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ARCHITECTURE

PLANNING & HERITAGE STATEMENT

PROPOSED EXTENSION & ALTERATIONS

AT

10 DAWSMERE BANK
GEDNEY DAWSMERE
SPALDING

FOR

MRS R WHERRY

Job No. SE-2150 **November 2024**

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Abstract

This Heritage Statement supports the householder planning application for the erection of a firstfloor side extension and single-storey rear extension, at 10 Dawsmere Bank, Gedney Dawsmere, Spalding.

The application site falls within Gedney Dawsmere Conservation Area and is covered by an Article 4 Direction.

Introduction

Paragraph 189 of the National Planning Policy Framework (NPPF) requires planning applications to describe the significance of any heritage asset affected by the proposal, including any contribution made by their setting. The level of detail included in the report should be proportionate to the importance of the asset in order that the impact on their significance can be understood.

The application site is located within Gedney Dawsmere Conservation Area. Under the NPPF, a conservation area is a designated heritage asset.



Figure 1 – Image of site

Heritage Assets

The site is located within Gedney Dawsmere Conservation Area as per the image below. This part of the Conservation Area is characterised by a combination of both historic and newer pairs of semidetached houses, most of which feature side extensions.

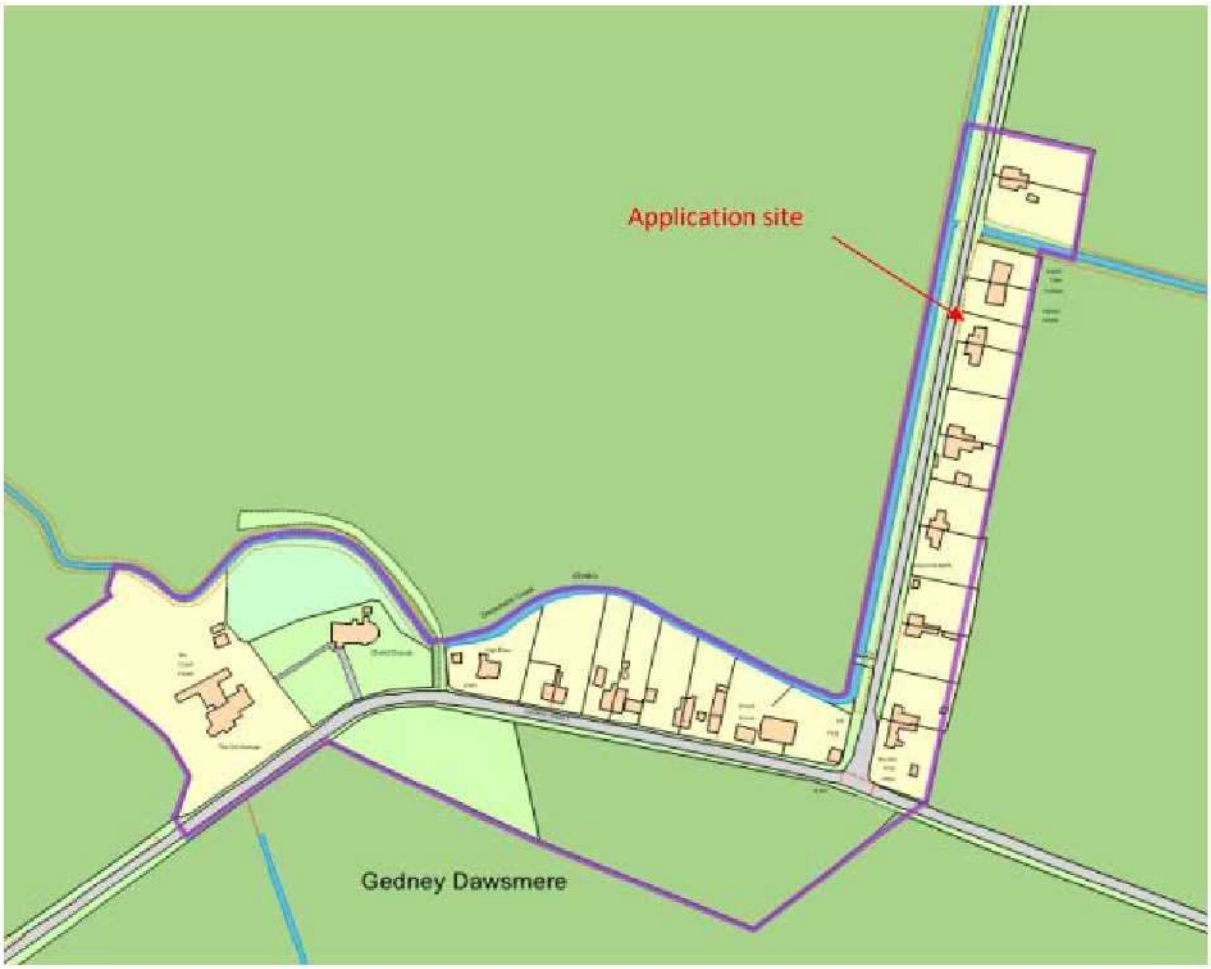


Figure 2 – Extract from SHDC online mapping showing the Conservation Area boundary (in purple)

Significance

Historic England stipulates that 'significance' is a collective term for the sum of all heritage values attached to a place including a building or an archaeological site. The values can be evidential (from past human activity), historic (where current aspects of life can be connected through a place to the present), aesthetic, or communal (the meanings of a place for the people who relate to it). Paragraph 190 of the NPPF states that Local Planning Authorities should assess the particular significance of any heritage asset which may be affected by a proposal (including its setting) to avoid a conflict between the conservation of the heritage asset and any part of the proposal. Application site 5 In accordance with the NPPF, the Conservation Area is a designated heritage asset. It is considered that it is of high significance due to its historic, aesthetic values.

Proposal

The proposal is for the erection of a first-floor side extension and a single-storey rear extension. The first-floor side extension will be positioned above the existing single-storey side projection.

The first-floor extension will be visible from the street scene however it will still appear to be a subservient addition to the main dwelling. With this in mind the host dwelling, being part of a pair of dwellings, will remain as the main focal point for the site and the pattern and rhythm of buildings along the street scene will not be disrupted.

The single-storey rear extension will not be visible from the street scene.

It is therefore reasonable to conclude that the development will not harmfully affect the character and appearance of the Conservation Area.

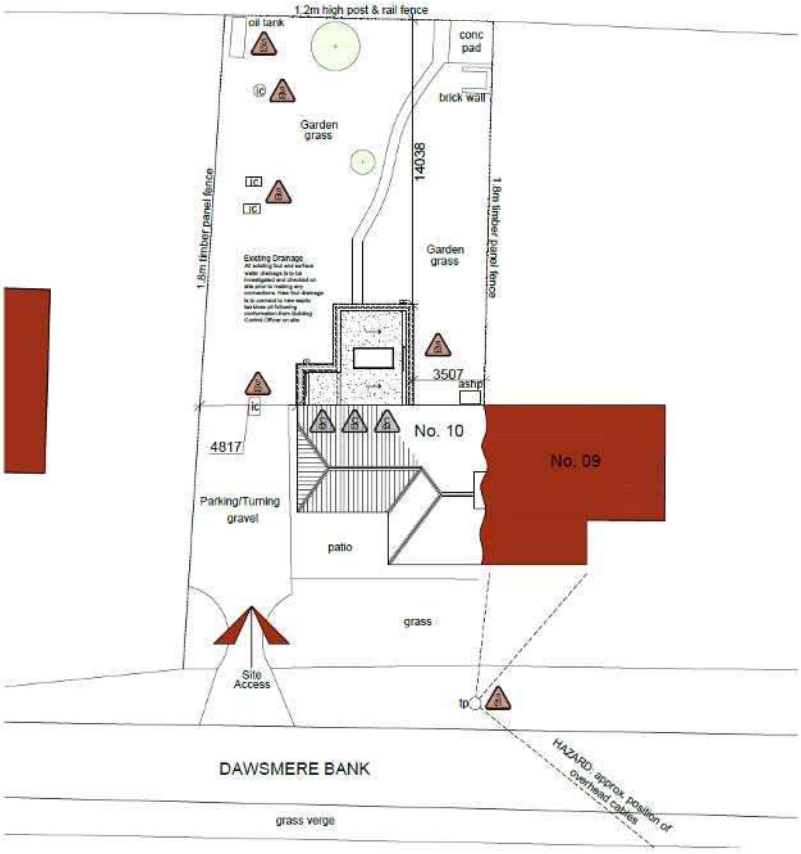


Figure 3 – Proposed site plan

Whilst any development in or around the setting of a designated heritage asset is likely to have an impact on its significance, it is submitted that due to nature of the development, which will retain the principle characteristics of the area, which is that of semi-detached dwellings, the proposal will not appear harmful. With this in mind it can reasonably be concluded that any harm caused to the significance of the heritage asset will be less than substantial.

The site itself also benefits from an existing planning approval under reference H06-0400-22 for Proposed extension & alterations to existing dwelling including detached studio

Conclusion

In view of the above it is our contention that harm, if any, would be less than substantial. When balanced against the benefits of providing five residential units within a sustainable location it is submitted that the potential less than substantial harm is outweighed. As such it is submitted that the proposal is Section 16 of the National Planning Policy Framework compliant.