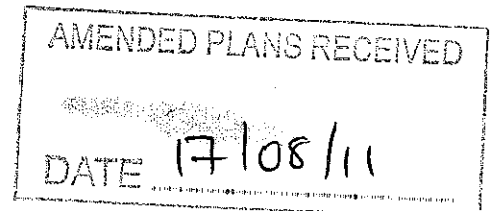


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**AUSTIN HOUSE
MALT KILN LANE
CHIPPING, LANCASHIRE**



**PPS5 STATEMENT
PLANNING FOR THE HISTORIC ENVIRONMENT**



August 2011

**PETER DE FIGUEIREDO
HISTORIC BUILDINGS ADVISER**

**1 Ingestre Road, Oxton, Wirral CH43 5TZ
T: 0151 652 1027 M: 0771 7291947
E: peter@defigueiredo.co.uk W: www.defigueiredo.co.uk**

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1 INTRODUCTION

- 1.1 Austin House is a residential property overlooking the mill pond on the northern edge of Chipping. It dates from the early-mid 19th century, and was probably built by the Weld family of Leagram Park as an agricultural smallholding. In the later 19th century it was enlarged, possibly for livestock.
- 1.2 The property was sold in 1979 to the owners of Kirk Mill, who adapted and regularised the building, giving it its present appearance. The current owners have carried out further alterations and extensions during the past ten years and improved its landscape setting.
- 1.3 The owners now wish to add a study for home working, and have looked at a number of options for extending the house. Since the building stands within the setting of the Kirk Mill Conservation Area, a historic and architectural appraisal of the building and its setting has been commissioned to inform the design and to support a planning application.
- 1.4 This PPS5 Statement, which has been prepared by Peter de Figueiredo, provides an assessment of the building within its historic context, and an understanding of its development based on historical research, building recording and comparative analysis. The Statement of Significance has been used to guide the development project. Also included in the document is an assessment of the impact of proposed scheme on the significance of the building and the setting of the conservation area as required by PPS5 and local planning policy.

2 HISTORY OF AUSTIN HOUSE

- 2.1 The settlement of Chipping is situated on the south westerly edge of the Forest of Bowland. Leagram Park, which has its origins as one of the medieval deer parks of the Forest, was bought by Sir Richard Sherburne of Stonyhurst from the Earl of Leicester in the 16th century to serve as his hunting lodge as Master Forester of Bowland. The estate later passed to the Weld family, who still own it¹. George Weld built Leagram Hall in 1822, though this was replaced in 1963 by the present small neo-Georgian house to the design of Fulke Fitzherbert-Brockholes.
- 2.2 At the time Austin House was erected, the land formed part of the Leagram estate, and it is likely that it was built as a farm or small holding by the Weld family. On the basis of its style and construction, the house appears to date from c.1840.
- 2.3 The 1840 Tithe map for Chipping township (Fig. 1) does not record the building. This is because Malt Kiln Lane formed the boundary with Leagram-

¹ John Martin Robinson, *A Guide to the Country Houses of the North West*, 1991

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with-Bowland township, and the site was just outside Chipping. Since Leagram-with-Bowland was in private landed ownership, it was not surveyed. Nonetheless a building close the site of Austin House is shown in faint outline on the Chipping Tithe map, and is also recorded on a map dated 1845, on which Austin House, then called Dam Side (Fig 2) also features. It seems likely therefore that the house was erected between 1840 and 1845.



Fig. 1: Tithe map of Chipping township 1840

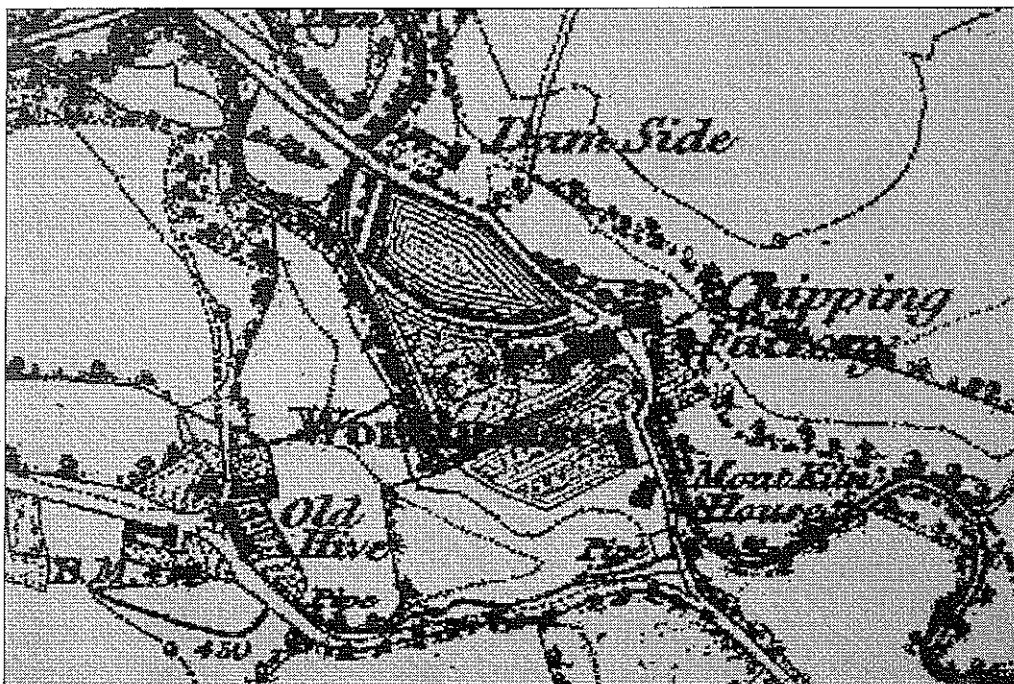


Fig 2: Map 1845

- 2.4 First named Dam Side, since there was a dam adjoining the property, Austin House was built overlooking the mill pond that provided the water supply for Kirk Mill. With its origins as a medieval corn mill, Kirk Mill developed into a cotton mill in 1785 with water-powered machinery based on the designs of Richard Arkwright. Cotton spinning was discontinued in 1866 when supplies of raw cotton were affected by the American Civil War, and in the late 19th century a joinery and chair-making business was established at the mill, which continued until recently.
- 2.5 By 1890, the date of the first OS map (Fig. 3) Austin House had been extended, whilst the adjoining building, shown on the earlier maps, had been removed. The extension, which increased the frontage width of the property, is marked with a dividing wall, which suggests that it was either in separate occupation or used for animals. The OS map revision of 1910 shows the house to be still in two parts, with a small extension added at the rear of the original house (Fig. 4).

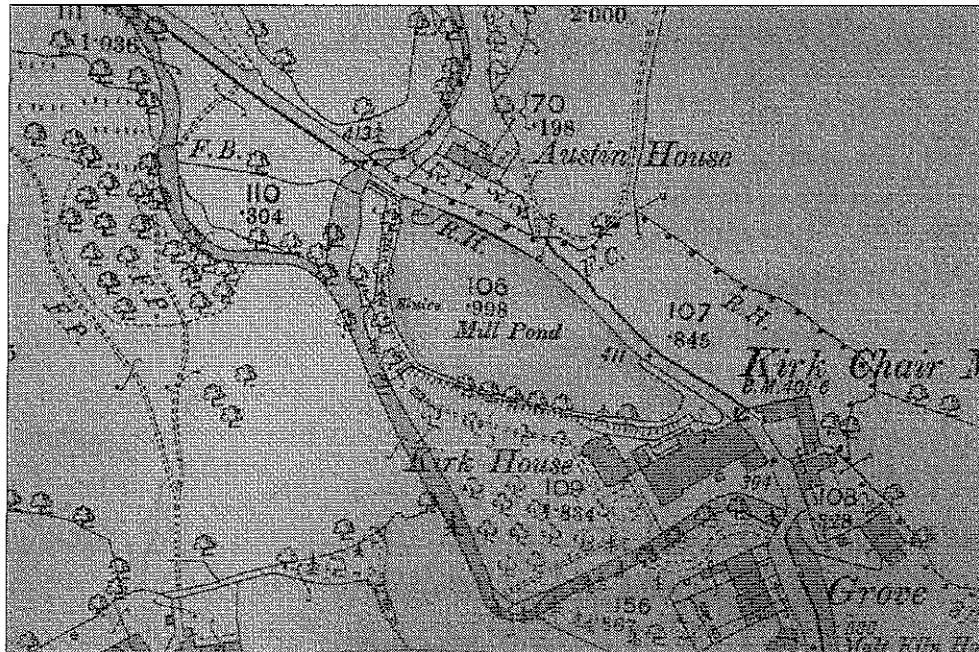


Fig. 3: OS Map 1890-91

- 2.6 A conveyance dated 3 October 1979 involved the transfer of ownership of Austin House from Charles Joseph Ignatius Weld-Blundell of Leagram Park to H J Berry and Sons, the owners of Kirk Mill, at a cost of £43,500. Planning permission was granted on 29 November of that year for an extension, change of use of a barn to a dwelling, and the installation of a septic tank. A plan of the property dated July 1979 shows it prior to commencement of works, when it can be seen that a large shed was situated to the rear (Fig. 5). Photographs from July 1979 and June 1981 (Figs. 6 and 7) show views before and after the works

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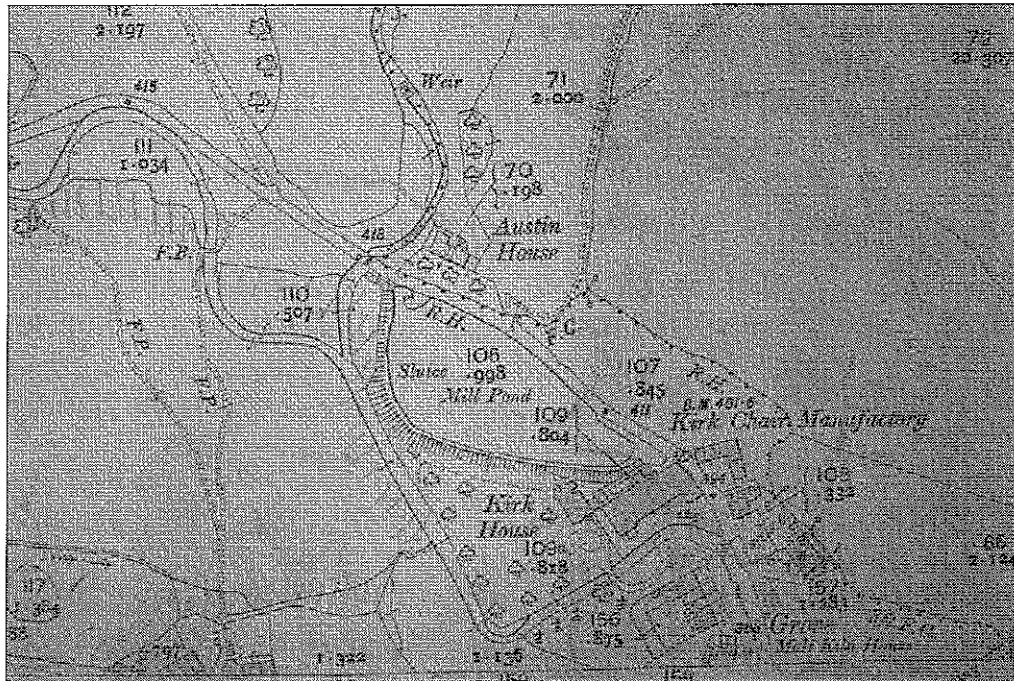


Fig. 4: OS Map 1910

- 2.7 On 15 July 1986, Austin House was sold by H J Berry and Sons to Ronald and Elizabeth Hamlet for £84,000. They sold it to the present owners, Mr and Mrs Vaughan, approximately ten years ago. Since that time, the Vaughans have refurbished the house to a high standard, and built extensions at the rear and west gable end.

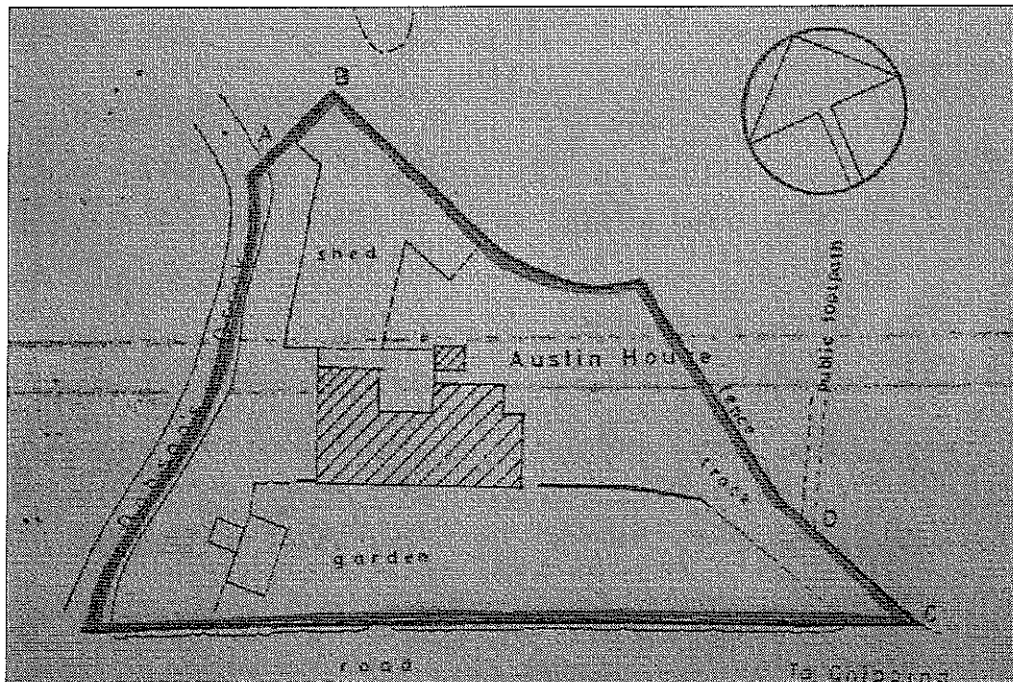


Fig 5: Plan of Austin House, 6 July 1979

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Fig 6. Photographs of frontage, July 1979



Fig.7: Photographs of frontage, June 1981

3 ARCHITECTURAL ANALYSIS OF AUSTIN HOUSE

- 3.1 As originally built, Austin House was just three bays wide with a central doorway and two windows to each side. The symmetrical frontage was punctuated at ridge level by two matching chimney stacks. This can be seen in Fig 6, which shows the original sash windows with dressed stone architraves and Tudor-style hood moulds. At each of the corners there were

dressed stone quoins, and the slate roof overhung the gable ends, supported on shaped brackets. The bracket ends can still be seen projecting from the original gable end within the roof space of the later extension (Fig. 8).



Fig. 8: Original bracket end in roof space Fig. 9: Eastern bay as remodelled in 1980

- 3.2 The house would originally have contained a parlour and kitchen, with two bedrooms above, but between 1845 and 1890, the house was enlarged by the addition of a cottage or possibly a barn for livestock on the east gable end. The front elevation of the extension, which can be seen in Fig. 6, lacked the 'polite' architectural character of the original house.
- 3.3 In 1980, the property was extensively altered, as seen in Fig. 7. Within the original house, the front door was moved to its present position, and the porch was added, whilst all the sash windows apart from one were replaced. The 19th century extension was substantially rebuilt, including the stone gable end. The quoins were removed from the original gable end and used to contain the east gable wall of the extension. Four new window openings were formed to line up with the bays of the original house, with new stone architrave and hood moulds made to match (one was reclaimed from the window opening that was converted into the entrance). Additional windows were added in the rebuilt gable wall. The roof was reconstructed with new rafters, fascias and bargeboards.
- 3.4 During the last ten years, the current owners have carried out further alterations. The two pre-1979 rear extensions were replaced to create a larger sitting room and an improved kitchen, and a single storey orangery was added on the west side. Planning consent was also granted in 2010 for a small single storey addition to the kitchen. With the exception of the orangery, these extensions are not visible from the road frontage. Extensive repairs and improvements have been made to the fabric of the building both externally and internally, and the grounds have been enhanced with exceptional sensitivity.

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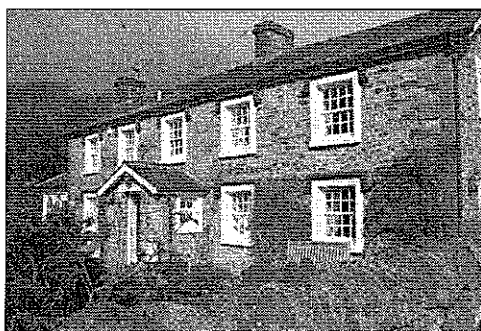


Fig. 10: View from south east

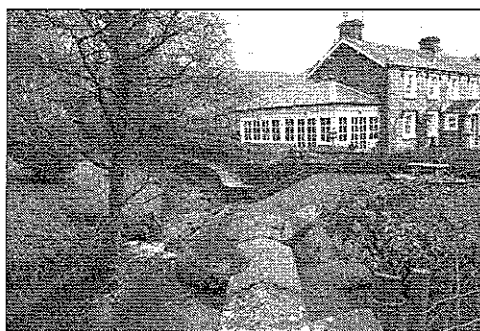


Fig. 11: View from south west

4 KIRK MILL CONSERVATION AREA

- 4.1 In February 2010 a conservation area was designated by Ribble Valley Borough Council with the aim of protecting the industrial hamlet of Kirk Mill. The boundary was drawn around the mill buildings, the former manager's house, the workhouse and cottages, together with the mill pond and feeder section of Chipping Brook. It did not include Austin House or Mill Pond House, the latter a largely modern property that occupies a commanding position above the mill pond just east of Austin House.
- 4.2 In July 2010 the Council's Planning and Development Committee considered a further report suggesting that the conservation area should be extended to take in more of the landscape setting to the north and west of the designated area, which would include both Austin House and Mill Pond House.
- 4.3 The reason given in the officer's report for including Austin House was that although altered, it retains something of its historic character, and is prominently sited adjacent to the mill pond. Development at both Austin House and Mill Pond House, it was suggested, could have a significant impact upon the conservation area. Whilst the committee agreed that public consultation should be carried out on the proposed extensions, no further action has been taken pending consideration of the status of Kirk Mill which is currently in receivership.

5 KIRK MILL

- 5.1 In May 2011 Kirk Mill was added to the List of Buildings of Special Architectural or Historic Interest at Grade II. The listing includes the associated mill pond retaining walls, outflow and stone built leat.
- 5.2 The mill pond is contained within a sandstone retaining wall which forms part of the listing. Since Austin House faces the mill pond, it could be argued that it is within the setting of Kirk Mill, which is a designated heritage asset. However, Austin House is separated from the mill pond by Malt Kiln Lane, and is contained within a stone boundary wall and hedging. As such the property is not visible from the mill pond retaining wall, which in any case is largely underwater.

6 STATEMENT OF SIGNIFICANCE

6.1 Statutory Designation

6.1.1 Kirk Mill Conservation Area is a designated heritage asset.

6.2.2 Because of its architectural and historic interest, Austin House may be considered to be an 'undesigned heritage asset' in accordance with the definition in PPS5². Whilst this does not introduce statutory protection, the effect of an application on the significance of an undesigned heritage asset is a material consideration in determining the application as set out in Policy HE8 of PPS5.

6.2 Identification of Cultural Significance

6.2.1 The property provides evidence of the rural community that existed in the upland district of north Lancashire in the 19th and early 20th centuries. It appears to have been erected as a smallholding with separate farm buildings on land owned by the Leagram Estate, and later extended. In 1979 the house was altered, making it more imposing and architecturally unified. The process of extension and enhancement has continued in recent years with the work carried out by the present owners. This process of change, which is common in rural areas, reflects the rise in status of property owners and their life styles. It provides the mix of vernacular and 'polite' architectural styles that make up the traditional fabric of the countryside. Whilst many rural buildings of previous times have been lost in the 20th century, others have been creatively adapted for new types of occupant, providing continued life and vitality.

6.2.2 The site is just north of the village centre, overlooking the mill pond which was built to serve Kirk Mill. Whilst Austin House is not historically or functionally related to the mill and its industrial heritage, it has visual connections with Dobson's Brook and the mill pond.

6.2.3 The house is an attractive stone building which has been changed and adapted over several generations, but retains its essential historic character. The particular features of special significance are as follows:

- The location on a sloping site and the relationship between the house and the surrounding landscape
- The simple linear plan and layout of the building, which runs parallel to the mill pond. This is the result of extension and adaptation.
- The vernacular character of the building, with its refined architectural detailing to window surrounds, quoins and roof verges, which have been respected in all phases of development.

² Undesignated heritage assets are defined in PPS5 as assets identified by the local planning authority during the process of decision-making or through the plan-making process.

- The robust external stone walls of the house.
- The layout and design of the garden including the boundary and retaining walls, trees and planting

6.3 Contribution made to the Setting of the Kirk Mill Conservation Area

- 6.3.1 Austin House was not included in the conservation area when it was designated in February 2010. The designation decision was based on the importance of the complex of industrial buildings and its significance as an early and rare example of an Arkwright Mill
- 6.3.2 The later proposal made to Ribble Valley BC Planning Committee proposed consultation be carried on an extension to the conservation area. The reason for proposing an extension was so as to include the mill's hydraulic engineering features such as the feeder streams, weirs, outlets and culverts, together with their landscape setting. The report also states that Austin House and Mill Pond House are prominently sited adjacent to the mill pond, and development at these sites could have a significant impact on the conservation area. There is, however, no suggestion that they contribute specifically to the defined significance of the conservation area, which is based on its industrial heritage.



Fig 12: Mill Pond House

- 6.3.3 The way that Austin House relates to the landscape can best be appreciated in a series of kinetic views from Malt Kiln Lane moving east and west. Approaching the site from the west, the house only comes into view at the point where the road crosses Atkinson's Bridge (Fig. 14). Here, it contributes positively to the landscape, and the recent orangery is a sympathetic and well-designed addition. Seen from the east, the house is only gradually revealed (Figs. 15-18), and can at no point be seen in its entirety. The fullest view is where the driveway enters the site, at which point it is glimpsed obliquely across the forecourt (Fig. 17). Seen front-on, the house is largely concealed by a mature hedge (Fig. 18).



Fig. 13: View from west



Fig. 14: View from west at the bridge

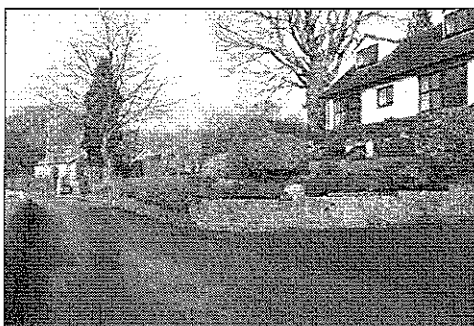


Fig. 15: View from east at Mill Pond House

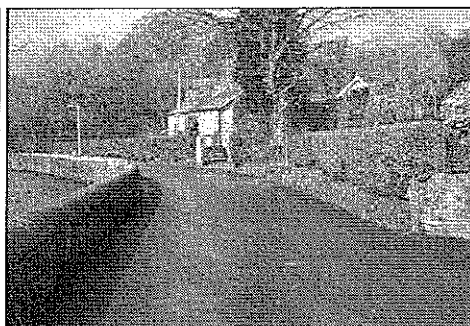


Fig. 16: View from east

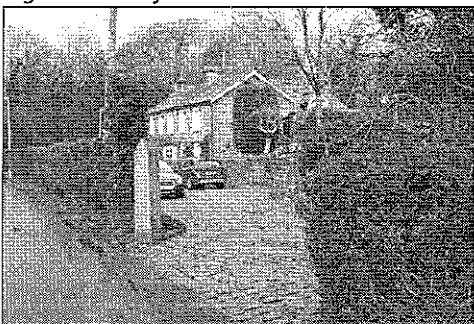


Fig. 17: View from east at driveway



Fig. 18: View from south east

- 6.3.4 Thus it can be seen that whilst Austin House does not relate directly to the theme of the conservation area, it contributes positively to the landscape setting, and complements the visual character of the area. Recent changes to the building have enhanced rather than harmed the significance of the conservation area.

7 HERITAGE PLANNING CONTEXT

7.1 National Planning Policy and Guidance

- 7.1.1 As set out in PPS5, the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In delivering these objectives, the Government recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The Government seeks to conserve England's heritage assets in a

manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.

- 7.1.2 PPS5 defines the significance of a heritage asset as its value '*to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic*'. The PPS provides a unified approach to the historic environment and removes the previous distinctions between historic buildings, archaeology and designed landscapes. It defines the historic environment in terms of "*heritage assets*." This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether capable of designation or not.
- 7.1.3 PPS5 requires planning applicants and local planning authorities to assess and understand the particular nature of the individual significance of each heritage asset which will be affected by the proposed development. Such assessment of heritage asset significance is necessary to understand the potential impact (positive or negative) of the proposed development and devise appropriate mitigation strategies. Significance is determined not only by the physical fabric of a place but also by its appearance; by its associations with other places, events, people, or artistic representations; and by its relationship with its surroundings.
- 7.1.4 Policy HE6 of PPS5 sets out the information requirements for applications for consent affecting heritage assets. Policy HE6 1 states that planning applicants should provide, as part of the application process, appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance. It also states that where an application site includes, or is considered to have the potential to include, heritage sites with archaeological interest, local planning authorities should require submission of a desk-based assessment and, where desk-based research is insufficient to properly address the interest, a field evaluation.
- 7.1.5 Policy HE7 sets out the policy principles guiding the determination of applications for consent relating to all heritage assets. In considering an application, the local planning authorities are required to take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals and to take account of the desirability for new development to make a positive contribution to the character and local distinctiveness of the historic environment (HE7.2 to HE7.4). Policy HE7.5 of PPS5 states that local planning authorities should take into account the desirability of new development

making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment and use.

- 7.1.6 Policy HE8 sets out the policy principle guiding the consideration of applications for consent relating to undesignated assets. It states that the effect of an application on non-designated heritage assets or their setting is a material consideration when determining planning applications. It further states that there is a general presumption that identification of any previously unidentified assets should take place during the pre-application stage (HE8.1).
- 7.1.7 Policy HE10 sets out policy principles guiding the consideration of applications for development affecting the setting of a designated asset. It states that local planning authorities should favour applications that preserve those elements of the setting that make a positive contribution to or better reveal the asset's significance. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval (HE10.1). Local planning authorities should also identify opportunities for changes in the setting to enhance or better reveal the significance of the asset (HE10.2).
- 7.1.8 Policy HE12 sets out policy principles guiding the recording of information related to heritage assets. It states that, where permission is granted for a development which will occasion the loss of the whole or a material part of a heritage asset's significance, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record (HE12.2 and HE12.3).
- 7.1.9 Section 5 of the Historic Environment Planning Practice Guide provides generic guidance on decision making for changes that affect the historic environment. Paragraphs 55-57 state that understanding both the *nature of the significance* and the *level of importance* are fundamental to decision making, and set out the most common steps that a planning applicant may be expected to carry out assessing significance.
- 7.1.10 Paragraphs 76-78 give guidance to local authorities on weighing up proposals for development. These should take account of potential heritage benefits and any other material planning considerations that would arise as a result of development proceeding.

- 7.1.11 Paragraph 80 stresses the need to assess the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment.
- 7.1.12 Paragraph 82 states that local authorities will often need to take into account the condition of heritage assets in their decisions, particularly when considering viability. A dilapidated asset is less viable than one in good repair because the cost of repair will be incurred before it can be used. There is no obligation on an owner to maintain a heritage asset, but the Government does not wish to encourage deliberate neglect or damage in the hope that it will assist an owner in obtaining consent for development.
- 7.1.13 Paragraph 85 draws attention to Policy HE9.1 of PPS5, which sets out the presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm). However, paragraph 86 states that not all designated assets are of equal significance or sensitivity to change; some Grade II listed buildings and conservation areas for example may be more capable of accommodating change than others.

7.2 Ribble Valley Local Plan Historic Built Environment Policies

7.2.1 POLICY ENV16

Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area.

Conservation areas are designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are areas of special architectural or historic interest. The character of which it is desirable to preserve or enhance.

The designation reflects not only the value of individual buildings but also their collective contribution to the overall character of the area as a whole. Trees and open spaces also contribute to this.

The main elements of Council policy are retention and enhancement. This normally places an emphasis on the reuse of existing buildings rather than replacement since this can bring economic benefits to the area as well as securing the retention and maintenance of the building. As such there are likely to be major development opportunities in these areas.

7.2.2 POLICY ENV17

Applications for planning permission within or affecting conservation areas will be required to be accompanied by sufficient additional information in the form of sketch elevations of the proposed buildings, means of access and (where appropriate) landscaping of the site.

In the majority of cases, these details will be considered necessary for the Borough Council to assess the impact of a proposal on the conservation area. Applicants are advised to enquire, at an early stage as to the Council's requirements in respect of each application for development. Outline planning applications will not normally be considered acceptable.

7.2.3 POLICY ENV18

There will be a presumption in favour of the retention of buildings which make a positive contribution to the character or appearance of a Conservation area. Consent to demolish any building in a conservation area will not be granted unless a suitable detailed planning application for the re-use of the site has been approved and a contract let for the carrying out of the works of redevelopment.

This policy is intended to ensure that unlisted buildings which are important to the character of the conservation areas are not lost through demolition, or unsympathetically altered or repaired. This is a reflection that whilst a number of buildings in conservation areas do not have any individual qualities to render them listable they do, in many cases contribute to the overall attractiveness. This policy allows the continued protection of the built environment

In the majority of cases the demolition of buildings within the conservation area will require the express consent of the local planning authority, in accordance to the Planning (Listed Building and Conservation Areas) Act 1990.

8 PRINCIPLES FOR CONSERVATION AND DEVELOPMENT

8.1 Sustainable Management of the Historic Environment

- 8.1.1 The English Heritage document *Conservation Principles: Policies and Guidance* is intended to guide conservation thinking and practice in England. The document develops a framework for sustainable management of the historic environment, arguing that the historic environment represents a unique and dynamic record of past human activity, reflecting the aspirations, skills and investment of successive generations.

8.1.2 English Heritage defines conservation as managing change in ways that will sustain the significance of places, for change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.

8.1.3 At Austin House change has occurred over generations, first as a process of renewal and improvement, then lately as a result of agricultural redundancy and peripheral development. If the significance of the place is to be retained and its historic value sympathetically managed, further change will be needed. Alterations, however, need not devalue the significance of the place, both its tangible values, such as the surviving historic fabric and archaeology, or its associational values, such as its place within the landscape, provided the work is done with understanding of its historic identity.

8.2 Authenticity and Integrity

8.2.1 The English Heritage *Principles* state that retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible (paragraph 93). Where deliberate changes are made, however, the alteration should in some way be discernable. Integrity likewise depends on an understanding of the values of the heritage asset.

8.3 New Work and Alteration

8.3.1 The *Principles* state that new work or alteration to a significant place should normally be acceptable if:

- There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- The proposals aspire to a quality of design and execution which may be valued now and in the future;
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

9 THE PROPOSAL

9.1 The owners of Austin House work partly from home, and require a small office or study from which to operate their business.

9.2 A proposal for a study extension on the east gable that would roughly match the form of the orangery was submitted for planning permission in 2010, together with a rear kitchen extension, but the application was refused on the grounds that it would be visually harmful to the street scene, and would visually affect the character, appearance and setting of the Kirk Mill

Conservation Area. The kitchen extension on its own, to which there was no objection, was subsequently approved.

- 9.3 Following consideration of alternative options and discussions with Council planning officers, the application proposal was developed.
- 9.4 It is proposed to erect a single story extension, set back from the front of the house by 3 metres, behind the existing gable window, rather than being on the same line as the orangery as in the application that was refused. The design of the extension is traditional in form, and built in stone with timber windows.
- 9.5 The rationale for the design is explained in the Design and Access Statement.

10 HERITAGE IMPACT ASSESSMENT

10.1 PPS5

- 10.1.1 PPS5 requires that planning applications affecting heritage assets should be accompanied by a reasoned justification. This should provide the local planning authority with full information to enable an assessment of the likely impact of their proposals on the significance of the heritage asset and its setting.

10.2 Impact on Significance of Austin House

- 10.2.1 The proposed extension involves no new openings in the existing gable wall of the property and would therefore have no significant impact on historic fabric of Austin House. The only change would be the conversion of the window into a door, but since the gable wall was substantially rebuilt in 1980, at which date the window opening was created, this is not a historic feature of the building.
- 10.2.2 The scheme provides a balancing element to the orangery. However, being smaller and further set back from the frontage, it avoids creating a symmetrical composition, which would not be appropriate given the history of adaptation and change. It is also expressed as a more solid element in contrast to the orangery where the walls are largely glazed.

10.3 Impact on the Significance of Kirk Mill Conservation Area

- 10.3.1 The purpose of setting the extension further back is to make it less visible from the road. This is demonstrated in Figs. 15-18, which show that the extension would only be glimpsed from an acute angle seen at the driveway entrance, and even then largely hidden by planting and retaining walls. It would thus complement the visual character of the house, and will have a neutral impact on the significance of the conservation area.

- 10.3.2 Since this proposal is aimed at continuing the process of seamless change carried out to the frontage of the house in the past, it demands a high quality of materials and workmanship. This is already evident in the work carried out to the property in recent years, and subject to the discharge of appropriate planning conditions through a method statement, detailed drawings and professional supervision, high quality of execution could be ensured.

10.4 Impact on the Significance of Kirk Mill

- 10.4.1 Austin House is not visible from Kirk Mill. Whilst the property is situated close to the Mill Pond, of which the sandstone retaining walls are included in the listing, the proposed extension is not visible in relation to the Mill Pond or its walls. Therefore the proposal will have a neutral impact on the significance of the listed building.

11 CONCLUSIONS

- 11.1 Austin House is an attractive domestic property located just outside the Kirk Mill Conservation Area. Though it has no historic links with the theme of the conservation area, it contributes to the character of the wider landscape in which the conservation area is situated.
- 11.2 The property's significance is based on its linear plan form, its robust vernacular style and its use of traditional materials. It also has a sympathetic relationship to the landscape, which has been enhanced in recent years. The house has been considerably adapted over time, and owes its present character largely to alterations carried out during the past 30 years.
- 11.3 The present owners wish to build a modest extension to accommodate a study for home working, and have considered a number of options with the aim of identifying a design that would be sympathetic to the character of the house. The proposed scheme involved a modest single storey addition which is set back from the frontage at the east gable end of the property.
- 11.4 The proposal is assessed in the report in terms of impact on the significance of Austin House, The Kirk Mill Conservation Area, and on Kirk Mill, as heritage assets.
- 11.5 The conclusion is that the scheme will have a neutral impact on significance, and is therefore acceptable in accordance with PPS5 and local planning policy.