

# MEMO

**North  
Lincolnshire  
Council**

**TO:** Tanya Coggon, DEVELOPMENT MANAGEMENT  
**FROM:** EDDIE RYCHLAK, CONSERVATION OFFICER  
**REF:** PA/2021/1755  
**DATE:** 11/10/2022

**SUBJECT:** Reduction of 1 dwelling on the site (overall scheme is for 14 dwellings) with amended site layout and change of house types, updated Flood Risk Assessment and Drainage Strategy, landscape plan, Arboricultural Impact Assessment, Biodiversity Net Gain Calculations and Design and Access Statement land off Main Street, Sturton

## SUMMARY OF ADVICE

No Objection Subject to conditions

This application affects the setting of Home Farm grade II listed immediately opposite side of Main Street to the application site.

The key impact is plot 1 on the street frontage and affects the setting of the listed building. The proposed building on this plot has been well designed as a traditional stone cottage that will sit well within the street scene. In addition, it is smaller in scale than home farm and having a simple traditional appearance won't detract from appreciating the listed building and its character.

What will be important is the correct materials and detailing for the proposed housing which can be controlled by condition.

As part of any approval regarding this application it is recommended that conditions are included that that details of the facing and roofing materials and scale drawings of the proposed windows and doors with material specification is included for consideration before installation on all buildings (justification council policy, HE 5 CS6)

I would also recommend that the permitted development rights are removed from plot 1 as part of this application to protect the listed building from any future harmful change.

**HISTORIC ENVIRONMENT RECORD (HER) FUNCTION:** To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals. The HER database is updated as new information about the historic environment is discovered.

The HER also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites

and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies. See <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-and-conservation/>

**DETAILED ADVICE:** Thank you for consulting the HER on this

## HERITAGE POLICY

**Section 66 of the Planning (Listed Buildings & Conservation Areas Act) 1990** imposes a “General duty as respects listed buildings in exercise of planning functions.” Subsection (1) provides: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*

### HE5 – Development affecting Listed Buildings

*The Council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. The Council will encourage the retention and restoration of the historic setting of listed buildings. Proposals which damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.*

**Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990** places General duty as respects conservation areas in exercise of local authorities in exercise of planning functions

*In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection (2), **special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area***

### HE2 - Development in Conservation Areas

*All development proposals in, or which affect the setting of, Conservation Areas should preserve or enhance the character and appearance of the area and its setting.*

*The following criteria will be applied in determining applications for development in Conservation Areas:*

*i) development should be of a standard of design which respects the appearance and character of the Conservation Area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping*

## CS5: DELIVERING QUALITY DESIGN IN NORTH LINCOLNSHIRE

**All new development in North Lincolnshire should be well designed and appropriate for their context.** It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. **Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.**

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.

### **CS6: HISTORIC ENVIRONMENT**

The council will promote the effective management of North Lincolnshire's historic assets through:

- Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.
- Preserving and enhancing the rich archaeological heritage of North Lincolnshire
- Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.
- Ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.

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.

Development proposals should provide archaeological assessments where appropriate.

### **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. All proposals will be considered against the criteria set out below:

#### **Quality of Design**

- The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and
- the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

### **Setting**

The setting of a heritage asset is defined 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 the asset, may affect the ability to appreciate that significance or may be neutral.'

Historic England have produced a document called the The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) which describes an approach to assess the impact on the setting and significance of Heritage Assets

**Step 1:** Identify which heritage assets and their settings are affected

**Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

**Step 4:** Explore ways to maximise enhancement and avoid or minimise harm

**Step 5:** Make and document the decision and monitor outcomes

## Significance NPPF Definition

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, 2012

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Conservation Principles offers a methodology for systematic and consistent approaches to assessing significance and heritage values. Four key categories are referred to which are at slight variance to those set out in the NPPF definition of significance they are:

- Evidential value: the potential of a 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 - it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

## NPPF

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

199. 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

200. 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.

202. 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.

203. 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

