in Babylon Lane. The proposal will have a detrimental impact on the visual amenity of the site in terms of destroying the significant appearance of the former barn within the open countryside.*

It is the contention of this HS that the reasons for refusal listed previously are at odds with the actuality of the situation at the appeal site. Firstly, the existing building is predominantly a modern recreation of a traditional agricultural barn. Secondly whilst many rural buildings have a simple form such as a rectilinear floor plan, reflecting their original functions it is also the case that many traditional farm buildings had varied planforms from L-shaped through to U-shaped where various structures adjoined each other usually around a farmyard (Figure 7). A cursory glance at historic maps of the wider area around the appeal site will reveal that traditional farmhouses and farm buildings have a variety of planforms.

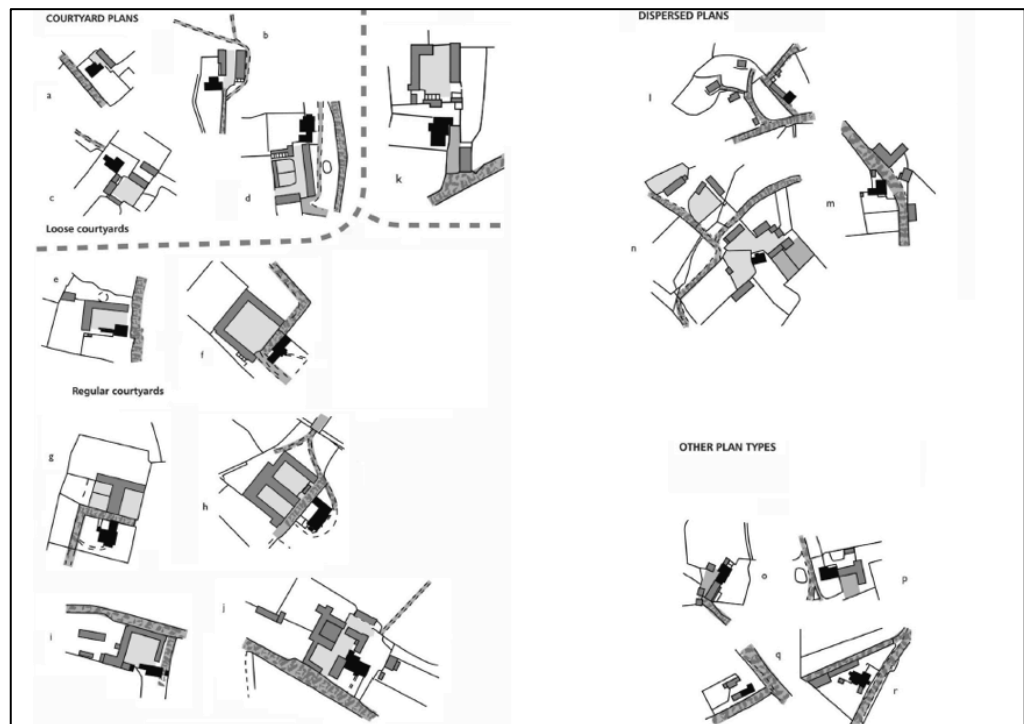


Figure 7. Variety of planforms of farmhouses and farm buildings in Kent (farmhouses in black, extract from AC 2014).

On this basis the proposed extension would not be incongruous with the traditions of the locality nor harmful to the rectilinear layout of the existing building. Moreover, the glazed link between the proposed extension and the existing dwelling would serve to allow a degree of separation between the two. The orientation of the proposed new build will also mean that only its narrow gable end will be visible alongside the front elevation of the existing building with the bulk of the proposed extension extending into the back garden at right angles to the existing building. As a consequence of this orientation and siting, the proposed extension will not compete visually with the existing building in views from Babylon Lane. It is also the case that the mature hedge line and dense shrubbery along the north east boundary of the appeal site will serve to partially screen any views of the proposed extension from the lane.

At the back and on the eastern side of the property, the gardens overlook two paddocks which belong to the appellants and where they graze sheep. Both paddocks terminate in thick hedges which preclude distance views over the countryside beyond (Plates 6 and 7, see also Plate 4). Given this the proposed extension would not be highly visible from the wider landscape but only from the paddocks behind the house. Even if the barn was more visible than this from the countryside beyond the paddocks, the proposed extension has been designed to respect the local vernacular tradition of farm buildings in terms of its built fabric, scale and shape. In the opinion of the author of this report the proposed extension actually presents a more authentic appearance as a converted farm barn than the existing building.

It is, therefore highly questionable how much the presence of the proposed extension would be so obtrusive that it would have a detrimental impact on the *visual amenity of the site in terms of destroying the significant appearance of the former barn within the open countryside* or to what extent the *scale and mass of the proposed extension would destroy the landscape surrounding the application site*.



Plate 6. View from back garden towards south east showing paddock beyond the fencing.



Plate 7. View of paddock from garden looking south west.

PART 4 – JUSTIFICATION AND CONCLUSION

It is the conclusion of this HS that the proposed extension cannot harm the significance of the existing building as it is not a heritage asset nor will it detract from appreciation and understanding of the key heritage values which make up the significance of the neighbouring listed Ashurst Farmhouse. It is further concluded that the proposed extension, by virtue of its traditional vernacular appearance would not fundamentally diminish the visual amenity of the appeal site nor unacceptably jar visually with the high value landscape of the Low Weald. In fact, the L-shaped planform of the existing building and the proposed extension would accord well with the form and layout of historic farm buildings within the historic landscape.

Taking into account all the considerations outlined in this report, it is judged that the application/appeal for the proposed extension should not be refused on heritage/historic landscape grounds.

This HS has described the heritage significance of designated heritage assets within the vicinity of the proposal, including the landscape, assessed the potential impacts of the proposed

extension on their significance, including from development within their setting and provided a justification as to why the scheme should be allowed. This fulfils the role of the HS to support an appeal against refusal of planning consent through the provision of a proportionate level of information for the inspector to exercise his/her planning judgement.

References:

Conservation Principles, Policies and Guidance, Historic England 2008;

Conserving and Enhancing the Historic Environment, National Planning Policy Framework DCLG 2018;

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3, Historic England 2015 London.

Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2, Historic England 2015;

Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists (CIfA 2014);

National Planning Policy Framework, DCLG NPPF 2012 rev, 2019;

The Maidstone Borough Local Plan adopted 2017, Maidstone Borough Council;

Supplementary Planning Document Residential Extensions adopted 2009, Maidstone Borough Council.

Kent Farmsteads and landscapes in Kent, Lake. J, et al, Archaeologia Cantiana Vol 134, 2014.

APPENDIX 1

ASSESSING SIGNIFICANCE

The NPPF glossary describes **significance** as the value of a heritage asset to this and future generations because of its heritage interest. The Historic England publication *Managing Significance in Decision Taking in the Historic Environment (GPA 3, 2015a)* states that an understanding of the nature, extent and level of the significance of a heritage asset is necessary in assessing how adaptable an asset may be to change, the best means of conservation and how relevant policies should be applied.

Historic England's publication *Conservation Principles* (HE, 2008) further clarifies the concept of significance as the value of a heritage asset which may be evidential, historical, aesthetic or communal.

Evidential value is defined as the potential of a place to yield evidence about past human activity and primarily associated with physical remains or historic fabric.

Historical value arises from the ways in which past people, events and aspects of life can be connected through a place to the present. This can derive from particular aspects of past ways of life. It can provide a direct link to the past and to notable families, persons, events or movements.

Aesthetic value is the way in which a heritage asset provides sensory and intellectual stimulation including design value such as of a building, structure or landscape as a whole. It may also include its physical form, and how it lies within its setting.

Communal value is the meaning of a place to the people who relate to it and for whom it relates to their collective experience or memory. It may be commemorative or symbolic and be associated with identity or collective memory.

The significance of a heritage asset is normally related to a combination of some or all of these values.

The contribution that **setting** makes to the significance of a heritage asset is considered to mean the surroundings in which a heritage asset is experienced. NPPF makes it clear that *the setting of a heritage asset is 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.*

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset (Historic England GPA 3 *The Setting of Heritage Assets*).

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from a heritage asset will play an important part, the way a heritage asset is experienced in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity and by our understanding of the historic relationship between places (ibid).

Historic England provides guidance on approaches to assessing the setting of a heritage asset and its contribution to the significance of the heritage asset. A staged approach is advised:

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- **Step 1** is to identify which heritage assets and their setting are affected;
 - **Step 2** is to assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset and considers the physical surrounding of the asset, including its relationship with other heritage assets, the way the asset is appreciated and the asset's associations and patterns of use;
 - **Step 3**, if appropriate, is to assess the effect of the proposed development on the significance of an asset by considering its location/siting, form/appearance, additional effects and permanence;
 - **Step 4** is to maximise enhancement and minimise harm;
 - **Step 5** relates to making and documenting the decision and monitoring outcomes.

APPENDIX 2

NATIONAL PLANNING POLICY AND LEGISLATION

Section 2 of the NPPF, *Achieving Sustainable Development* states that the purpose of the planning system is to contribute to the achievement of sustainable development, described as the objective of meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of NPPF is a presumption in favour of sustainable development.

For decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan, or,
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - a. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or,
 - b. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

In this regard the NPPF recognizes that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Section 16 of the NPPF sets out the Government's planning policies on the historic environment and how these are expected to be implemented. The emphasis is on planning requirements and decisions within the planning system being relevant and proportionate to the significance of a heritage asset potentially affected by a proposal.

Paragraph 194 of the NPPF states that any harm to, or loss of the significance of a designated heritage asset (from alteration or destruction or from development within its setting) should require clear and convincing justification. Where a proposed development will lead to **substantial harm** to (or total loss of significance) of a designated heritage asset, LPAs should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits (para. 195). Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para. 196).

Where non-designated heritage assets are concerned the NPPF requires that LPAs take into account the impact of a proposal on the significance of the heritage asset in determining the application. In particular, when weighing the impact of a development on the significance of a non-designated heritage asset LPAs will need to use a balanced judgement regarding the scale of any harm or loss and the significance of the heritage asset (para. 197).

In determining planning applications, the NPPF also requires that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to a viable use consistent with their conservation. It also encourages LPAs to consider the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

The NPPF defines **archaeological interest** as:

...evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

All heritage assets, including those within the historic built environment, can have archaeological interest, but very often archaeological interest pertains to buried remains and above-ground remains in the form of earthworks and historic landscape features.

The NPPF emphasises that the information required in support of applications for planning permission should be no more than is necessary for an LPA to reach an informed decision and that the level of information provided needs to be proportionate to the significance of the heritage asset affected and the impact on that significance (including setting) from a proposed development.

Therefore, the aim of this HIS is to provide a sufficient level of information regarding the presence of designated and undesignated heritage assets (including buried archaeological remains) and the potential impact on them of the proposed development in order for the LPA to exercise its planning judgement with regard to the planning application in question.

The Listed Buildings Act 1990 which sets out the general duties of Local Planning Authorities with regard to the exercise of planning functions within a conservation area and the relationship of proposals to any listed buildings states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).

With regard to development affecting buildings or land in a conservation area the Act requires the LPA to pay special attention to *the desirability of preserving or enhancing the character or appearance of that area* (Section 72).

Local Planning Policy is contained in the *Derby City Local Plan Core Strategy* (DCC January 2017) which recognizes the historic environment as one of Derby's greatest resources and it sets out the council's approach in section CP20 of the Core Strategy:

Development proposals that would detrimentally impact upon the significance of a heritage asset will be resisted.

The Council has the following relevant policies with regard to development affecting the historic environment:

Development proposals that would detrimentally impact upon the significance of a heritage asset will be resisted.

The Council will:

- a. require that where proposals have the potential to impact upon heritage assets, a statement of significance and an impact assessment are submitted to ensure that the importance of the asset and the extent of any impact are fully understood. Heritage assets will be conserved in a manner appropriate to their significance.*
- b. require proposals for new development that have the potential to impact upon the significance of heritage assets (including through development affecting the setting) to be of the highest design quality and to preserve and enhance their special character and significance through appropriate siting, alignment, use of materials and mass and scale and take account of best practice guidance.*
- c. require appropriate recording of heritage assets where necessary, but particularly where development will lead to loss of significance.*

-
- d. *support the sensitive re-use of under-utilised assets consistent with their conservation, whilst also recognizing that managed change may sometimes be necessary if heritage assets are to be maintained in the long term.*
 - e. *continue to record and monitor heritage assets that are at risk and take action where necessary. The Council will support re-use and change where necessary to preserve the assets for the future.*


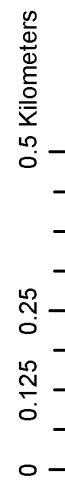
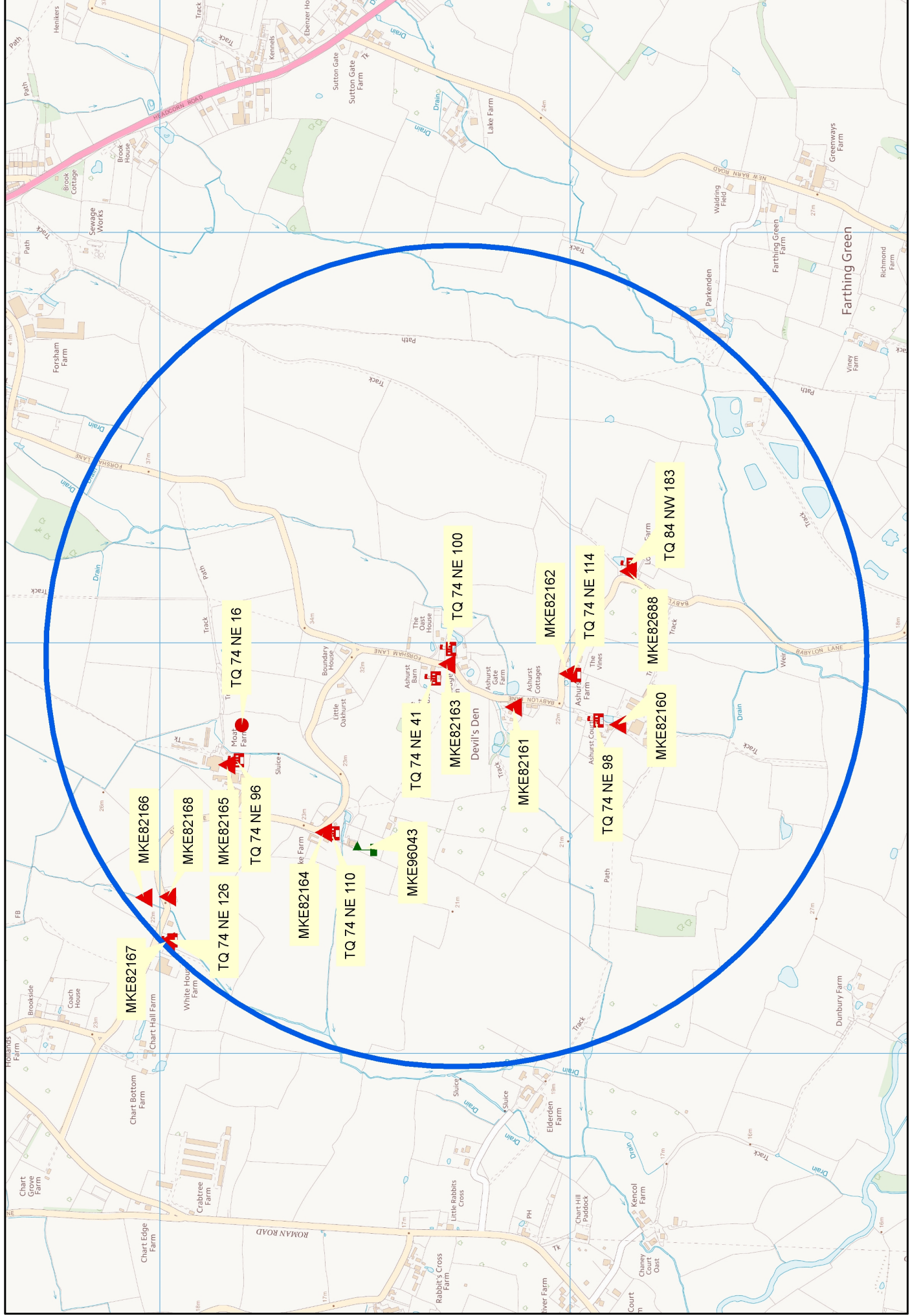
The Core Strategy recognizes that some buildings are threatened by redundancy, dilapidation and general neglect and will encourage owners to find new beneficial uses to secure their long-term future.

APPENDIX 3

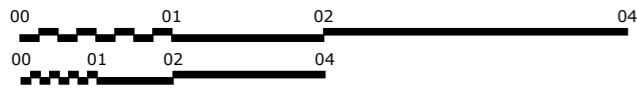
Kent County Council - The Vines, Fordsham Lane, Maidstone - Monuments

Legend

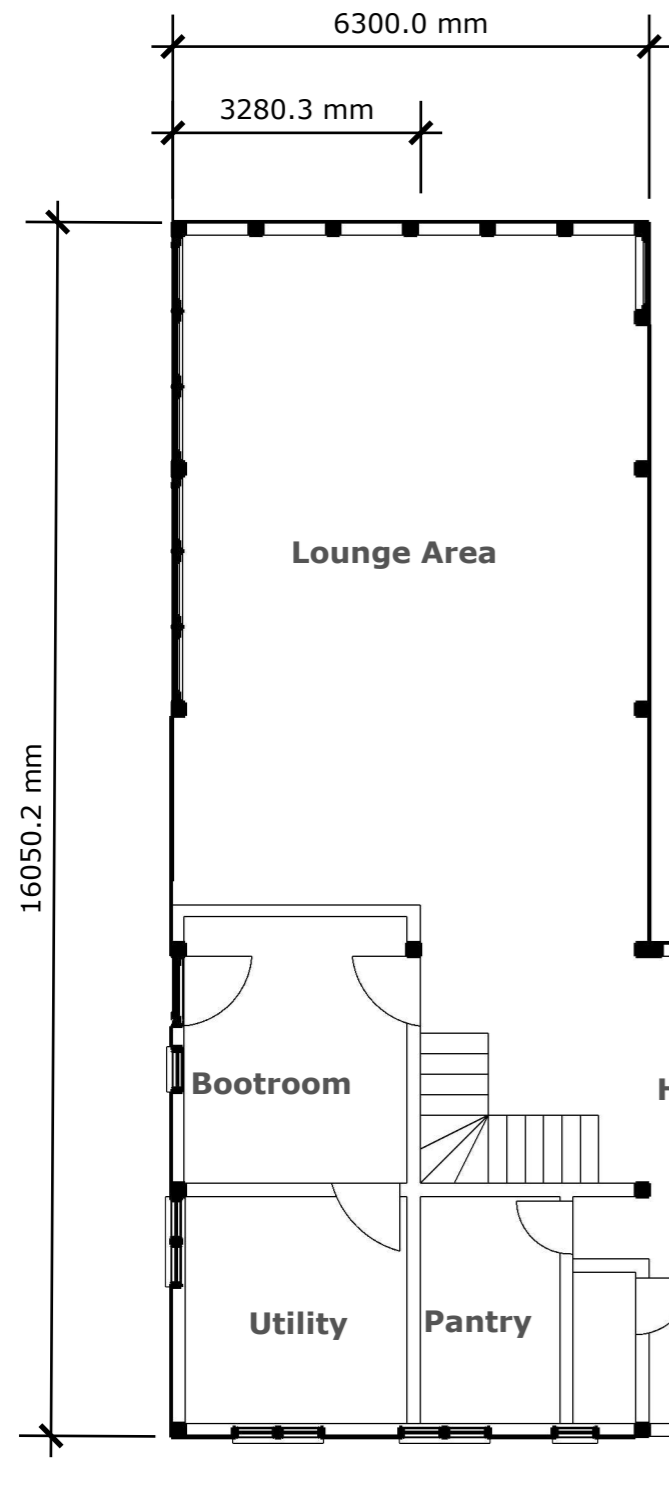
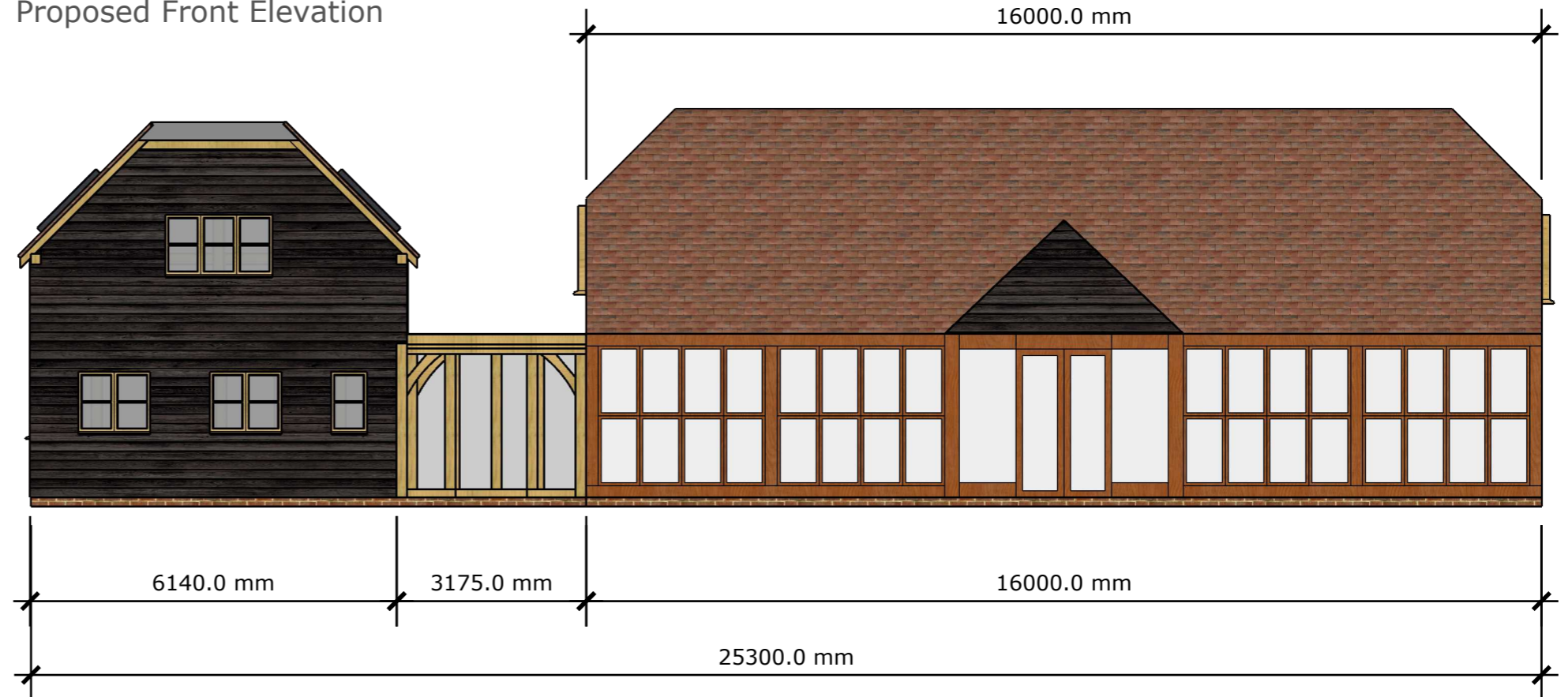
- Building
- Arch Site
- Embankment
- Fieldpost
- Listed Building
- Landscape
- Mine
- Monument
- Pit

APPENDIX 4



Proposed Front Elevation



Proposed Ground Floor Plan

- Material List**
- structural Green oak frame
 - Black cladding to match existing
 - clay tiles to match existing
 - brick plinth to match existing

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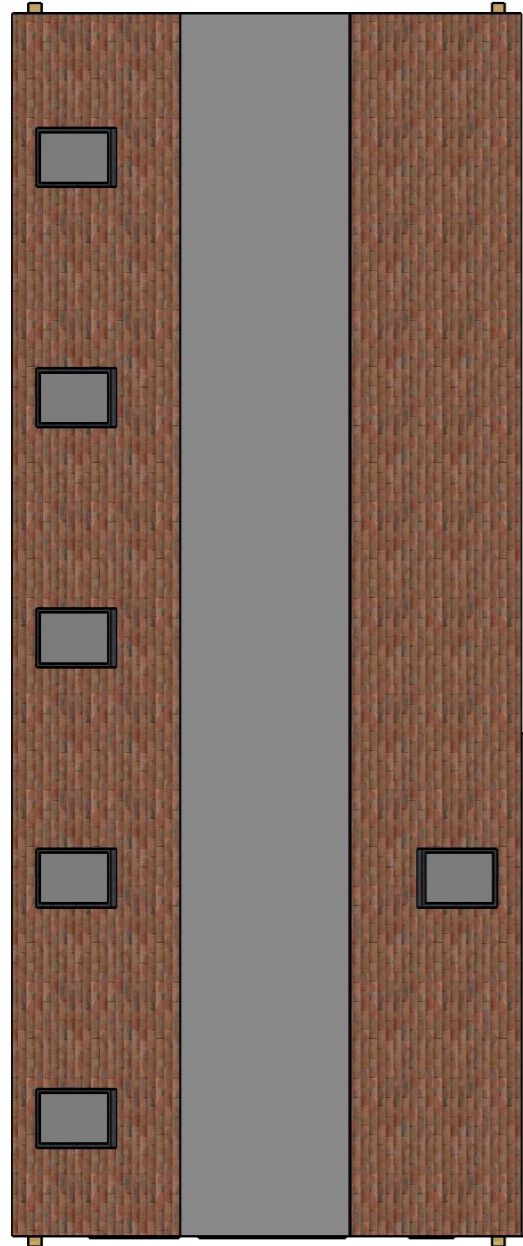
Proposed Extension
Mr and Mrs O'rawe

Plan, Section, Elevations & Perspective Scale 1:50 & 1:100 @A3

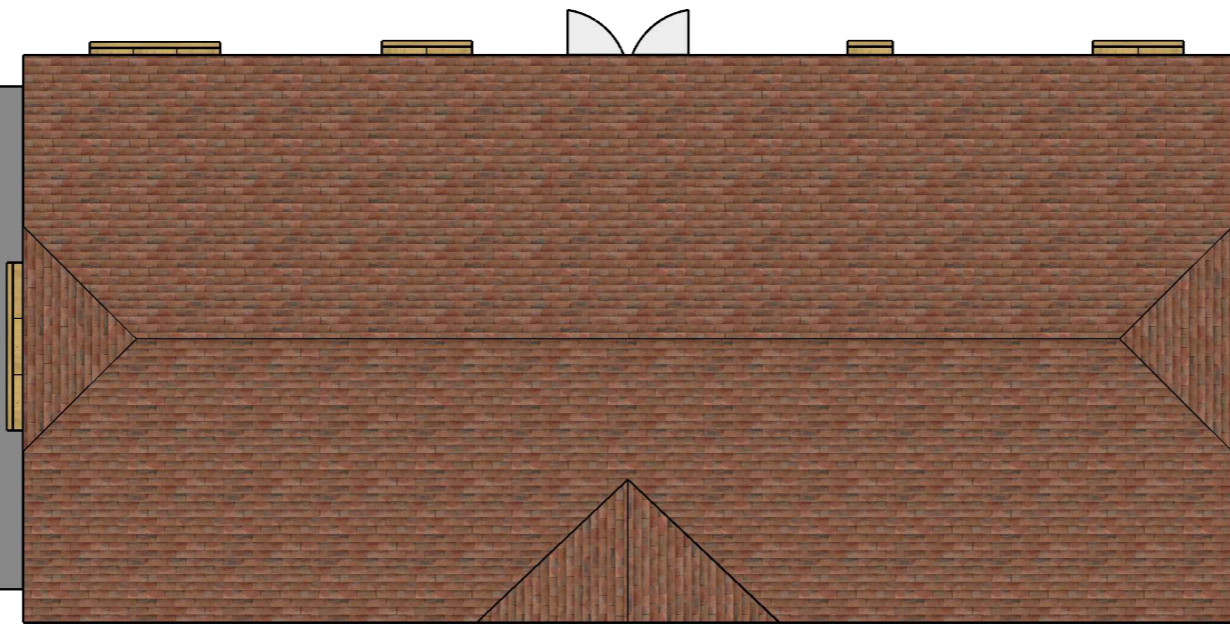
REVISIONS	
1	2/4/19 Issue 1
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181143A

Proposed Roof Plan



Proposed Rear Elevation



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Proposed Extension
Mr and Mrs O'rawe

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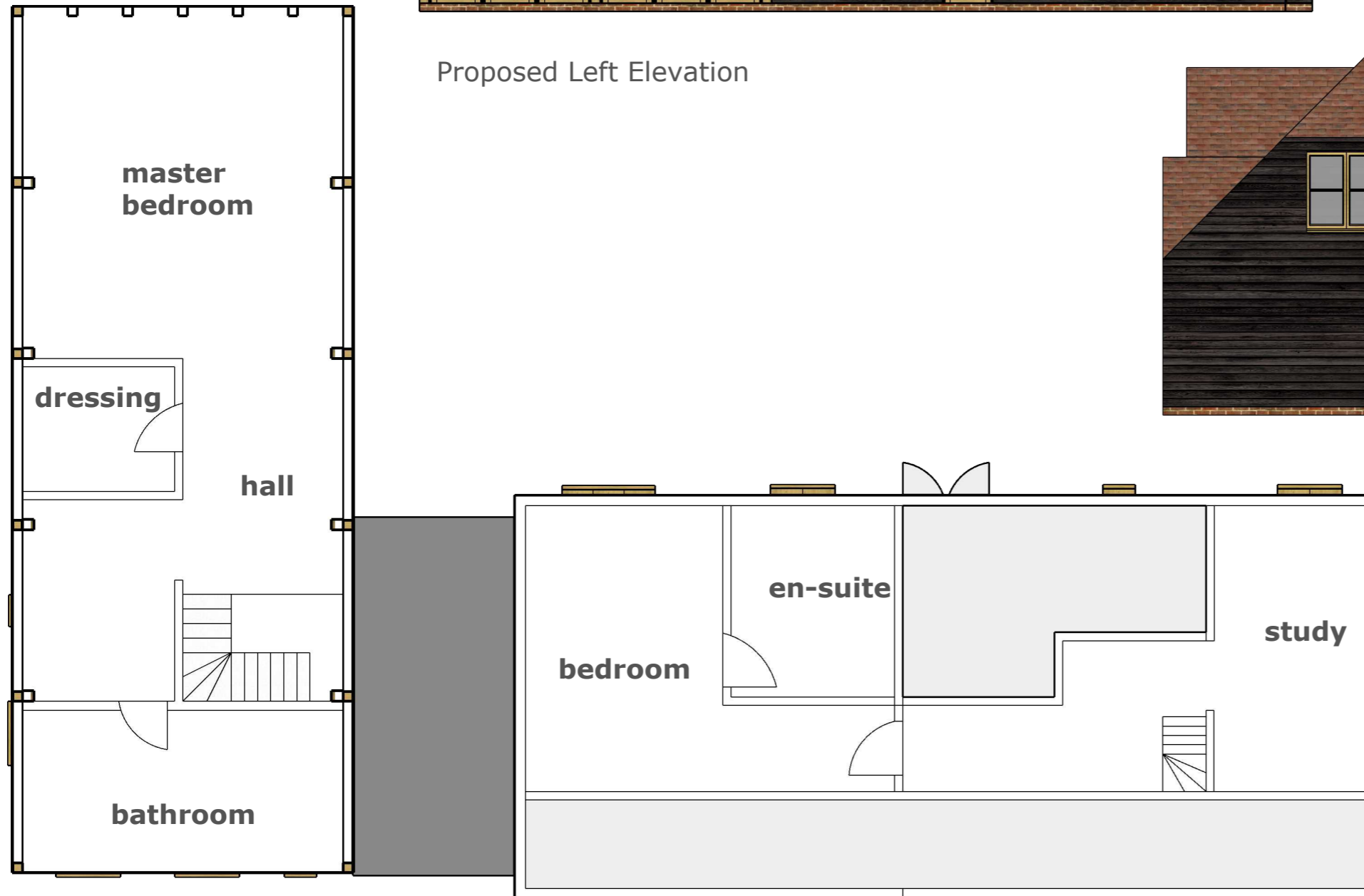
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Proposed Left Elevation



Proposed Right Elevation



Proposed First Floor Plan

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Proposed Extension
Mr and Mrs O'rawe

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HERITAGE SERVICES:

- Constraints reports and heritage risk assessments for land acquisition;
- Heritage Impact Assessments;
- Statements of Significance;
- Setting Assessments;
- Listed Building Appraisals;
- Historic Building Survey and Recording;
- Places of worship;
- Historic agricultural buildings;
- Desk-Based Assessments;
- Historic Landscape Survey;
- Analysis of historic and designed gardens.

ARCHAEOLOGICAL SERVICES:

- Scoping and negotiation with LPAs;
- Preparation of WSIs and mitigation strategies;
- Project Management and set up of archaeological/geophysical surveys;
- Consultancy and advice;
- Co-ordination of fieldwork;
- Procurement.

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