

The setting of 8, 9 and 10 Ivor Street contributes to their heritage significance in three main ways, firstly historically in so far as the cottages can be seen and understood as part of an earlier (although not the earliest) phase of dwellings in the area. Secondly, how the context of industrial surroundings of the railway viaduct and no 7-8 Jeffrey's Place (particularly to the rear of no. 8) demonstrates the changing economic pattern of the area over time and commercial development of firstly workshops then factories within the gardens of 8-10 Ivor Street. Thirdly, their aesthetic setting, as three cottages together of similar classical form, scale, proportions and arrangement of fenestration, set back from the road with front gardens. All of these aspects of their setting contribute to their significance.

Nos. 4 – 20 Jeffrey's Street, No. 10 Prowse Place and attached railings

Nos. 4 – 20 Jeffrey's Street, No. 10 Prowse Place and attached railings all hold high heritage significance for their special historic and aesthetic interest as reflected in their national designation at grade II.

Nos 7-8 Jeffrey's Place holds limited contribution to the setting of these heritage assets, it forms part of the wider setting, in so far as it forms part of the urban grain close to Jeffrey's Street and is indicative of the mostly commercial and factory development of the rear to Jeffrey's Street. This wider setting holds very limited contribution to the wider significance of Nos. 4 – 20 Jeffrey's Street, No. 10 Prowse Place and the attached railings.



Figures 5.1- 5.4: 8, 9 and 10 Ivor Street, as seen approaching from the south on Prowse Place from under the railway bridges, and then walking along the pavement on the south side of Ivor Street.

6. ASSESSMENT OF IMPACT

6.1 Summary of Proposals

The proposals for the Site are for a one storey roof extension, to provide a three-bedroom family size unit. The proposal follows a previous application (2015/4920/P) for a single storey roof extension, which was rejected at appeal in June 2016. The new proposals are design-led, responding to the specific design related reasons for refusals in the before mentioned appeal scheme. The re-design process has resulted in a revised roof extension proposal which has greater refinement and is more discreet in form. An outcome of the re-design process has been, despite a considerable decrease in the visual prominence of the proposed extension, an increase in its delivery of within the proposed unit, allowing for a 3-bedroom scheme compared to the previous two-bedroom scheme, increasing the overall benefits of the scheme, through the provision of a family dwelling.

6.2 Methodology

The impact assessment uses the methodology set out in paragraphs 132 to 134 of the NPPF as its basis and is applied with the interpretation established by current case law. The assessment addresses the impact on each heritage asset in turn, based upon the hierarchy of significance.

6.3 Impact Assessment

Change to the setting and impact on the significance of 8, 9 and 10 Ivor Street

The proposals will change the setting of 8, 9 and 10 Ivor Street. However, a change to the setting of a listed heritage asset does not necessarily imply harm its to significance. To assess the setting of heritage assets and any harm that may be caused, it is useful to apply the best-practice guidance in Historic England's Good Practice Advice in Planning Note 3 (GPA3) The Setting of Heritage Assets (published December 2017). This is a five-step process which involves firstly identifying affected assets and secondly, assessing the degree in which the setting makes a contribution to the heritage asset. These steps have been addressed in section 4 and



Figure 6.1: The scheme as proposed from Jeffrey's Place