Planning & Heritage Impact Statement

Proposed Day Visitor and Photography/ Film Use, Caverswall Castle

Planning & Heritage Statement
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ASTILL PLANNING

Astill Planning
13 University Road
Leicester LE1 7RA

T 0116 344 0114
E mail@astillconsultants.co.uk
W www.astillconsultants.co.uk

1 Introduction

1.1 This Statement has been prepared by Astill Planning Consultants Ltd on behalf of Mr Robin MacDonald, the owner of the application premises, to support an application to permit:

a) day visitors access to the castle;

b) the owner, guests; and day visitors, authorised by the owner, to carry out photography/filming for their personal use within the environs of the castle and grounds;

c) permitting commercial companies, the temporary use of the premises for photography/filming.

1.2 The purpose of this planning statement is to assess the proposed development against relevant development plan policy and material planning considerations.

1.3 Section 2 of this document sets out a description of the site and its surroundings. Section 3 provides details of the development proposals. Section 4 details the relevant planning history. Section 5 sets out the planning policy context. Section 6 assesses the Heritage Impact of the proposal; Section 7 provides an assessment of the proposed development in planning terms, and the Statement's conclusions.

2 Application Site & Surroundings

2.1 The application site comprises Caverswall Castle which is a Grade 1 listed moated castle located on the edge of Caverswall village.

2.2 The Castle has been occupied by the applicant and his family as a single dwelling house.This is not sustainable however for such a large property. Vehicular access to the castle is available via two existing accesses, to the east and west. To the east of the site are residential properties. On the other sides there are open fields. The castle has undergone a variety of uses over the last 80 years including a convent, a school, a nursing home, hotel and holiday lettings plus events venue.

2.3 The application site is located outside Caverswall 's village development boundary and falls within an area designated as greenbelt land. The castle and part of its grounds also fall within the Caverswall Conservation Area.

3 Proposed Development

3.1 The proposal is to permit: day visitors at the castle; the owner and his family; the owners guests, and day visitors, authorised by the owner, to carry out filming for their personal use within the environs of the Castle and grounds; along with, permitting commercial companies the use of the Castle and environs, for temporary filming for a period not exceeding 9 months in any 27 months.

3.2 The current application aims to clarify the ambiguity regarding day visitors and filming rights at the property against the background of the Council Enforcement Notice Ref: 06/00151/BOC dated 11/11/08.

3.3 The Enforcement Notice (inter alia), requires the owner to "Cease using the red land or any part of it for the holding of functions/events, including but not restricted to wedding ceremonies, wedding receptions, parties, romantic breaks, corporate events, film location and activity days. "

3.4 The ambiguous term "film location "and "functions/events "included within the enforcement notice is considered to be too widely drawn and open to interpretation, which has resulted in confusion, as to whether day visitors and filming activities are permitted at the application premises. It is also unclear as to why the prevention of filming has been specifically included in the enforcement notice No previous commercial filming use has been undertaken at the castle and it is unclear what harm filming would cause. The restriction also prevents a historical record of the heritage asset being made. SMDC have repeatedly refused to remove or amend the enforcement notice. The purpose of this application is to clarify the matter.

Proposed Commercial Film Making

3.5 Under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (Class E of Part 4 of Schedule 2), the temporary use of land for commercial film-making for a period not exceeding 9 months in any 27-month period, along with temporary structures or plant and machinery required in connection with that use, is classed as permitted development, subject to an application to a local authority as to whether prior approval will be required. This is not the case however in respect of the application premises, due to it being a listed building, and the permitted development rights referred to above do not apply.

3.6 Part of this application proposal is to permit the temporary use of the application premises and land on the same terms as the permitted development rights allowed under Class E of the 2015 GDO, namely:

- The use should not exceed 9 months in any 27-month period;
- Any structures or plant associated with the use be removed immediately thereafter and the land reinstated to former condition;
- Prior to the start of the use, the applicant must apply to the Council for a determination as to whether the prior approval of the Council will be necessary along with information in respect of:
    1. Proposed dates and hours of filming;
    2. Proposed access and parking details;
    3. Projected noise levels associated with the filming;
    4. A flood risk assessment.

Day Visitors and Filming

3.7 Day Visitors to the castle will be members of clubs, societies, schools and other groups registered with the Owner (or any management company approved by the Owner) visiting the castle during the day for the purpose of educational purposes and appreciating and experiencing the Grade 1 heritage building. Day Visitors will have pre-booked with the owner. Visits will only take place between the hours of 08:00 and 18:00.at the castle. Day visitors will be allowed to take photographs or film the castle and grounds for their own personal use.

3.8 It is proposed that there should be no restriction on day visitors, such as approved school parties or organisations such a cubs, scouts, guides or historical societies, filming in the castle or interior.

3.9 Now that the Council have resolved, subject to a legal agreement, to grant planning consent for the use of the castle as a C1 hotel use allowing day visitors to come for lunch, drinks, meetings or short stays in relation to this use, the current restrictions on day visitors filming seems illogical.

4. Planning History

4.1 An Enforcement notice issued in 2008 in respect of use of the premises including use as a film location. Ref: 06/00151/BOC dated 11/11/08.

4.2 In 2016 planning and listed building consent was granted for an unimplemented change of use of the castle to a mixed use of: residential dwelling house; a well-being retreat centre with guest hotel accommodation, and the creation of a car park. Ref: 15/0683/FUL). A proviso of the Section 106 agreement attached to that permission specified that the premises should not be available as a film location.

4.3 In December 2017 the Council resolved to grant planning and listed building consent for: Change of Use of Grade 1 listed castle to permit: C1 hotel use; meeting/lecture venue; demolition of swimming pool building; creation of car park and alteration and extension of the existing outbuilding to provide covered parking and an estate workshop with stores in connection with the proposed use, subject to the applicants entering into a Section 106 agreement (not completed). Ref: SMD/2017/0252 and SMD/2017/0253.

5.Development Plan Policy & Material Considerations

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. For this application, the statutory Development Plan comprises the Staffordshire Moorlands Core Strategy 2014 and the Saved policies of The Staffordshire Moorlands Local Plan 1998.

5.2 In addition to the Local Development Plan, other material considerations include the National Policy Framework and Supplementary Planning Guidance and Documents. The purpose of this section is to set out the relevant planning policy background which is relevant to the site and the proposed development, along with other studies and reports which will assist in the justification of the proposals.

National Planning Policy Framework 2018 (NPPF)

5.3 The updated National Planning Policy Framework (NPPF) was published in July 2018. The new NPPF replaces the 2012 version. The following paragraphs and sections are considered to be relevant to this application:

5.4 ***Paragraph 7*** re-states that the overall "*purpose of the planning system is to contribute to the achievement of sustainable development*".

5.5 ***Paragraph 8*** identifies that sustainable development can be achieved by pursuing 3 overarching objectives; namely: economic, social and environmental.

5.6 ***Paragraph 11*** re-affirms the presumption in favour of sustainable development which in the case of decision taking means: Approving proposals that accord with up to date development plans unless any other material considerations or adverse impacts demonstrate otherwise.

5.7 ***Paragraph 12*** re-affirms the primacy of the Development Plan and states:

"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighborhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. "

5.8 ***Paragraph 38*** highlights that local planning authorities should approach decision making in a positive way and creative way and work proactively with applicants to secure developments.

Local Development Plan Policy

The Staffordshire Moorlands Local Plan Core Strategy 2014

5.9 The statutory development plan for the area of the application site. The following policies are considered relevant to the proposal.

5.10 **SS1 Development Principles**. The policy expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands District.

5.11 **SS1a Presumption in favour of sustainable development**. The policy sets out how the Council will ensure that decisions taken in respect to development proposals will reflect the presumption in favour of sustainable development contained within the National Planning Policy Framework.

5.12 **SS2 Future Provision of Development**. The policy details how the Council will ensure that the current and future objectively assessed development needs of the District are met.

5.13 **SS6C Rural area strategy**. The policy Sets out the Councils approach to development outside of the development and infill boundaries of the towns and villages.

5.14 **SD1 Sustainable Development**. The policy details how all new development in the District will make sustainable use of resources and adapt to climate change.

5.15 **SD4 Pollution and Flood Risk**. This policy among other things seeks to ensure that schemes which constitute unacceptable amenity impacts regarding noise and light pollution are avoided.

5.16 **R1 Rural Diversification**. The policy aims to ensure that proposals for the reuse of buildings outside the development boundaries of towns and villages will constitute appropriate development, which enhances and does not harm the rural character, environmental quality of an area or any sites designated for their nature conservation, or historical interest by virtue of the scale, nature and level of activity involved.

5.17 **DC1 Design Considerations**. The policy sets out the requirement for developments to be: of high quality; incorporate materials appropriate to the character of the area; respect the site and surroundings; incorporate green infrastructure and sustainable construction techniques; protect residential amenity and provide satisfactory means of access.

5.18 **DC2 Historic Environment**. The policy sets out how the Council will safeguard and enhance the historic environment within the District.

5.19 **DC3 Landscape and Settlements**. The policy sets out how the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands.

5.20 **T1 Development and Sustainable Transport**. The policy sets out how the Council will seek to promote development which reduces the reliance upon the private car for travel journeys.

Saved Policies of Staffordshire Moorlands Local Plan 1998

5.21 Sets out the development boundary for Caverswall Village.

6.Heritage Impact Assessment

Policy Background and Guidance

National Planning Policy Framework 2018 (NPPF)

6.1 Guidance for assessing planning proposals relating to heritage assets is set out in ***Section 16*** of the NPPF and the document **Conserving and Enhancing the Historic Environment.**

6.2 ***Section 16*** of the NPPF sets out the Government's planning policy approach to conserving and enhancing the historic environment. In particular, ***paragraphs 189-197*** of the NPPF, require local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal and seek to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

6.3 ***Paragraph 189*** of the NPPF 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."*

6.4 ***Paragraph 190*** sets out the approach local planning authorities should take when assessing the significance of a heritage asset affected by a proposal (including development affecting the setting of a heritage asset). It also states that:
"*they should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*"

6.5 ***Paragraph 192*** confirms that when 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.*"

6.6 ***Paragraph 193*** – **197** sets out how to assess the degree of harm to a heritage asset's significance and states that: 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 to its significance.

6.7 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. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

6.8 ***Para 195***. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and,

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

6.9 ***Para 196.*** 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.

6.10 **Para 197**. 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.

6.11 ***"Significance***" in terms of heritage policy is defined in the glossary of the NPPF as:
"*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*"

6.12 ***The setting*** of a heritage asset is defined in the glossary of the NPPF 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.*"

6.13 The ***Conserving and Enhancing the Historic Environment*** section of the National Planning Policy Guidance (NPPG), provides further details about what constitutes the setting of a heritage asset and how it should be considered in the decision-making process. In particular, ***paragraph: 013*** states the following:
"*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.
The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."

6.14 Guidance on how to assess whether a proposal causes substantial harm to the significance of a heritage asset is also provided by ***Paragraph: 017 of the NPPG*** which states:
"*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.*"

Significance of the Heritage Assets

6.15 In the case of the development proposal the heritage assets against which it needs to be assessed are those set out and described in tables 2.1 and 2.2 below.

Table 2.1: Statutorily Listed Heritage Assets within Application Site Boundary

Designation	Heritage List Reference	Description
Grade I	1038000	**CAVERSWALL CASTLE, SCREEN WALLS, GATEHOUSE AND BRIDGE:** Castle, later country house. C13 foundation to superstructure of circa 1615, enlarged, altered and refitted circa 1890. The work of 1615 has been attributed to Robert and John Smythson. Red sandstone ashlar; flat roofs largely invisible behind crenellated parapets with multishafted C19 side stacks; the gatehouse and angle towers have tiled roofs and balustraded parapets. Built in a castellar, supra-vernacular style with a foretaste of Bolsover and echoes of Longleat (and strangely reminiscent of Castle Drogo by Lutyens). House: the single-fronted house is a truncated rendition of the Slingsby plan and facade with symmetry upset by the lack of an eastern stair tower, the vacuum part filled by the additions of 1890 leading on to the gatehouse. Facade: of 3 storeys on a raised plinth over cellars (which are only part below ground level), banded at ceiling levels up to crenellated parapets, fenestrated

		on all 3 levels by five 3-light chamfer mullion and transom windows, the outer inset slightly from the extremities and formed into full height 3-sided bays with similar 2-light windows to angled sides; the central entrance has a small, 3-sided underplayed single storey porch with balustered parapet and part-glazed C19 doors. The square stair tower is well set back on the west side of the front rising a further storey, banded only under the parapet and fenestrated at that level by a three-light mullioned window with further two-light windows rising with the stairs; the C19 wing of two storeys slightly set back on the east side, of similar style including the two windows, the left hand a bay; the right hand first-floor window has a panel under inscribed "MDCCCXCI". Retaining structure: the house is set to the north side of a square retaining enclosure surrounded by an excavated moat which opens out to lower ground level on the west, forming a prospect which was never used. The lower parts of the walls (approx. 9m high) appear to be the only remnant of the medieval castle (the stonework above garden level certainly seems homogenous with the house) rising to plain parapets (set at garden level) and with octagonal towers on all but the northern-most angle. These rise to two storeys above the inner garden level (and thus approximately four storeys from the floor of the moat); they are pyramidally roofed with balustraded parapets and fenestrated by two-light mullioned windows on most facets but only to the final two storeys. The Gatehouse: of similar style; set on the east side and attached to the angle of the C19 wing of the house; fronted with two 3-sided bay turrets flanking an entranceway with rounded 2 centred arches; the inner face is flush. The gatehouse leads onto the bridge of two round arches with C19 balustrade set on a corbelled band. Interior of main house: entered via a screens passage with the hall opening out to the left via a round arch with carved figures; all the walls are panelled; two round arch (again in imitation of the medieval layout) doorways at far end and fireplace to north (inner) side; the overmantel has C17 elements but heavily remodelled and enriched in the C19 restoration; ovolo moulded beams and joists. Stairway: entered through one of the doors (the other is a blind dummy) at the rear of the hall rising in straight flights, a C19 restoration; lions and unicorns on newels, vase balusters. Dining Room: has 3 C17 low relief panels of hunting scenes reset in C19 over- mantel and late C17 or early C18 panelling. Library: early C18 panelling, C19 strap work, plaster ceiling, C17 overmantel with low relief carvings of fruit. First floor billiard room: set over hall with elaborate C19 plasterwork. The cellar does not bear the promise of Slingsby's garden room, being a collection of plain and unadorned service rooms. Refs: B.O.E. p. 95. M. Girouard. "Robert Smythson and the [Elizabethan Country House" p.181-2.
Grade II		**STEPS AND BALUSTRADING RUNNING APPROXIMATELY 2 METRES SOUTH OF THE SOUTH FRONT OF CAVERSWALL CASTLE:** Steps and balustrading. Circa 1890. Stone. The balustrade set on a plinth approximately 1000mm above ground level runs the length of the 1615 facade of Caverswall Castle (q.v.). Rusticated pillars with ball finials; four bays with fretted strapwork set either side of central flight of 6 steps leading to entrance. Included for group value.
Grade II	1038001.	**SUNDIAL APPROXIMATELY 20 METRES SOUTH OF ENTRANCE FRONT TO CAVERSWALL CASTLE:** Sundial. Probably of circa 1890. Red sandstone. Approximately 1200mm. high of baluster style and with banded capital; top and dial replaced. Included for group value.

6.16 Several other listed buildings fall within the immediate vicinity of the application site. These heritage assets are described in table 2.2 below.

Table 2.2: Designated Listed Heritage Assets within the Vicinity of the Site

Designation	Heritage List Reference	Description
Grade II	1374653.	**CHURCH OF ST FILOMENA (ROMAN CATHOLIC):** Catholic Church. 1863-4 by Gilbert Blount. Rock-faced, coursed stonework; banded tiled roof; verge parapets with buttressed bellcote at west end; nave (south porch) and chancel. Nave: buttressed at angles and to east of centre; four lancet windows widely spaced 1:3 flanking gabled porch with moulded pointed arch. West end has slight central break with two light pointed west window over west door and figure in pointed niche set under bellcote. Lower chancel, angle buttressed of one

		window, pointed of two lights and plate tracery. The church occupies a prominent position in the village centre flanking the approach to the Church of St. Peter (qv). B.O.E. p.95.
Grade II	1038002.	**EAST LODGE TO CAVERSWALL CASTLE AND BALUSTRADING SCREEN WALL:** Lodge. Dated 1890. Red sandstone ashlar; flat roof concealed behind crenellated parapet. Of a sympathetic style to the castle (q.v.). Two- storey, three-window front, banded at ceiling levels; 3-sided bay to left side with 1:3:1 light mullioned and transomed windows, further similar windows to right end of centre, set over inset labelled panel inscribed WE labelled round arch entrance, the stops inscribed "A.D." and& A "1891"; part glazed door. The lodge occupies a promiment position in the village centre between the Church of St. Peter (q.v.) and the Church of St. Filomena (q.v.).
Grade II	1038003.	**GROUP OF 8 CHEST TOMBS IN AREADEFINED BY PATHS IN NORTH WEST CORNER OF CHURCHYARD OF ST PETER:** 8 chest tombs. Stone. 4 to north-west corner of similar style: Josiah Saunders d. 1847, Rev. Josiah Saunders d. 1791, William Hill d. 1776 and George Swift d. 1811, all of same size with inset banded angle pilasters, alternating fleuron and fluted bands to frieze and moulded top. Closer to the church tower lie Mary Shaw d. 1787 and the Hulme Memorial (from 1717 but more close to the 1787 date referring to Elizabeth Hulme). The former has moulded pilasters at angles, the latter with reeded pilasters to the angles with unusual Neoclassical surbase crest and Thomas Bentley d. 1822 with reeded pilasters to centre and angles.
Grade II	1281177.	**GROUP OF 2 CHEST TOMBS AND ONE PEDESTAL TOMB TO WEST AND SOUTH OF TOWER OF CHURCH OF ST PETER:** Group of 2 chest tombs (to south) and pedestal tomb (to west). All of stone. The latter to Ralph and Joseph Boulton d. 1807 with battered sides, pediments over inscription panel and heavy moulded surbase. Ralph Lees d. 1811 with moulded plinth and pilasters on angles all on repaired brick base. Hannah Wallace d. 1771 similar to above.
Grade II	1281181	**WOOD MEMORIAL APPROXIMATELY 5 METRES SOUTH OF CHANCEL OF CHURCH ST PETER:** Group of 2 chest tombs (to south) and pedestal tomb (to west). All of stone. The latter to Ralph and Joseph Boulton d. 1807 with battered sides, pediments over inscription panel and heavy moulded surbase. Ralph Lees d. 1811 with moulded plinth and pilasters on angles all on repaired brick base. Hannah Wallace d. 1771 similar to above.
Grade II	1374655	**CHURCH OF ST PETER, CAVERSWALL ROAD:** Parish Church. C12 and C13. Core remodelled C15 and substantially altered C17 and restored 1880 by Lynam. Coursed, squared and dressed red sandstone; tiled roofs; verge parapets. West tower, nave, north and south aisles and chancel. Tower: squat and square of approximately 3 stages with diagonal buttresses of four stages; raised string under crenellated parapet, small pinnacles at angles; two-light, almost round-arched bell chamber openings, 3-light west window with panel tracery. Nave: clerestory of three C17 four-light chamfer mullion windows. North aisle: C13, flat roofed behind parapet,buttressed at angles;2, 2, 3,light windows, the former pair curvilinear the latter geometric, all with labelled, virtually round arches; round arch door to west bay. South aisle: similar,but all three 3-light windows appear to date from the C19 work, small gabled porch over door on west bay. Chancel: C12 of similar ridge but lower eaves height, two wide bays divided by thin buttresses with lancets to either side of east bay; east window of two round-arched lancets with tall round relieving arch. Small C19 flat-roofed vestry to south side. Interior: nave of 5 bays on round columns and with (C17) round arches, the west bay is shorter and therefore pointed to achieve a similar height. Arch braced collar roof with brattished purlins and exposed rafters, pointed C19 chancel arch by Lynam; chancel roof of trussed rafters, aisles beamed. Pulpit C17 oak, octagonal and with miniature blind panel arcading of typical style. Font: stone, octagonal on octagonal plinth. Glass: Kempe, Holiday and Selwyn Image. Monuments: (chancel, north side from west to east) Parker C17, painted; broken segmental pediment over 3 panels flanked by Corinthian pilasters, apron below. Sir Thomas Parker 1784 marble plaque with obelisk finial, figured urn in low relief, fluted side bands. Countess of St. Vincent 1816 by Chantrey; marble, kneeling figure (C17 plaque directly behind). South side: George Graddock 1643; stone, exhuberantly powerful baroque high relief pedestal and urn, gadrooned above cornice and with flanking festooning. Matthew Craddock; C17 painted plaque. The Craddock family were responsible for the work at Caverswall Castle (q.v.). B.O.E. p. 95.

Grade II	1374656	**WILSHAW MEMORIAL AND RAILED ENCLOSURE APPROXIMATELY 20 METRES NORTH OF CHURCH OF ST PETER:** Pedestal tomb and railed enclosure. Elizabeth Wilshaw died 1817. Stone. Inscribed die with shield-shaped surround, moulded surbase and urn finial all on repaired stone plinth with cast iron railings, capped by urns at angles.
Grade II	1204471	**CHURCH WALL, PIERS TO NORTH AND EAST OF CHURCH OF ST PETER:** Churchyard wall, piers and gates. Probably late C18. Rusticated ashlar gate piers to north with corniced cappings and ball finials. Wall has moulded coping ramped down from piers to east side. C17 lintel on north west section.
Grade II	1038004	**DOVEHOUSE FARMHOUSE:** Farmhouse. Early C19. Red brick; tiled roof; end stacks. L-shaped plan. Two-storey, three-window front; glazing bar sashes with painted wedged leads; central entrance with painted stone Tuscan doorcase; diagonal glazing bars to overlight; C20 part-glazed door.
Grade II	1037999	**WEST LODGE TO CAVERSWALL CASTLE:** Lodge. Circa 1890. Red sandstone ashlar; flat roof concealed behind crenella- ted parapet of a sympathetic style to the castle (q.v.). Two-storey entrance front with raised strings at ceiling level. Single range of three-light chamfered mullioned and transomed windows to left end and similar to right, set in a diagonally-facing rectangular bay set on the angle of the building, small central window set over a recessed panel bearing low relief coat of arms; labelled round-arched entrance below with part-glazed door.

Impact of the Development Proposal on the Heritage Assets

Grade 1 Listed Caverswall Castle and Grade 11 sundial, balustrade and stairs within grounds.

Significance

6.17 A Grade I listed building with 13th century origins. The main structure is 17th century with later additions. One of the finest examples of a moated castle in the region. The majority of architecturally and historically important features of the property have been retained both externally and internally.

6.18 The sundial, balustrade and stairs are 19th century additions to the exterior of the original house that have historical and architectural merit.

Impact of the Proposed Development on the Heritage Assets

6.19 The application does not propose any physical changes to the principal listed building either internally, externally or the grounds. The proposed commercial filming use will be of a temporary and limited nature. For any proposed filming project, the applicants intend to appoint a “project conservator “to carry out a historic risk assessment; advise on any necessary measures required to preserve the historic fabric of the heritage assets and supervise the activity. Due to the temporary nature of the activity and reinstatement of the grounds thereafter if necessary, there will be no impact on the setting of the heritage assets.

6.20 Day visitors will be restricted to 36 persons at one time, Access to the castle interior and grounds will be restricted and supervised to ensure that there is no damage to the historic fabric. The proposed use will have no impact on the setting of the heritage asset.

Grade 11 Listed Heritage Assets in vicinity of application site as set out in Table 2.2

Significance

6.21 The heritage assets comprise two grade 11 listed churches and graveyards, namely: St Peters and St Filomena's, the former originating in the 12th century; the east and west lodge, originally 19th century additions to the castle and Dovehouse Farm a 19th century listed farmhouse building. These assets have local and historical significance in relation to the village and the development of the castle.

Impact of the Proposal

6.22 The application proposals which will be contained within the castle and its grounds will not physically affect or impinge on the above heritage assets. Because of this and the nature of the proposed uses, it is considered that they will have no impact on them.

Summary

6.23 The proposed uses will have negligible impact on the heritage assets or their setting.

7. Assessment of the Proposal

7.1 The proposal can be assessed in terms of 3 main issues:

i) The impact on the fabric and setting of the Grade 1 Caverswall Castle and nearby heritage assets:

ii) The potential effect of the proposal upon the residential amenity of neighbouring residents, predominately from noise and disturbance

iii) Whether the proposed development is appropriate development within the green belt.

i) The impact on the fabric and setting of the Caverswall Castle Listed Building and nearby heritage assets.

7.2 Policy DC2 of the Core Strategy refers to the historic environment and requires that it is safeguarded and, where possible enhanced. It goes on to say that development which would harm or be detrimental to interests of acknowledged importance (Listed buildings, their setting and Conservation Areas) will be resisted and conversely proposals which sustain, respect or enhance such interests will be promoted.

7.3 An assessment of the impact of the proposals on the Caverswall Castle heritage asset and heritage assets in the locality outlined in section 5 of this statement has concluded that no harmful impact would result from the proposal.

ii The potential effect of the proposal upon the residential amenity of neighbouring properties.

7.4. There are a number of residential properties in close proximity to Caverswall Castle which could potentially be affected by:

1) vehicles entering and exiting the castle;

2) Disturbance from the commercial filming;

3) The presence of day visitors at the Castle.

1) Vehicles

7.5 Day visits or filming will be temporary and intermittent by their nature and would not result in large numbers of vehicles leaving or entering the Castle. The number of vehicles would also be limited by the size of the forecourt area fronting the castle which can only provide parking for a small number of vehicles. For these reasons it is considered that the number of vehicles or movements will not result in an unacceptable loss of amenity to adjoining residents.

2) Commercial filming

7.6 The proposed commercial filming would be limited to a maximum of 9 months in any 27-month period. Due to the nature of the use which is governed by demand it is difficult to accurately predict when and for how long any filming will take place. As outlined earlier in this statement, if permitted, the applicants will still have to make an application to the Council to determine if prior approval is required for the use and that application would provide details of: proposed dates and hours of filming; proposed access and parking details; projected noise levels associated with the filming; and an assessment of any flood issues. Any potential harm to adjoining resident's amenity would be assessed as part of this process and addressed accordingly.

3) Day Visitors

7.7 Day visitors will principally be comprised of school parties, and organisations such as historical societies, cubs, scouts and guides. Visitor hours will also be limited to 08:00 to 18:00. It is considered that these restrictions on the use will prevent any loss of residential amenity.

iii) Whether the proposed development is appropriate development within the green belt

7.8 The proposed uses do not involve any buildings or permanent structures to be erected on the land for the purposes of commercial filming and day visitors would be visiting the premises for recreational or educational use. The development could not therefore be considered as inappropriate development within the green belt as defined in the NPPF.

8. Conclusion

8.1 The proposed uses will contribute to the repair and maintenance of the heritage asset and as such provide a significant public benefit through its preservation.

8.2 Filming and photography would allow a permanent record of the heritage asset to be made and enjoyed by those not able to visit the castle.

8.3 The proposed use of the castle by day visitors will provide a significant public benefit by providing an educational opportunity for young persons and the community to enjoy the experience of the castle.

8.4 The suggested restrictions on the proposed uses will alleviate any concerns over loss of residential amenity to adjoining properties.

8.5 The proposal as submitted does not seek to make any external or internal alterations to the Grade 1 Listed heritage asset or its setting and will have no impact on its historical fabric. There will be no impact on other heritage assets in the locality.

8.6 In addition to contributing to the preservation of the heritage asset, visitors to the castle will help to promote the area and boost business in the local community.