

Basford Hall SMD/2024/0077 – additional cross section

SMDC Heritage Conservation Officer 11th March 2026

Comments re the additional cross section

The updated sectional drawing shows the new building would be slightly lower in the topography of the parkland than the listed lodge house at the entrance of the estate, but it would still be a large, incongruous structure. Nevertheless, the sectional drawing and CGIs illustrate the proposed trees and landscaping would reduce the visual impact on the setting of the surrounding Listed Buildings.

The proposal would still have a harmful impact on the significance of the parkland, which is considered a Non-Designated Heritage Asset (NDHA), as it would encroach upon its historic layout. On balance, however, it would not result in total loss of significance of the NDHA (par.216 of NPPF) and the rest of the parkland setting would still be legible in the context of Basford Hall.

In summary, the proposal would result in very minor harm to the setting of the Listed Buildings (more notably in the short-term when the proposed landscaping is in development) and harmful impact on the significance of the NDHA. In the short term this would fail to satisfy the provisions of s.66 of the Act, but the long-term visual impacts of the development would be reduced by the landscaping. There are no objections to the proposal from a conservation perspective but we would recommend that a suitably worded landscaping condition is added to ensure that the visual mitigation on the designated heritage assets is secured through the permission.