HMS
TOWN PLANNING
& URBAN DESIGN

Heritage Assessment:

Rear of 50-52, High Street, Epworth, DN9 1EP.



May 2022

RTPI
Chartered Town Planner

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1. INTRODUCTION

1.1 HMS Town Planning & Urban Design have been instructed to prepare a Heritage Assessment in support of the submission of a full planning application for the erection of an extension to the rear of 50-52 High Street, Epworth to form additional ground floor domestic space and commercial use on the ground and new 1st floor.

1.2 Susan Chan, the founder of HMS Town Planning & Urban Design and author of this report is a Chartered Member of the Royal Town Planning Institute and an Affiliate Member of the Institute of Historic Building Conservation, working towards Associate status.

1.3 In order to comply with the advice set out in Paragraph 194 and 195 of the National Planning Policy Framework (NPPF) 2021, applicants are required to provide a description of the significance of the heritage asset and resulting impacts by the development, how this has informed the design of the new development and mitigation of any harm identified.

1.4 This assessment provides an analysis of the site and its surroundings and sets the proposal in line with the heritage context, planning policy and design frameworks. It explains the significance of local heritage and concepts that have been and will be further applied to the layout, scale and appearance of the proposal as well as demonstrate how the proposed development fits in with the urban context.



Aerial view

2. SITE APPRAISAL

2.1 The application site proposes to enlarge the extension to the rear of 52 High Street, Epworth. The rear is an enclosed yard and a large, grassed garden area. A single storey flat roof and mono pitch rear extension exists and more modern in appearance compared to the host building.

2.2 50-52 High Street Epworth a grade II listed building and the Epworth Conservation Area. It's one of a number of commercial units along High Street, dating back to the Georgian period. It has a prominent street frontage and a lengthy rear curtilage. Like most buildings of this period, the rear service yard is busy with lots of backland developments, and already extended in a linear fashion.





Rear building paraphernalia



Rear yard and outbuilding



General build pattern

Epworth Conservation Area

2.3 The conservation area is divided into two, and currently covers the commercial, historic core of the town, centered on the medieval Market Place and High Street, and stretching eastwards along the High Street as far as the junction with Belton Road. A separate conservation area covers St. Andrew's Church and its immediate setting. The narrow streets are lined with small 18th and 19th century two storey shops, public houses, banks, offices and houses, which gives Epworth an intimate urban character.

2.4 Epworth is mentioned in the Domesday Book of 1086. In the 12th and 13th centuries Lord Mowbray, the major local landowner, developed Epworth into a market town, and the town was granted its market charter in 1380. In the 17th century the drainage of the Isle of Axholme had a major impact on the landscape, industry and communities of the area, including the building of over a hundred cottages in Epworth between 1590 and 1640. During the 18th century, Epworth expanded even further, and more permanent brick buildings replaced the old mud-and-stud buildings. This building programme continued into the 19th century, despite a decline in status of the market at Epworth in favour of bigger towns such as Doncaster.

2.5 At the heart of the conservation area is a triangle of streets created by Church Street, High Street and Market Place. The Market Place is located to the southeast corner of the town, with Albion Hill rising to the southeast and Queens Street leading southwards. The High Street emanates from the West Side of the Market Place and runs westwards before bending northwestwards towards Sandtoft. Together, these streets create a closely-knit, urban form, with many historic buildings dating to the 18th and 19th centuries lying along the street frontages. On the north side behind the High Street the ground rises up to a low ridge. This area contains narrow strip fields, probably remnants of medieval burgage plots.



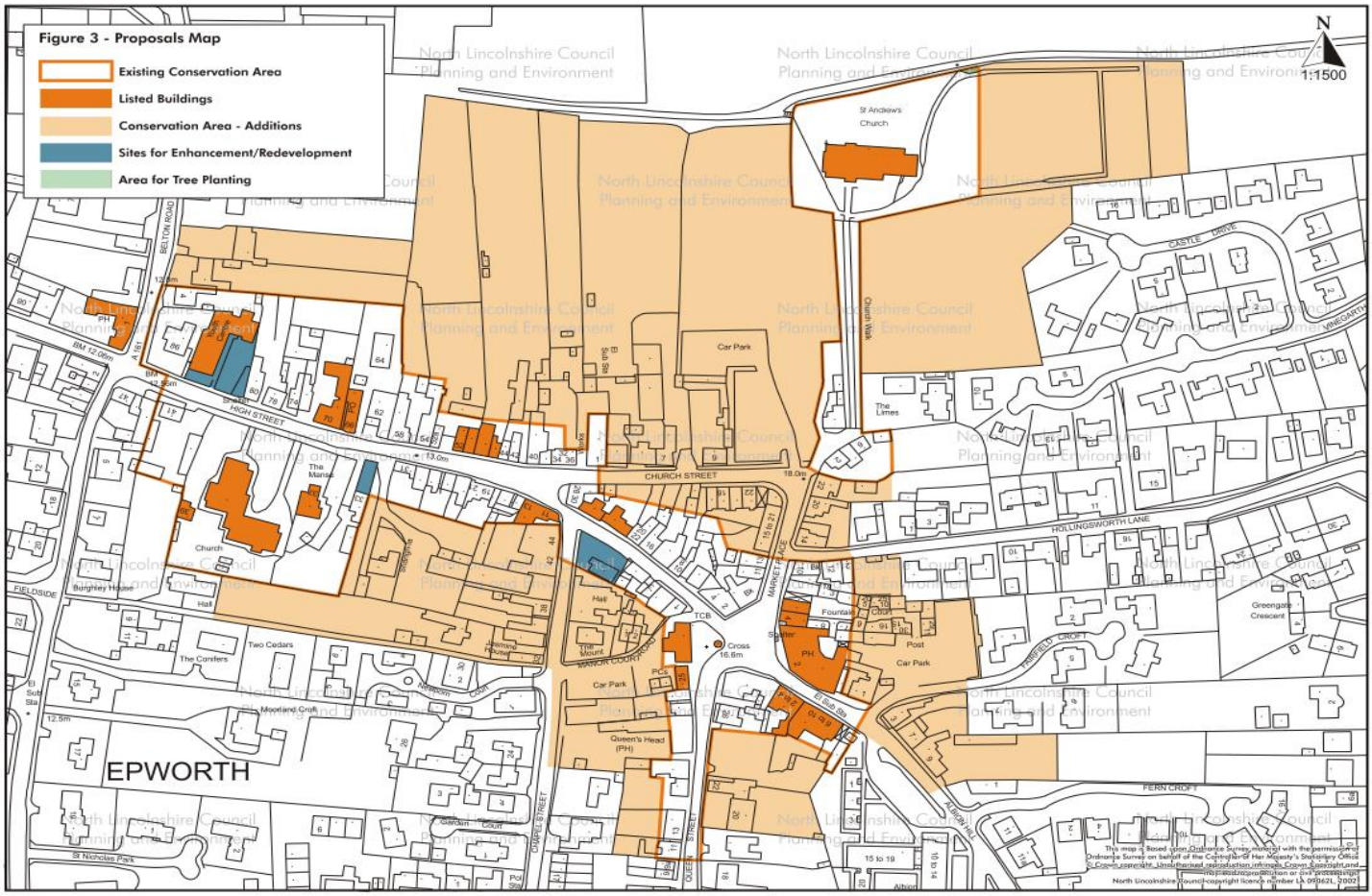
High Street looking west



High Street looking east



50-52 High Street



Epworth Conservation Area

Listed Buildings

2.6 ***50-52, HIGH STREET***
Grade:II
List Entry Number:1083275
Date first listed:10-Sep-1987

House, now house and shop. Early C19 with later C19-C20 shop front to No 50. Brick with front of fine red stock brick in Flemish bond. Concrete tile roof. Double-depth plan, with 2-room, central entrance-hall front. 2 storeys, 3 bays. Rendered plinth. Central entrance (No 52) has step to doorcase with slim ribbed pilasters, dosserets, ribbed frieze, cornice and hood; C20 part-glazed door beneath cornice and plain overlight in reveal. Shop front to right (No 50) has half-glazed panelled door and plain overlight in reveal, window to right with 2 panes below 3 smaller panes, in pilastered surround with unsympathetic C20 name board above. Original 16- pane sash to left in flush wooden architrave with sill beneath stucco flat arch.

First floor: 16-pane sashes to side bays, 12-pane sash above entrance in similar surrounds. Dentilled brick eaves cornice. Stone-coped gable to left with shaped kneelers. Corniced end stacks. Left return has 12-pane ground-floor sash in similar surround to front windows. Interior. Open-well closed-string staircase with slender ramped handrail and stick balusters; moulded cornices, 6-fielded-panel doors in architraves. Included for group value.

2.7 ***46-48, HIGH STREET***
Grade:II
List Entry Number:1356121
Date first listed:10-Sep-1987

House, now house and shop. Mid-late C18 with late C19 - early C20 shop front to No 46. Orange-yellow brick in Flemish bond, rendered to gables. Concrete tile roof. Double-depth plan, with 2-room, central entrance-hall front; opened out for shop to right. 2 storeys, 3 bays. Rendered plinth. Shop front incorporates central entrance to No 48 with stone steps to recessed C20 glazed door in architrave beneath plain overlight, with half- glazed fielded-panelled shop door with plain overlight in reveal, and 2- light transomed shop window to right; both doors and window in pilastered surround with panelled frieze, consoles and hood. 16-pane sash to left in flush wooden architrave with sill beneath stucco flat arch. 3-course brick first-floor band with projecting upper course.

First floor: 12-pane sashes to side bays in flush wooden architraves with sills and stucco flat arches; central blind plastered dummy window with similar sill and arch. Stepped and dentilled brick eaves cornice. Stone-coped gables with shaped kneelers. Corniced end stacks. Interior. Late C18 - early C19 open-well staircase with ramped corniced handrail and column balusters; 6-fielded-panel doors in architraves.

3. PLANNING POLICY

3.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plan.

3.2 ***National Planning Policy Framework 2021***

The newly revised National Planning Policy Framework (NPPF) 2021, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The NPPF sets out the principles of achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways

3.3 The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision taking, this means:

- approving development proposals that accord with an up-to-date development plan without delay; 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:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The following Paragraphs are considered relevant to the consideration of the current application and the approach Authorities should take in decision making.

3.4 Paragraph 38 Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

3.5 Section 11 of the NPPF which sets out the national guidance on making effective use of land, requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

3.6 Achieving well-designed places is covered by Section 12. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

3.7 Paragraph 130 states decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.8 Section 16 of the NPPF - Conserving and enhancing the historic environment empowers local planning authorities to ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

3.9 Para 194 - 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.

3.10 Furthermore, para 197 states that in determining applications, local planning authorities should take account of:

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

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

c) the desirability of new development making a positive contribution to local character and distinctiveness.

3.11 North Lincolnshire Core Strategy Adopted June 2011

Core Strategy sets out the long-term spatial planning framework for the development of North Lincolnshire up to 2026 by providing strategic policies and guidance to deliver the vision for the area including the scale and distribution of development, the provision of infrastructure to support it and the protection of our natural and built environment. It will also help to ensure that the investment decisions of key bodies are not made in isolation, but are properly coordinated, with a strong focus on the principles of sustainable development.

3.12 CS1: SPATIAL STRATEGY FOR NORTH LINCOLNSHIRE

Supporting the Market Towns of Epworth as thriving places to live, work and visit, and as important service centres serving the needs of local communities across North Lincolnshire.

3.13 CS2: DELIVERING MORE SUSTAINABLE DEVELOPMENT

In supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should be focused on Previously developed land and buildings within the defined development limits of North Lincolnshire's Market Towns.

3.14 CS3: DEVELOPMENT LIMITS

Development limits will be applied to the Scunthorpe urban area, the Market Towns and Rural Settlements. In applying development limits the following considerations will be taken into account:

• Existing development patterns - the development limit will be drawn around the main built-up area of the settlement. Scattered, sporadic or dispersed development or buildings separated from the main body of the settlement by areas of undeveloped land, roads or industrial areas will not be included. Where possible, limits should follow clearly defined features or constraints such as roads.

• Capacity - the ability of the settlement to accommodate future development based on existing and proposed infrastructure, on its access to facilities and services and levels of public transport. This also includes the availability of previously developed land.

• Existing planning consents/development - land with planning consent for residential development or community facilities where development has been implemented.

• Character - the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages built form will also be excluded.

3.15 CS5: DELIVERING QUALITY DESIGN IN NORTH LINCOLNSHIRE

New development in North Lincolnshire should:

• Contribute towards creating a positive and strong identity for North Lincolnshire by enhancing and promoting the image of the area through the creation of high quality townscapes and streetscapes.

• Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.

• Incorporate the principles of sustainable development throughout the whole design process. This will include site layout, minimising energy consumption, maximising use of on-site renewable forms of energy whilst mitigating against the impacts of climate change; for instance flood risk.

• Create safe and secure environments, which reduce the opportunities for crime and increase the sense of security for local residents through the use of Secured by Design guidance.

• Consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.

• Create attractive, accessible and easily distinguished public and private spaces that complement the built form.

• Support sustainable living and ensure that a mix of uses, which complement one another are incorporated.

• Provide flexibility in that new and existing buildings and spaces are able to respond to future social, technological, environmental and economic needs.

• Be easily accessible to all users via recognisable routes, interchanges and landmarks that are suitably connected to public transport links, community facilities and services and individual communities and neighbourhoods in North Lincolnshire. Buildings and spaces should be accessible by all sections of the community and ensure that the principles of inclusive design are reflected.

• Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimizing the impacts of carbon emissions upon the environment.

• Integrate car parking provision within the existing public realm and other pedestrian and cycle routes.

3.16 **CS6: HISTORIC ENVIRONMENT**

The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

3.17 ***North Lincolnshire Local Plan (2003)***

The North Lincolnshire Local Plan was adopted in May 2003 and is used to make planning decisions. This plan is gradually being replaced by the Local Development Framework.

3.18 **Policy HE2 Development in Conservation Areas.**

This policy states that all new development within a conservation area, or which might affect the setting of it, should preserve or enhance the character and appearance of the area and its setting. Detailed guidance is also included on how this should be achieved.

3.19 **Policy HE5 Development affecting Listed Buildings.**

This policy describes how the Council will seek to secure the preservation, restoration and continued use of listed buildings.

3.20 **DS1 – General Requirements**

A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused.

3.21 The proposed development is an example of a high standard of design that reflects the traditional character of buildings in the area and the character of the conservation area and using materials sympathetic to the locality. This presents a positive impact upon the listed building within the curtilage by improving the appearance of the awkward rear extensions.

4. APPRAISAL METHODOLOGY

4.1 **Walkover survey, Aerial Study and Historic Research**

A walkover and a drone survey was undertaken to establish the relationship between the site and the adjacent Historic Landscape. In particular, the pattern of development to the north of High Street to the rear of the properties and their impact upon the listed buildings in terms of key views and setting. Desktop research was also undertaken by way of historic maps and data records.

4.2 **Assessing heritage significance**

The term 'heritage assets' covers a wide variety of features including: buildings; standing, buried and submerged archaeological remains, sites and landscapes; and parks and gardens, whether designated or not. Heritage assets hold meaning for society over and above functional utility. The value of a heritage asset may be derived from many different factors. English

Heritage (now Historic England) guidelines (2008) propose that exploring the following values can help us establish the significance of heritage assets:

Evidential value – the potential of the place to yield evidence about past human activity;

Historical value – the ways in which past people, events and aspects of life can be connected through a place to the present (this may be illustrative or associative);

Aesthetic value – derived from the way people draw sensory and intellectual stimulation from a place;

Communal value – derived from the meanings of a place for the people who relate to it, of for whom it figures in their collective experience or memory.

Examples of heritage significance

Significance	Heritage Asset (examples)	Planning guidance
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives. Scheduled Monuments (including proposed). Undesignated assets of schedulable quality and importance. Grade I and II* Listed Buildings, Parks & Gardens Other substantial or very legible historic landscapes of note	Substantial harm to, or loss of, these assets should be wholly exceptional Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 194 & 195)
High	Assets that can contribute significantly to acknowledged national research objectives. Conservation Areas Undesignated assets of clear regional or national importance Locally Listed buildings Grade II Listed Buildings, Parks & Gardens	Substantial harm to, or loss of, these assets should be exceptional (NPPF para 195) Any harm or loss to a heritage assets requires clear and convincing justification

	Other legible historic landscapes	
Medium	Undesignated assets that contribute to regional research objectives Locally Listed buildings Legible historic landscapes	Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 196)
Low	Undesignated Assets of limited value, but with potential to contribute to local research objectives. Assets compromised by poor preservation and/or poor survival of contextual associations. Historic (unlisted) buildings of modest quality in their fabric or historical association. Fragmented historic landscapes	Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 196)
Negligible	Assets with very little or no surviving archaeological/heritage interest Buildings of no architectural or historical note Buildings of an intrusive character Areas of known ground disturbance	
Unknown	The importance of the resource (below ground deposits, landscape, setting or historic building) has not been ascertained.	Field evaluation may be required to evaluate potential buried assets

4.3 **Assessing the contribution made by setting**

The National planning Policy Framework (NPPF) makes it clear that the setting of a heritage asset is the surroundings in which an asset is experienced. Its extent is not fixed or spatially bounded, and it may change as its surroundings evolve. The importance of an assets setting is in what it contributes to the significance of the asset; setting may make a positive or negative contribution. Our ability to appreciate the significance of an asset can be affected to differing degrees by it setting. Extensive landscapes may contain many assets and nested or overlapping settings (Historic England 2015).

The contribution that setting makes to an asset is often expressed with reference to views, but setting is a much wider concept than the purely visual experience to, from, across or through an asset.

While some settings may be enhanced by development, not all settings have the same capacity

to accommodate change; protection of a setting therefore need not prevent change, but change must be managed in a manner suitable for that asset or group of assets.

Cumulative change - Where the significance of an asset has been compromised by unsympathetic development adversely affecting its setting in the past, it is still necessary to consider how further change will affect the asset and its setting. It could be negative and sever the last link between the asset and its original setting; it could be positive and enhance the assets setting.

Change over time - Settings change over time. It is important to understand the history of this change in order to understand how further change might affect the contribution made by setting to the significance of an asset.

Appreciating setting - Setting does not depend upon public rights of access or the ability to access the asset. The significance of an asset is not determined by the number of people visiting it, although the ability to appreciate an assets significance may increase with greater accessibility.

Designed settings - Some heritage assets have settings that were designed to enhance their presence, or to create particular experiences and emotions for the observer. Such a designed setting could be considered a heritage asset in its own right.

Setting and urban design - Often, the number and proximity of heritage assets in urban areas means that the protection and enhancement of setting is closely linked to townscape and urban design considerations.

Setting and economic and social viability - Sustainable development under the NPPF can have important positive impacts on heritage assets and their settings; this usually requires good design and the sensitive location of new development.

5. WRITTEN DESCRIPTION & HISTORICAL SIGNIFICANCE

5.1 50-52 High Street forms a group of grade ll listed buildings. 2 storey Georgian properties which have been split internally to form 2 units. Nevertheless, the frontage remains traditional in appearance and like many of the properties along High Street, the rear has been extended and developed quite extensively but in a manner that is subservient to the primary builds that front the street.



High Street, Epworth



Rear of High Street



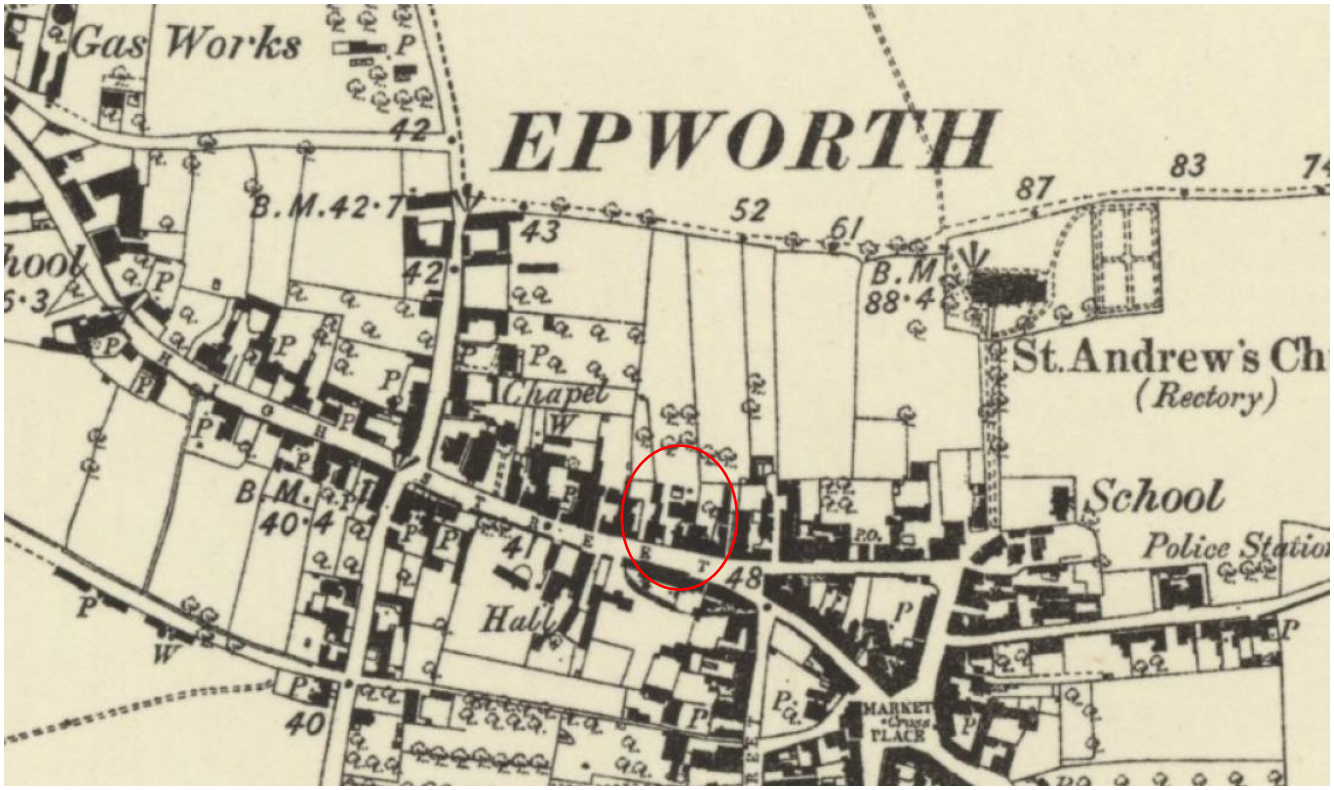
Rear extension



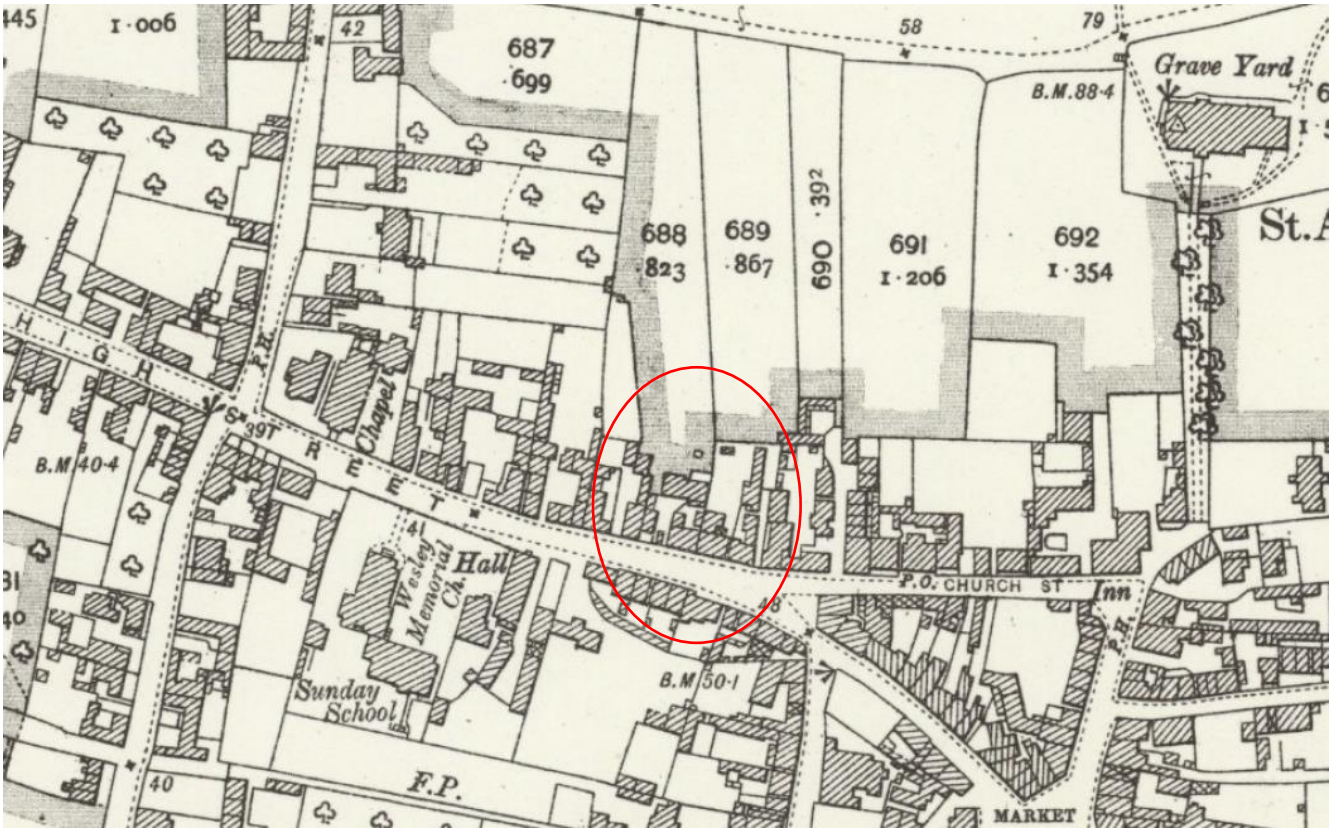
Distance views from the rear

5.2 The Georgian vernacular is the main prevailing feature in this area. The later additions (extensions, outbuildings and new builds) are also influenced by the strong gable ends, steep cat slides, symmetry, continuous drops in ridge heights, etc.

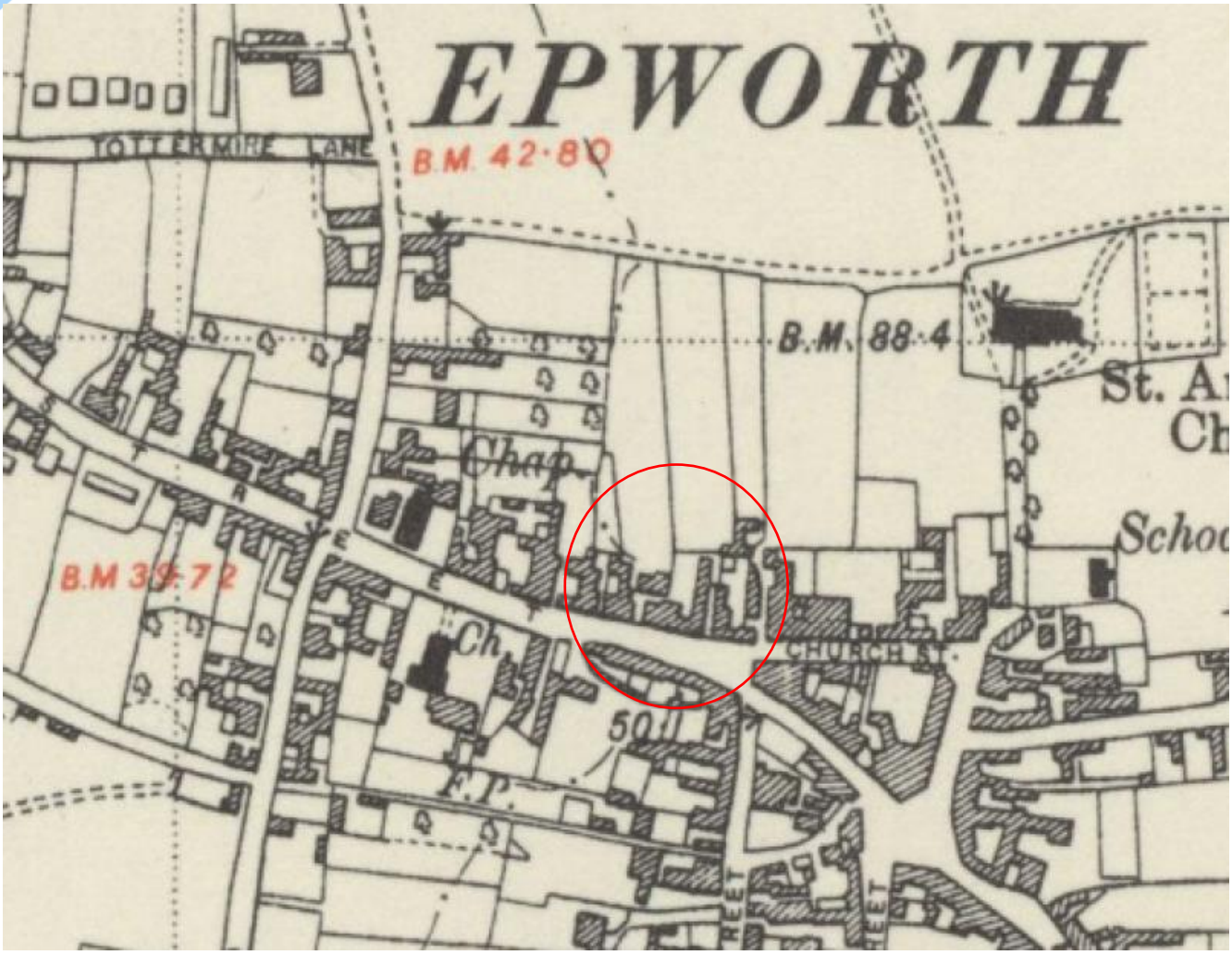
5.3 The rear service yards all retain its shape and function as access and circulation space. This is no surprise as many of the ground floor uses along High Street are commercial units. It is clear that extensions and rear developments are predominantly well set back from original building lines, run along the curtilage boundaries, narrow and linear to preserve the central service yard. Maintaining access, function and movement has clearly become an unwritten design code for the area. From an aerial perspective, the later additions certainly do not appear overdeveloped, but instead, a cluster of rear courtyards, much similar to the development patterns back in the 1800's.



High Street @ 1885



High Street @ 1905



High Street @ 1948







High Street, Epworth 1800s-1900s

5.4 The historical maps does indicate that there were a cluster of outbuildings located to the rear. With a gated access from High Street of a substantial width, there is a strong possibility that the outbuildings were used for stabling. The current rear extension consists of a L -shaped single storey extension and then a further rectangular mono pitch single storey extension along the eastern boundary. From the materials it is clear that these are modern extensions but a reasonable attempt to replicate the Georgian style.

5.5 The findings suggest that there are some evidential, communal, or historical value associated with the extensions, unlike it's host building, 50-52 High Street which is a listed building of well preserved and sound structure and features. The extensions are pastiche in design and although they do offer the Conservation Area some limited aesthetic value and make a neutral contribution to the setting of the grade ll listed building. However, any modifications to these extensions would have to be sympathetically applied in order to not affect the character of the listed building.

5.6 Contribution made by setting

The proposal is located in a rear service yard. It has no visual prominence along and from the main High Street. However, as discussed in the appraisal, much of the development pattern along the northern side of High Street consist of rear courtyards. This is an important character feature, and it would be more sympathetic to the heritage to extend what is existing rather than create further new builds.

5.7 Assessing the impact of development

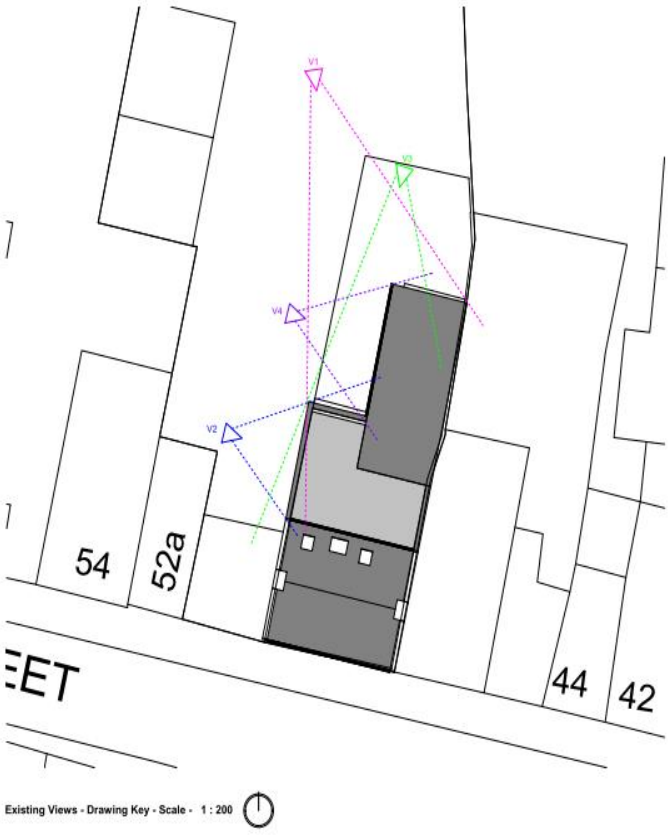
The impact of the proposed development is one that is positive and will improve the site which is historic but has been subject to vast cumulative change and the setting will certainly be enhanced by development due to its capacity to accommodate change (visual and physical).

5.8 Pre-application feedback from NLC was cautious but provided some scope for extending the rear on a small scale that is appropriate to the setting of the listed building and character of the conservation area.

6. PROPOSAL & JUSTIFICATION

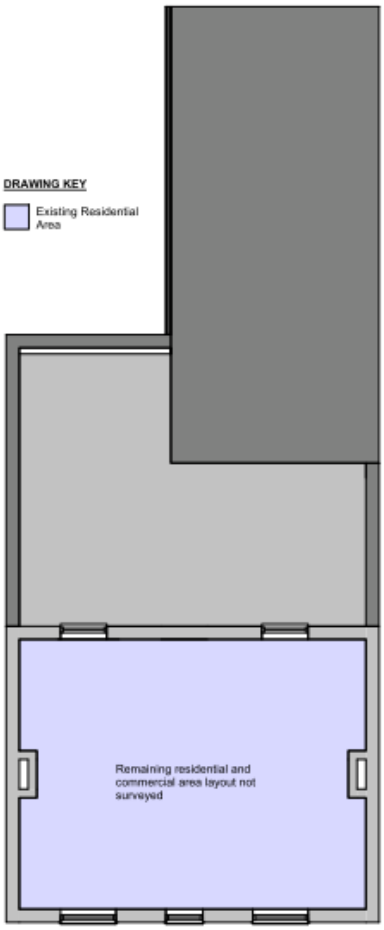
6.1 The proposal comprises of extending the rear extension to provide some additional domestic living space for the family residing on the 1st floor of the main building, and additional ground and 1st floor commercial space for Use Class E (b) purposes.

Existing Plans & Elevations

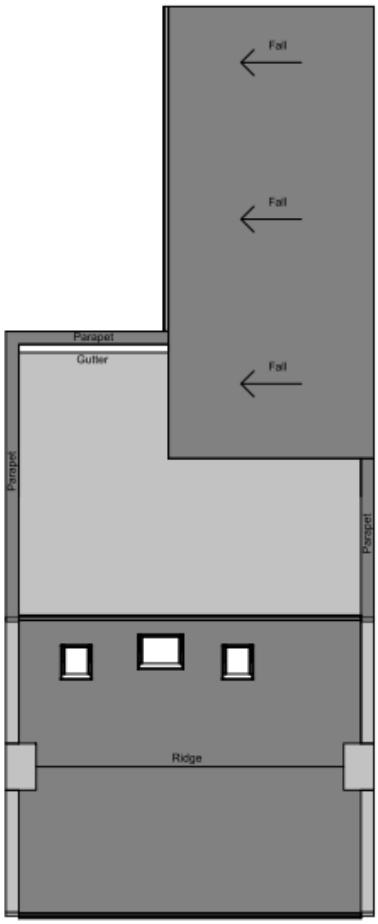




Existing Ground General Arrangement - Scale - 1 : 100



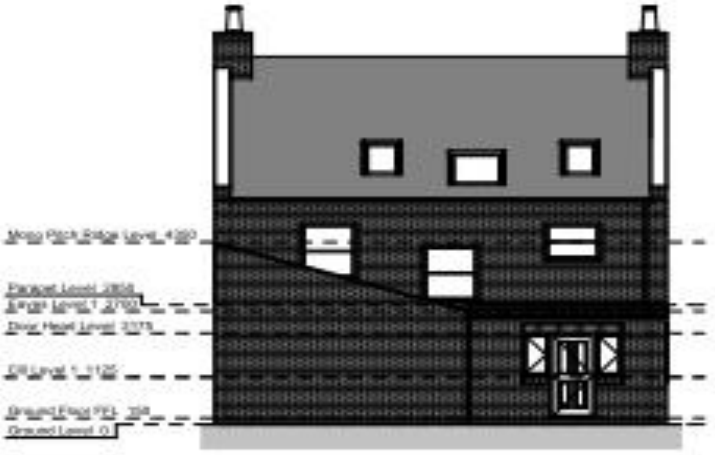
Existing First General Arrangement - Scale - 1 : 100



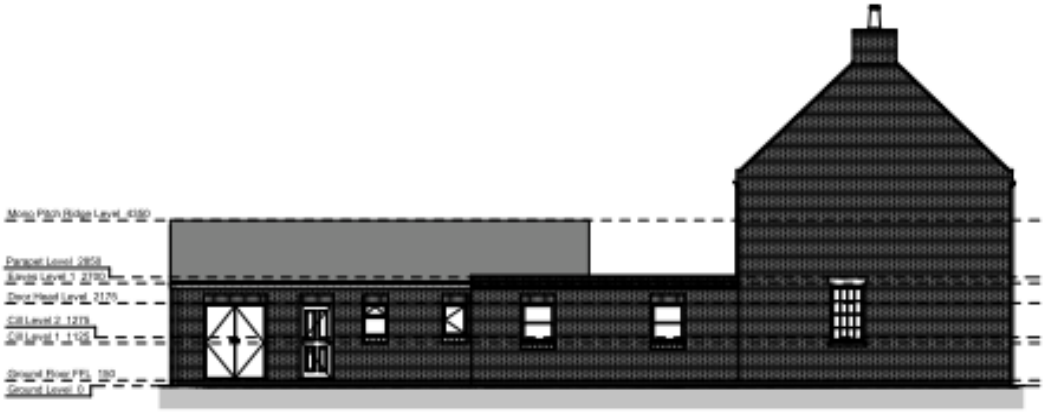
Existing Roof General Arrangement - Scale - 1 : 100



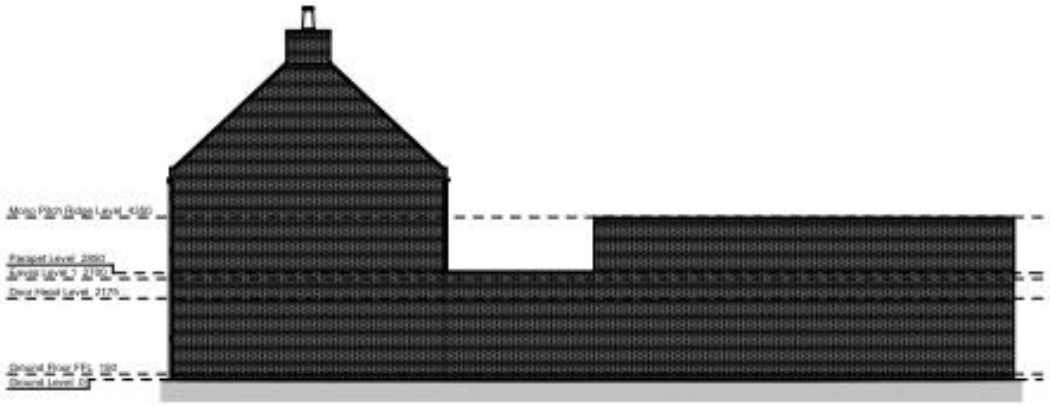
Existing High Street Elevation - Scale - 1 : 100



Existing Rear/Garden Elevation - Scale - 1 : 100

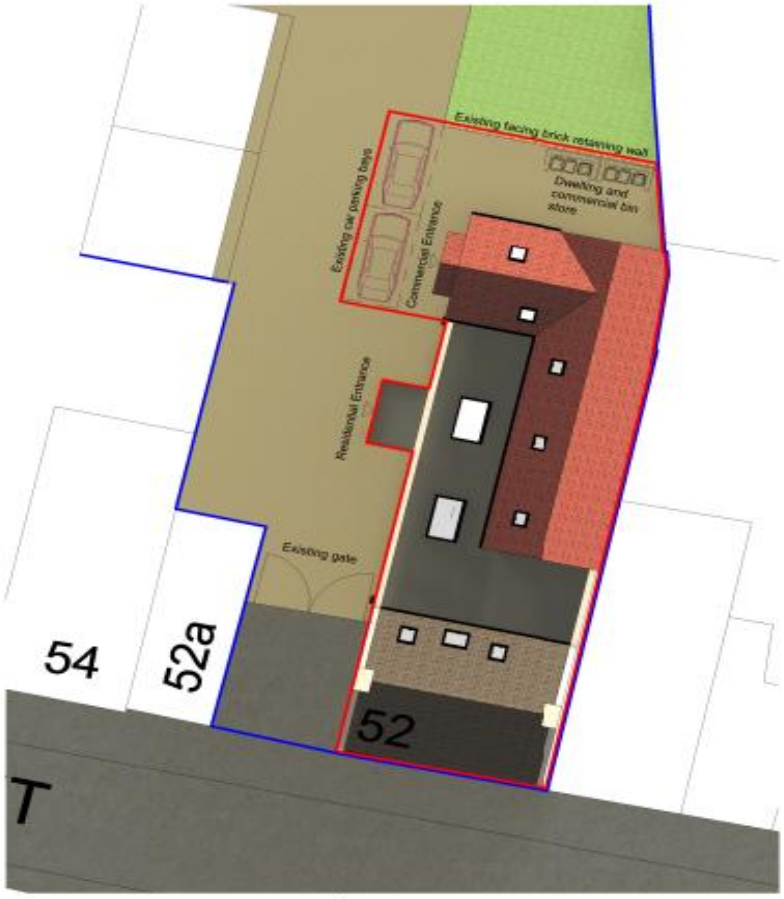


Existing Driveway Elevation - Scale - 1 : 100

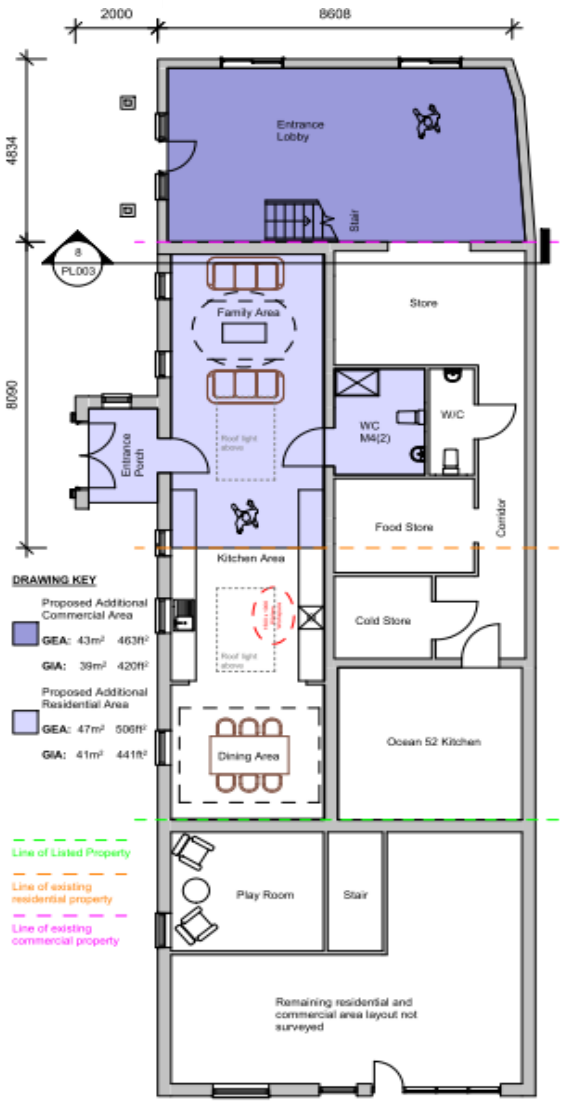


Existing Side Elevation - Scale - 1 : 100

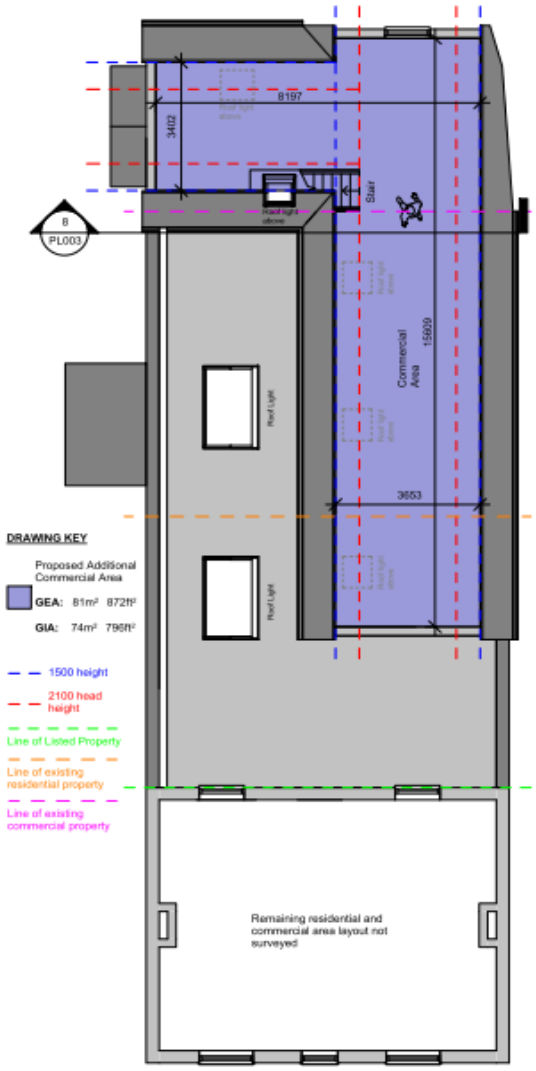
Proposed plans & elevations by Isle Design Architecture



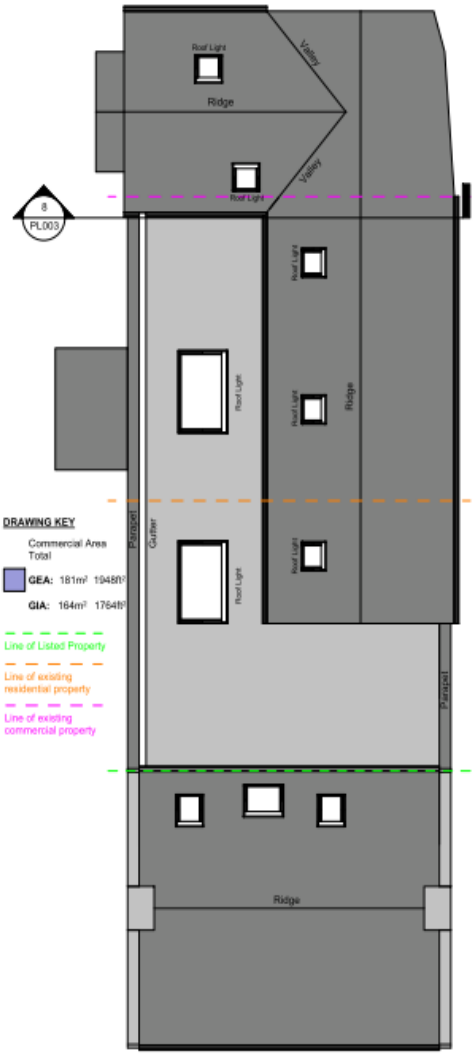
Proposed Site Layout - Scale - 1 : 200



Proposed Ground Floor General Arrangement - Scale - 1 : 100



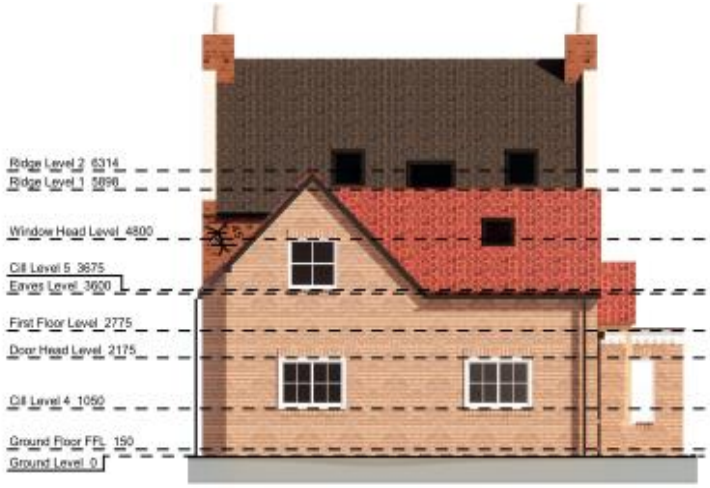
Proposed First Floor General Arrangement - Scale - 1 : 100



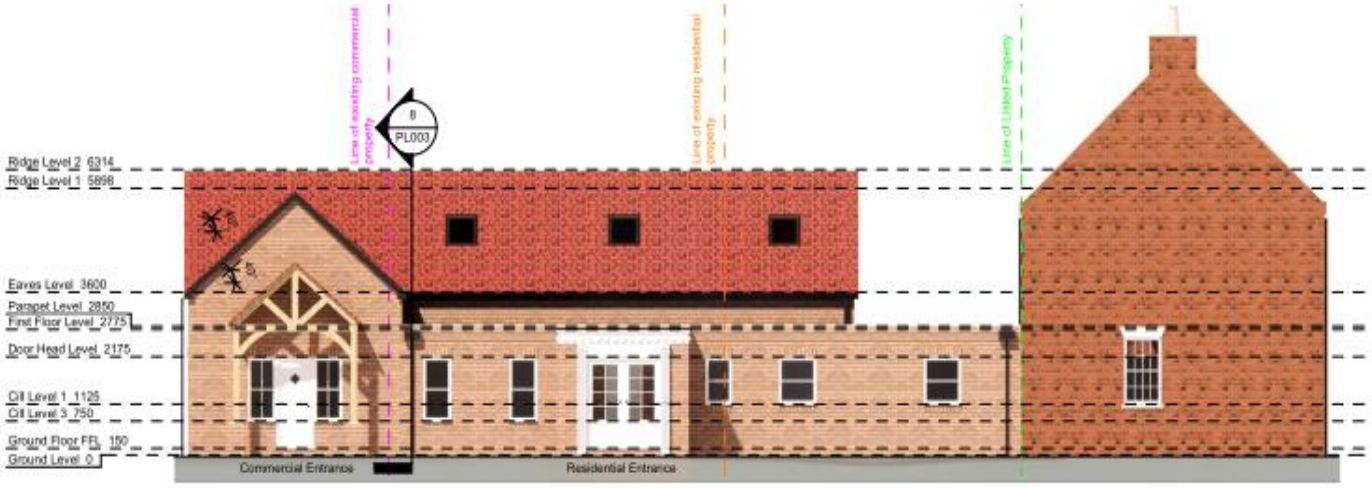
Proposed Roof General Arrangement - Scale - 1 : 100



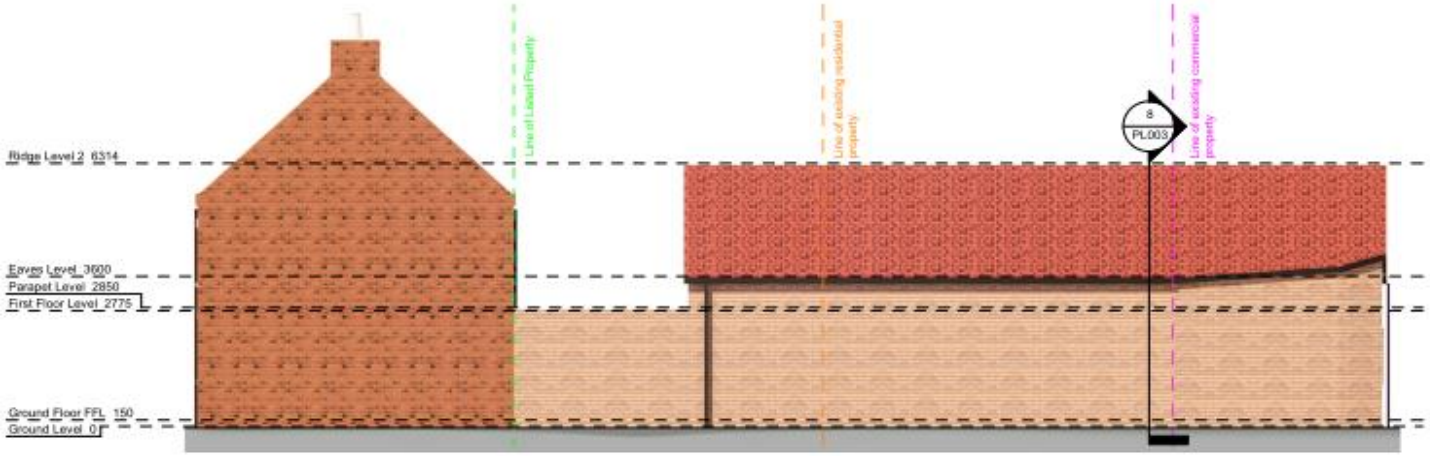
Proposed High Street Elevation - Scale - 1 : 100



Proposed Rear/Garden Elevation - Scale - 1 : 100



Proposed Driveway Elevation - Scale - 1 : 100



Proposed Side Elevation - Scale - 1 : 100





CGI

6.2 ***Why is the proposed work required? –***

The applicant's family live on site (1st floor of the main building). They also work at Ocean's and are a popular family in the village. Therefore, it is important for the building to be able to provide enough space for the young and growing family to be able to continue to be a part of this close knit community.

6.2.1 A significant proportion of the ground floor is used as part of the business – food preparations, dining area, etc. It has made a difference to the business and bringing visitors into the village, encouraging them to spend time on the High Street. However, this has resulted in less habitable space for the family. The proposal is to 1. Create much needed domestic space for the family; 2. Offer some commercial space in this popular location by making better use of vacant space and development opportunities in the rear courtyard.

6.3 ***Could the development requirements be met in a different way?***

The proposal offers the best designed and most sensitive solution for this building and with preservation and character enhancement as the main design agenda. The proposal offers a more traditional approach towards the architectural vernacular.

6.4 **What would the benefits be of the proposed work?**

Creation of more useable space in a rear courtyard which is perhaps one of the largest along the northern part of High Street. The existing extensions is not one of the best examples of design quality

and not one of the best executed ways of preserving the heritage. They appear disjointed with the house building and clash in terms of architectural styles. Compared to the rear extension at 48 which is much more seamless yet subservient.

6.4.1 The proposal to consolidate these extensions and create a better roofline would improve the aesthetics of the rear yard.

6.5 ***Could the proposed work harm the heritage asset or put it at risk in any way?***

The principle of development is acceptable. In terms of how the listed asset is affected, it would only obscure the view from the rear due to the increase in width of the extension - from approx. 5m to 8.6m and an increase in pitch height from 4.4m to 6.3m.

6.5.1 Unlike the frontage, the rear of the listed building has a very basic appearance. This is not helped by the air conditioning unit and the commercial flue. This is possibly provides some explanation why part of the extension is a flat roof, single storey and does not join the main building.

6.5.2 The proposal really focuses on making changes and additions to the modern elements, and keeping the scale as subordinate as possible to the listed building. There are no heritage assets nearby that would be put at risk or harmed.

6.6 **Do you understand the heritage asset well enough to make an informed decision?**

The applicant will point a contractor team with a proven track record of excellence in building conservation. It is intended to apply the highest of design principles, conservation & build ethics and keep dialogues with the Council open throughout the Planning process seeking as much advice and recommendations as possible. The applicant has also secured the services of a Chartered Planning Consultant to assist and advise on this scheme.

6.7 ***Will the benefits outweigh any harm?***

There is minimal heritage harm created by the proposal. The benefits of the proposal will provide the rear of the building with a better quality building, which is more in keeping with the Georgian heritage and landscape. It will enable the building to have a more functional layout for a growing family home and better usable space that combined mixed usage all in one without the pressure of having to extend again in the future.

6.8 ***Could you avoid (mitigate) any minor impacts on the heritage asset?***

The proposed development is self and well contained and is largely hidden from public view. It's proposed size, scale, massing, etc. is subservient and discrete and would not make a difference to the impact on the adjacent heritage assets. It involves no demolition of key buildings of historical importance or expose the heritage asset to unnecessary harm.

6.9 ***Is the scale, design, materials proposed for any proposed works appropriate?***

The design is highly in keeping with the character, style, vernacular, and materials in the conservation area. The proposal takes it's inspiration from the local architecture, form and materials.

6.9.1 The proposal does seek to enlarge the existing extensions by width, length and height. However, when compared with adjacent buildings, it will still be small in scale and does impact upon the integrity and setting of the host building.

6.9.2 It will not be overly dominant or create an oppressive affect on the courtyard. Georgian courtyards are renowned for its intimacy and are often well enclosed by buildings.

Georgian Courtyards Enclosed by Buildings






Summary of proposals and justification

Proposal	Fabric affected and significance	Potential impact	Mitigation	Design Principles
Extension of ground floor to provide additional domestic space to the rear.	Epworth Conservation Area. 50-52 High Street Grade ll Listed.	Minimal & positive. Consolidate a clash of architectural styles and roofscape to the rear of the listed building.	Keep consistency with the height. Extension of the modern addition which is separate from the listed building.	Use materials and architectural details and traditional materials to match the general features of the area .

		Improve the character and appearance of the rear of the building which has limited architectural merit and limited heritage value. Does not compromise with key views of the conservation area and does not detract from character of street scene or integrity of the listed building. Partially obstruct the view of the listed building to the rear. The rear views are open to the public and the rear of the listed building is of relatively low grade visually.	Keep the scale and massing subservient to the listed building.	A subservient design to not compete or dominate the adjacent buildings and listed assets
Extension of ground floor and 1st floor to provide commercial space to the rear.	Epworth Conservation Area. 50-52 High Street Grade ll Listed.	Medium & positive. Sympathetically and tastefully designed to respect the scale and proportions of the building. Consolidate a clash of architectural styles and roofscape to the rear of the listed building. Improve the character and appearance of the rear of the building which has limited architectural merit	Keeps the scale and height low. Having a 1st floor avoids having to expand the ground floor area for much needed space. Extension of the modern addition which is separate from the listed building. Keep the scale and massing subservient to the listed building.	Use of gables to reflect the strong gables dominates the skyscape. Use materials and architectural details and traditional materials to match the general features of the area. Not to exceed the ridge of the host building. Maintain height consistency with

		and limited heritage value. Does not compromise with key views of the conservation area and does not detract from character of street scene or integrity of the listed building. Partially obstruct the view of the listed building to the rear. The rear views are open to the public and the rear of the listed building is of relatively low grade visually.		the rear extension adjacent at 48.
Creation of a flat roof porch access.	Epworth Conservation Area. 50-52 High Street Grade ll Listed.	Medium & positive. Sympathetically and tastefully designed to respect the scale and proportions of the rest of the building.	Breaks up the monotony of the linear extension.	Use materials and architectural details and traditional materials to match the general features of the area. A subservient design to not compete or dominate the adjacent buildings and listed assets

6.2 The proposed development has been designed to reflect and respect its local character and historic context, whilst ensuring that the adjacent listed assets and it's setting are not impacted in a detrimental manner.

6.3 The content of this assessment and the analysis of the significance of the historical landscape in relation to the proposed development has demonstrated that the development represents a sustainable, well designed and innovative form of development that enhances the curtilage. It accords with the National Planning Policy Framework, which sets out a presumption in favour of sustainable development and complies with local plan policies as discussed in the policy

section, as well as reflects the applicants desire to ensure that the new development makes a positive contribution to local character and distinctiveness.