Rob Duncan
Planning
Consultancy

# HERITAGE STATEMENT

## SADDLERS COTTAGE, STANLEY ROAD
## STOCKTON BROOK

## OCTOBER 2017

**Site Address:**
Saddlers Cottage, Stanley Road, Stockton Brook, ST9 9LJ

**Applicant:**
Mr. F. Williamson

**Proposal:**
Erection of Detached Garage

**Heritage Statement:**
**Date Issued:** 9th October 2017
**Job Reference:** RDP/2017/167

**Report Prepared By:**
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## 1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. F. Williamson to prepare a Heritage Statement to accompany a planning application prepared by P4 Architecture, which seeks consent to regularise works undertaken to an approved detached garage at Saddlers Cottage, Stanley Road, Stockton Brook.

1.2 Planning permission for the erection of a detached garage has previously been approved under application SMD/2013/0102 and works to implement the permission are at an advanced stage. This application seeks consent to regularise changes to the approved design to incorporate cast iron ventilation grills in the front and rear gable ends of the garage, and the provision of two velux conservation rooflights in the roofslope. The overall footprint, scale and height of the building is otherwise unaltered from that which was approved under application SMD/2013/0102.

## 2 Assessment of Historical Significance

2.1 Paragraph 128 of the National Planning Policy Framework states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. The NPPF goes on to state in paragraph 131 that in determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

- *the desirability of new development making a positive contribution to local character and distinctiveness.*

2.2 Similar provisions are set out within policy DC2 of the Staffordshire Moorlands Core Strategy, which states that the Council will safeguard and, where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance.

2.3 The existing dwelling on the site does not comprise a statutorily listed building, nor does it appear on the Local Authority's local list of important buildings. The site does nevertheless lie on the edge of the Caldon Canal Conservation Area, and a short distance from a Grade II Listed Lock, a Grade II Listed canal bridge, and a Grade II Listed dwelling (Mayfield). As heritage assets, these structures and buildings can be afforded a high degree of significance.

## 3 Impact Assessment

3.1 In assessing the impact of this proposal on the significance of the aforementioned heritage assets, it is important to have regard to the extant fallback position on this site, that being the grant of consent for the erection of the detached garage under application SMD/2013/0102.

3.2 The submitted proposal incorporates the same footprint and general scale and design of garage as that which was approved under application SMD/2013/0102, with the only differences being the following revisions:

- Provision of cast iron grills to the gable ends of the building;
- Provision of 2no. velux conservation style rooflights.

3.3 The proposed development is otherwise unchanged from that which has been previously found to be acceptable in terms of its impact on the character and appearance of the Conservation Area and the setting of nearby Listed Buildings.

3.4 It is submitted that the provision of the reclaimed cast iron grills complements the design and appearance of the garage, and that these features will have no greater impact on the Conservation Area or setting of nearby Listed Buildings than that which has already been approved by the Local Authority.

3.5 Similarly, the proposed rooflights will be of the velux conservation variety, and will not be out-of-keeping with the surrounding area which exhibits numerous similar rooflights, including on the adjacent dwelling to the immediate south (The Stables) which has a total of seven rooflights set within its northern and southern roof slopes. The applicant's property also benefits from a rooflight in its south facing roof slope. The provision of rooflights in the approved garage will harmonise with these surroundings, and will not give rise to harm to important views within the Conservation Area, nor will they not derive any material harm to the setting of the nearby Listed Buildings.

## 4 Conclusion

4.1 For the reasons set out above it is submitted that the proposed development will not result in any material harm to the significance of the Conservation Area or nearby Listed Buildings as heritage assets. As a consequence the proposal is considered to accord with the provisions of policy DC2 of the Core Strategy, and policies set out within the National Planning Policy Framework.