

320171189P

**Heritage Statement**  
For Proposed Side Extension

To  
21 Humber Street  
Longridge  
Lancashire

On the behalf of  
Mr and Mrs Berrington

**Reference:** 0001

**Date:** December 2017

**Version:** 1.01

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## 1.0 INTRODUCTION

### 1.1 Overview

21 Humber Street, Longridge is the focus of this Heritage Statement and is a terraced type residential property. The building is not statutorily listed i.e. a listed building but is identified by Ribble Valley Borough Council as a 'building of townscape merit' and therefore a non-designated heritage asset. The building is located to the north east of the Longridge Conservation Area, an area that has been designated as such for its special architectural and historical interest by Ribble Valley Borough council and is therefore a designated heritage asset. Particular emphasis is placed on the visual appearance of development and any proposals are required to conserve or enhance the character and appearance of the area.

The applicants proposes to erect a two storey side extension to the north east facing side elevation of the building to provide a new dining room and kitchen at ground floor level and a new bedroom at first floor level.

### 1.2 Purpose

This document has been commissioned as part of a forthcoming application for planning approval to gain consent for the proposed extension.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications on the affected heritage assets.

It is produced in response to policies set out in Paragraph 128 of the National Planning Policy Framework, 2012 as it states;

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the 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."*<sup>1</sup>

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<sup>1</sup> Department for Communities and Local Government (2012) National Planning Policy Framework

This document has been commissioned by Mr and Mrs Berrington, who are the applicants in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

## **2.0 LOCATION AND DESCRIPTIONS**

### **2.1 *Site Location***

The application site is located within the small town of Longridge in the county of Lancashire and the administrative district of the Ribble Valley. The town is situated below the south end of Longridge Fell. The town lies approximately 10km to the east of the larger town of Clitheroe.

21 Humber Street is located on the south east side of Humber Street, on the northern edge of the town centre. This particular area was added to the conservation area in 2003.



*PL01: Location Plan*

### **2.2 *Site Description***

The application site consists of an end terraced property with adjoining garden space to the north east facing elevation of the building with a timber fence boundary treatment. The front elevation of the building faces North West onto Humber Street. Directly opposite the application site is detached amenity space which is used for ancillary purposes to the private

residential use of the houses on Humber Street. This particular area is used for detached outbuildings or garages and off street parking.

### 2.3 *Building Description*

21 Humber Street is a typical mid to late 19<sup>th</sup> century terraced dwelling which became common place within the 19<sup>th</sup> century as housing for employees of local mills which contributed to the local and regional textile manufacturing industry.

The building is constructed using solid stone or early cavity wall construction with random stonework to all elevations throughout, with stone quoins to the north corner of the building. The window and door openings are formed from dressed stone surrounds comprising of heads, jambs and cills.

The roof is off hipped form and is expected to be of traditional timber roof construction comprising of timber ridge and hip beams, timber rafters and timber battens with a natural slate roof covering. A stone built chimney is present at ridge level to the party wall with the adjoining property to the south west.

## 3.0 **HERITAGE ASSET DESIGNATIONS**

### 3.1 *Designations*

21 Humber Street has been identified as a building of townscape merit by Ribble Valley Borough Council and is therefore a non-designated heritage asset.

Non-designated heritage assets are defined as;

*"...buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated."*<sup>2</sup>

Even though the building is not protected by national planning legislation i.e. listing under the Planning (Listed Buildings and Conservation Areas) Act 1990, the building is considered to have enough historical and/or architectural significance to warrant material consideration during the planning process, but none of which is of high enough significance to warrant statutory protection.

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<sup>2</sup> Historic England (2016) Historic England Advice Note 7: Local Heritage Listing, Pg 2

21 Humber Street is located within the Longridge Conservation Area which was formally designated as such on the 20<sup>th</sup> December 1979 and extended on the 17<sup>th</sup> October 2003, for its special architectural and historic interest. The special interest of the conservation area is derived from the following;

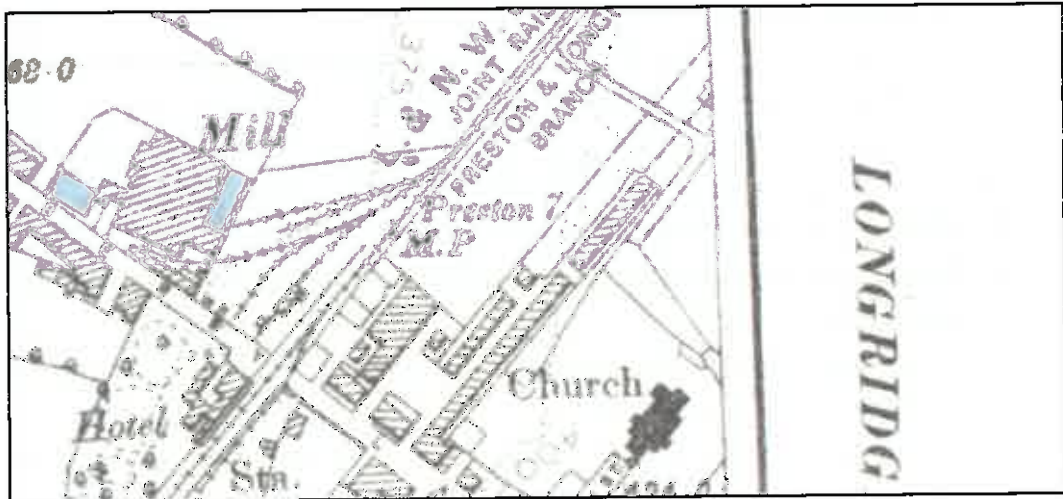
- Good example of a Lancashire industrial town
- Former cotton mills and local stone quarries were important to the town's development in the 19th century
- Tootle Heights quarries to north of Longridge supplied prestigious 19th century buildings in Preston, Liverpool and elsewhere
- The conservation area is based on three main streets which all contain good quality 19th century stone building
- Long terraces of mill workers' housing of the mid to late 19th century
- Survival of Sharley Fold Farmhouse from the early 17th century
- Listed late 18th century handloom workers cottages
- Towneley Gardens and bowling green in the centre of the town
- Location near to the Forest of Bowland

#### **4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT**

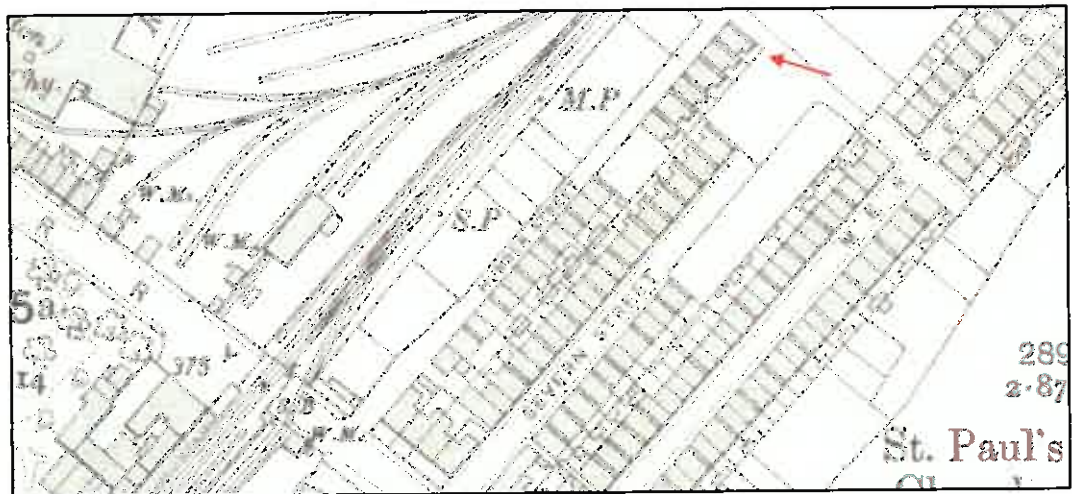
##### **4.1 *Background***

From the following map regression, Humber Street appears to have been constructed within the 20 year period between 1891 and 1910 and was likely to be constructed for use by employees of the local textile manufacturing mills. During this part of the 19<sup>th</sup> century, the textile manufacturing industry was at its peak and saw an increase in the number of mills and also employee housing, required to house the increasing number of mill workers within Lancashire and the remainder of the North West of England.

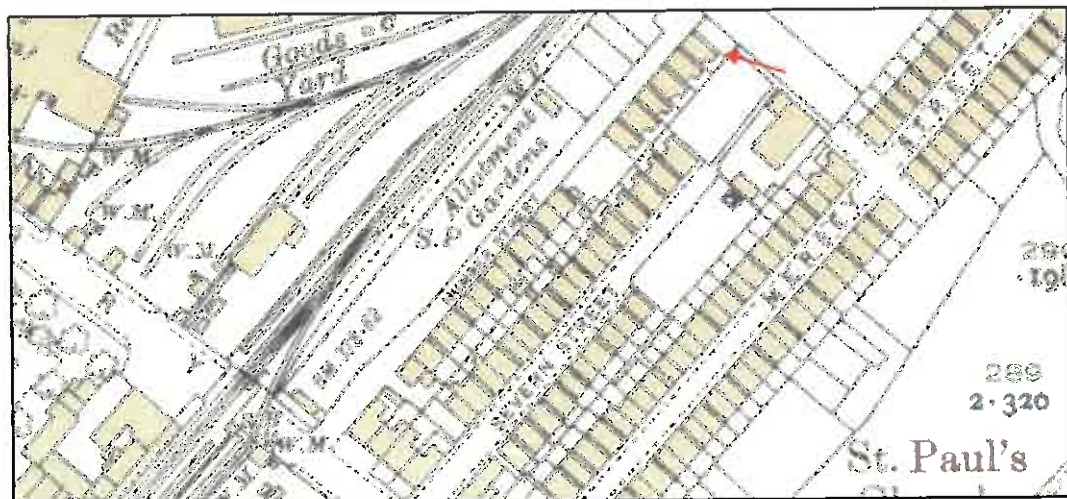
Prior to the construction of Humber Street, the land appeared to be undeveloped with no buildings present to the site. After 1910, there appears to be no discernible changes to the site.



PL00: Historic OS Map of 1891



PL00: Historic OS Map of 1910.



PL00: Historic OS Map of 1930.

## **5.0 PLANNING HISTORY**

### **5.1 Past Planning Applications**

No past planning applications.

## **6.0 PLANNING POLICY CONTEXT**

### **6.1 Statutory Legislation**

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*"In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".*

### **6.2 National Planning Policies**

The National Planning Policy for England is contained within the National Planning Policy Framework (NPPF) which was introduced in 2012.

The Historic Environment is covered within Chapter 12 of the National Planning Policy Framework (2012) and the following relevant policies are applicable;

*128. 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*131. In determining planning applications, local planning authorities should take account of:*

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

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

134. 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 securing its optimum viable use.

135. 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 affect directly or indirectly 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

### 6.3 Local Planning Policies

#### *Key Statement EN5 – Heritage Assets*

*"There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:*

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment."*<sup>3</sup>

#### *Policy DMG1 – General Considerations*

*"In determining planning applications, all development must:*

#### *Design*

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit.*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

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<sup>3</sup> Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

4. *Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
5. *The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

#### **Access**

1. *Consider the potential traffic and car parking implications.*
2. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
3. *Consider the protection and enhancement of public rights of way and access.*

#### **Amenity**

1. *Not adversely affect the amenities of the surrounding area.*
2. *Provide adequate day lighting and privacy distances.*
3. *Have regard to public safety and secured by design principles.*
4. *Consider air quality and mitigate adverse impacts where possible.*

#### **Environment**

1. *Consider the environmental implications such as SSSIS, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.*
2. *With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.*
3. *All development must protect and enhance heritage assets and their settings.*
4. *All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*
5. *Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.*

### *Infrastructure*

1. *Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.*
2. *Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.*
3. *Consider the potential impact on social infrastructure provision.*

### *Other*

1. *Not prejudice future development which would provide significant environmental and amenity improvements.”<sup>4</sup>*

### *Policy DME4 – Protecting Heritage Assets*

*“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.*

#### *1. Conservation Areas*

*Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*

*In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.*

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<sup>4</sup> *Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 86.*

## 7.0 ASSESSMENT OF SIGNIFICANCE

An assessment of the heritage values associated with the building and conservation area has been carried out in order to determine its potential significance. It will assess if any of these heritage values and therefore the buildings significance of the building and conservation area significance could be affected by the works that are proposed as part of this application.

### 7.1 *Evidential Value*

The Historic England document *"Conservation Principles, Policies and Guidance" (2008)* states that *"Evidential value derives from the potential of a place to yield evidence about past human activity"*<sup>5</sup>

21 Humber Street provides very limited information about past human activity and appears to be unoccupied around 1891. The presence of the dwelling at the site and also in the surrounding streets indicates that the area was used for the construction of mill workers housing in order to accommodate workers from the local mills and their families. However the site cannot appear to contribute to a greater understanding of past human activity at the site.

### 7.2 *Historical Value*

The Historic England document *"Conservation Principles, Policies and Guidance" (2008)* states that *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present."*

Historical value can be both associative and illustrative.

In terms of associative value, the dwelling will undoubtedly be associated with its past occupants. However this associated does not appear to be manifested within the physical fabric of the building and will remain unharmed as part of the proposals.

In terms of illustrative value, the building is illustrative of a typical terraced dwelling which would have been used provided for use by employees of the local mill. Such buildings are common within the town, the wider Ribble Valley and also throughout the former industrial centres of Great Britain and as such do not provide any unique information or evidence about past life and the use and construction of such buildings is well documented.

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<sup>5</sup> Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

### 7.3 Communal Value

The Historic England document *"Conservation Principles, Policies and Guidance" (2008)* states that *"Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"*<sup>6</sup>

The building is currently used in a private residential capacity and as such offers no communal value. Any communal value offered will be through the communal enjoyment of the building as part of the local terraced streetscape of Humber Street and the wider conservation area.

### 7.4 Aesthetic Value

The Historic England document *"Conservation Principles, Policies and Guidance" (2008)* states that *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"*<sup>7</sup>

The aesthetic value of the building is derived from its simple form and composition, and the contribution it makes to the streetscape and conservation area as part of a row of terraced dwellings.

Given its age and its appearance, it appears to be slightly more polite in appearance as opposed to vernacular, suggesting some, although limited, 'conscious' design had occurred in its design and construction. None the less, the building has been constructed of locally sourced materials and constructed in a way that it met the needs and requirements of its occupants.

No known attribution can be found with regards to any associated patrons, designers, architects or craftsmen and no formal instructions or architectural drawings can be found regarding the construction of the building.

The aesthetic qualities of the dwelling are typically limited to the front elevation and the positive contribution this makes to the streetscape and conservation area.

Some feature of little interest do exist i.e. stone surrounds, quoins and coricing. However these are neither of any great merit or particular uniqueness or rarity given that they are commonplace within the conservation area and the wider Ribble Valley.

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<sup>6</sup> Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 31.

<sup>7</sup> Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 30.

## **7.5 Statement of Significance**

Following an appraisal of the heritage values associated with the building it is possible to take an informed approach as to assessing the overall significance of the building.

21 Humber Street is a terraced dwelling that was formerly used as mill workers housing and was constructed sometime between 1891 and 1910. Its designation as a building of townscape merit denotes its individual interest and contribution to the conservation area.

However its interest is limited to its inclusion within a terraced streetscape and the positive contribution this makes to the character and appearance of the conservation area. This contribution is where the aesthetic value of the building is derived from as opposed to high levels of architectural merit and design quality.

Buildings such as 21 Humber Street are common place all over the UK and as such are not rare or unique. The time period of their construction is well documented as are the reasons for the construction of buildings such as this.

## **8.0 PROPOSED DEVELOPMENT**

### **8.1 Description of Proposals**

The proposals consist of the erection of a two storey side extension to the north east facing side elevation of the building. The extension is to be constructed from a material palette that matches the existing property and is to be set back from the street frontage of the terraced row as well as lower in height in comparison with the existing roof.

### **8.2 Pre-Application Advice**

A pre-application advice response was received from Ribble Valley Borough Council on the 11<sup>th</sup> October 2017 and in principle appears supportive of the proposed extension and stated the following;

*"Notwithstanding the fact that the property is within Longridge Conservation Area I have no in principle objection to the size of the extension as proposed considering that the ridge height is set down from the existing main ridge height of the property by 1.7m and is set back from the front building line by 3.6m ensuring that the extension does not dominate the main dwelling but appears subservient in scale, size and design in accordance with DMG1 and DME4 of the Ribble Valley Core Strategy. These measurements as proposed should be maintained as part of any application submitted."*

## 9.0 HERITAGE IMPACT ASSESSMENT

### 9.1 *Heritage Impact Assessment and Mitigation*

The following impact assessment will judge the impact of the proposals on both the conservation area as a designated heritage asset and the dwelling as a non-designated heritage asset. The proposals will be assessed against the following magnitudes.

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Medium Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Low Beneficial Impact	The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Neutral Impact	The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.
Low Adverse Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.
Medium Adverse Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Adverse Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.

Element	Justification	Impact on Conservation Area (Designated Heritage Asset)	Impact on Non-Designated Heritage Asset	Mitigation
<p>Erection of a new two storey side extension to the existing dwelling.</p>	<p>The extension is required in order to meet the changing needs of the applicants and to provide a dwelling that is suitable to their lifestyle and needs and one that provides a suitable standard of living that is fit for the 21<sup>st</sup> century.</p>	<p>The proposals would have a neutral impact on the character and appearance of the conservation area whilst maintaining its special interest and significance.</p> <p>The proposed extension would have a minimal impact on the views along Humber Street (none of which are defined as significant and important) both into and out of the conservation area.</p> <p>The impact on the terraced streetscape of Humber street would also be minimal due to the scale, form and appearance of the extension which would be harmonious with the existing dwelling and therefore the remaining dwellings in the terraced row.</p>	<p>The proposals would have a neutral impact on the existing building whilst maintaining its interest and aesthetic qualities.</p> <p>The proposed extension is to be stepped back so as to create a clearly divisible and honest distinction between the historic and modern built forms.</p> <p>The selected material palette and building form will ensure that the proposed extension sits harmoniously with the existing dwelling whilst ensuring that it does not overpower the building or become a dominating feature within the streetscape.</p>	<p>Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.</p> <p>Compliance in terms of material selection to be ensured through a suitably worded planning condition by Ribble Valley Borough Council in order to ensure control.</p>

## **10.0 CONCLUSIONS AND RECOMMENDATIONS**

### **10.1 Conclusion**

Following an assessment of the heritage values and significance associated with the building and conservation area, as well as the impact of the proposed extension on both the building and conservation area, the harm caused by the proposals is minor and therefore acceptable and is considered to be less than substantial in accordance with Paragraph 134 of the National Planning Policy Framework (2012), which states;

*"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 securing its optimum viable use."*

The minor degree of harm caused cannot outweigh the long term benefits of the proposals in terms of sustaining the optimum viable use of the building as a residential dwelling through its long terms use by the applicants, a use that is also consistent with the conservation of the building.

The National Planning Practice Guidance states that "Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised." <sup>8</sup>

As the proposals are to be considered as less than substantial harm, the harm must then be outweighed by the public benefits of the proposals, which includes heritage benefits such as;

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset e.g. redundancy and dilapidation.
- Securing the optimum viable use of a heritage asset in support of its long term conservation, through change of use.

The proposed extension sustains the buildings optimum viable use and as such its presence and positive contribution to the local streetscape and wider conservation area.

Should planning permission be forthcoming, the sustainable long term use of the building will be assured as well as the existing buildings contribution to the streetscene and conservation area. Such change should be managed to ensure that the conversion does not create any potential for the unnecessary harm to the heritage values of the building as well as those of

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<sup>8</sup> National Planning Practice Guidance, paragraph 015, Reference ID 18a-015-20140306

the conservation area. The neutral effect the proposed extension will have on the is not significant enough to warrant the refusal of this planning application and as such it is recommended, on the basis of the assessments provided within this document and the overall design of the building, that planning permission be granted.