FOREFRONT
DEVELOPMENT CONSULTING
9 Britannia Park, North Road, Stoke on Trent, ST6 2PZ
Office 01782 216912 WWW.FOREFRONTDC.UK

SMD/2016/0392

Proposed part change of use from detached garage into self-contained holiday accommodation.

HERITAGE STATEMENT

HISTORY AND STATEMENT OF SIGNIFICANCE

The application site lies on the edge of Endon in the area known as Hallwater. Hallwater is originally a farmstead located west-north-west of a medieval moated site. Hallwater took its name from the moated site close by and the low lying area around it which was subject to flooding.The farmstead has a loose courtyard plan with a detached 17th century farmhouse. The farmstead is listed grade 2. The application site, Hallwater House, lies on the opposite side of the road to Hallwater Farm

Hallwater Farmhouse has its origins in the 18th Century but was altered and extend in the 19th Century. It is brick built and was probably built as a "gentleman's residence"'. It is a listed 17th century farmhouse of stone construction with a low-pitched, tiled roof.

Within the curtilage of Hallwater Farmouse, and within the same ownership, are a series of outbuildings including a former coach house and detached summer house.

Hallwater House DOES NOT however lie within the historical original curtilage of a Listed Building. It DOES lie within a Conservation Area.

PLANNING POLICY

Works to Hallwater House have the potential to affect the setting and appearance of heritage assets. Accordingly paragraphs 134 and 135 of the NPPF are relevant and state;

"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 securing its optimum viable use."

"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 affect directly or indirectly 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."

The National Planning Policy Guidance states that:

“The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.

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

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

Works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all

Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework, as follows:

"132 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional…

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 securing its optimum viable use."

THE LOCAL DEVELOPMENT PLAN

Staffordshire Moorlands Local Plan 1998 contains policies B11 and B13.

B11 states
"In a Conservation Area the local Planning Authority will seek to ensure that development preserves or enhances the appearance and character of the Conservation Area, and is in sympathy with it in terms of scale, siting, alignment, mass, design, colour and materials."

Policy B13 states
"Within the Conservation Area development proposals will be expected to:

a) demonstrate a good quality of design which takes account of scale, character, siting, alignment, mass, design, colour and materials of their surroundings.

b) provide design and landscaping of the spaces between and around buildings through the whole site which takes into account and enhances the scale and character of their surroundings. Existing features such as trees and walls should be maintained where they contribute to the character and appearance of the site and its surroundings. Where hard landscaping is appropriate, natural materials should be used where possible."

4.0 CONSERVATION AREA

The site lies within Endon Conservation Area, which was designated in 1972 and extended in 1993. The boundaries of the Conservation Area help preserve the rural setting of present and former farmhouses and hamlets.

The Conservation Area has a clear distinction between the artisan's terraces and cottages, and the more substantial buildings of the farmers and professionals. Early farmhouses were replaced in the 18th and 19th Century with only two earlier ones surviving in Endon, one of which is Hallwater Farm. The Conservation Area Appraisal notes that farm buildings for cattle were important adjuncts to the farms.

Furthermore Hallwater Farm is one of five farms in Endon which constitute significant groups of buildings. Hallwater House is stone with mullioned windows to the roadside, and its roof contains re-used cruck blades.

The Conservation Area Appraisal does not refer to Hallwater House or identify it as a significant or important building. Nevertheless the building makes a positive contribution to the historic character of the village and the Conservation Area.

PLANNING HISTORY

Planning permission was granted under SMD/2010/0250 for a Single storey side extension and glazed link to summer house.

IMPACT OF THE PROPOSALS

The proposals detailed in the planning application drawings and within this document represent a sensitive development which responds positively to the architectural significance of the historic buildings and respects their setting and appearance.

The existing building would be little altered and would not have a significant or substantial effect on the appearance of the site or the wider Conservation Area. This reflects the scale and nature of the building works and the design which has been conceived.

CONCLUSION

The works proposed will not have a significant or substantial affect on heritage assets, because the plans represent modest works to an unlisted building. Neither the setting of listed buildings nor the Conservation Area would be harmed by the plans.
Open separating spaces are important attributes of the Conservation Area, but these will not be harmed by the proposals.

Hallwater House does not lie within the curtilage of Listed Building. Nor is it a contemporaneous building to nearby Listed Buildings. Neither is it a building which might represent an ancillary building to the listed Buildings.

The character and appearance of the Conservation Area would not be harmed by the proposals as the elevation treatment would be appropriate and sensitive.