

Heritage Assessment

- At -

83 Lawn Road, London

For

Construction of single-storey rear extension

October 2021



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PURPOSE OF REPORT

This report is produced to accompany the application for Planning Permission at 83 Lawn Road. This document is intended to assist with discussions with the Planning and Conservation Officer at the Council when considering the planning application submission.

In essence the Heritage Statement assesses the heritage significance of the site and guides proposals for change in a manner that conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The Statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to heritage policies of the National Planning Policy Framework (DCLG, 2019). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

AUTHOR

Kate Bellwood has been a Chartered Town Planner since October 2006, and worked in Local Authority planning departments as a professional officer from 2000 to 2012, when she moved to private practice. She has a BSc in Geography (Hons), an MSc in Environmental Planning (Merit) and a Post Graduate Diploma in Building Conservation (Distinction). She is a full member of the RTPI and is an Affiliate member of the IHBC.

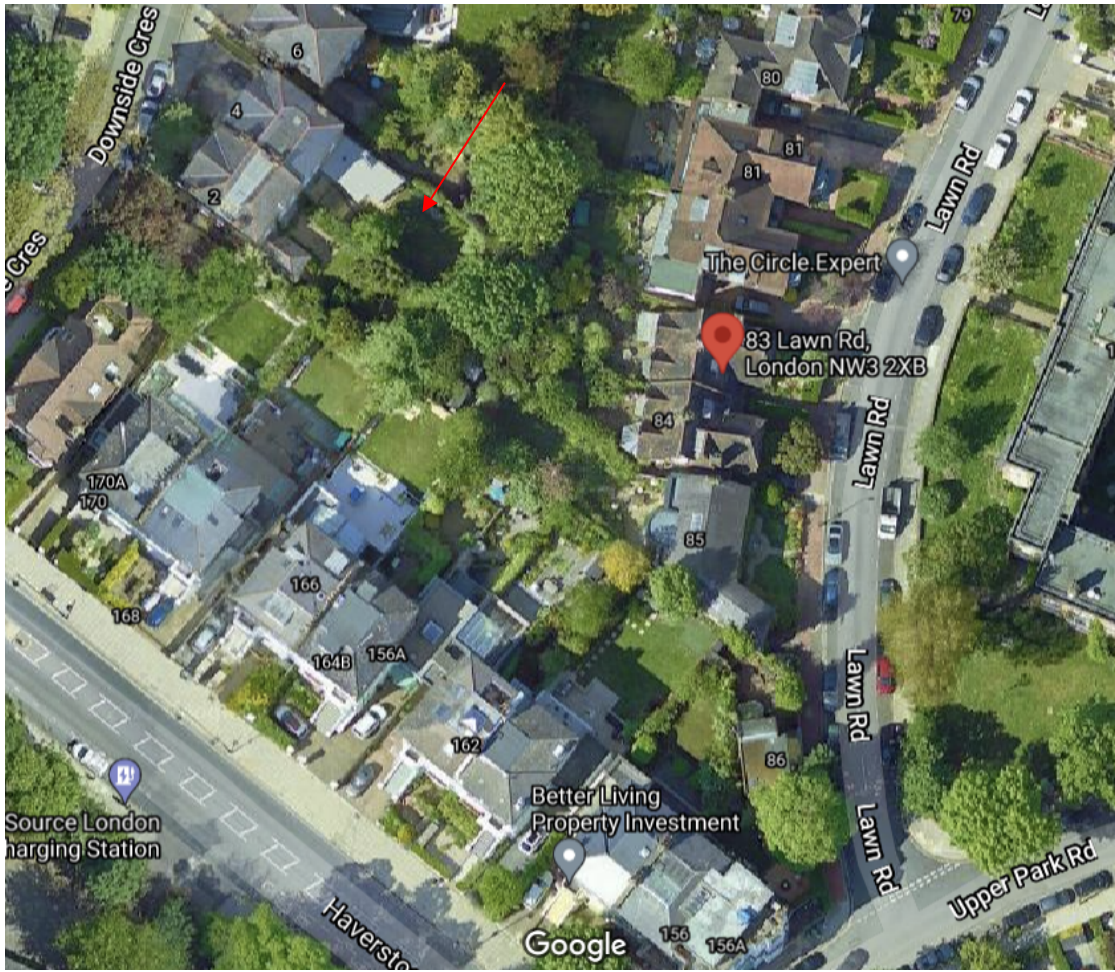
She owns her own consultancy, specialising in planning and heritage matters, working all over the UK, including on major infrastructure projects, all grades of heritage assets and non-designated heritage assets, conservation area appraisals and designations, and EIA work relating to heritage assets.

METHODS OF RESEARCH & INVESTIGATION

Inspections of the site were carried out in October 2021 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the site and those planning policies that affect/control change.

SITE LOCATION & MAP

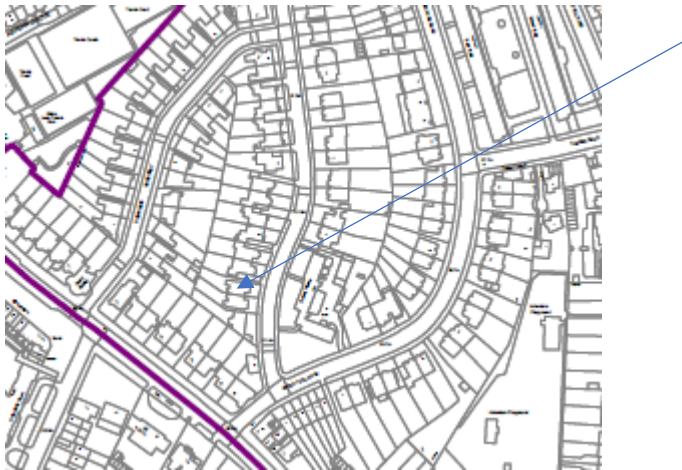
The property is located on Lawn Road, within the Parkhill Conservation Area. This is a residential street, in a mid-density part of the city.



HERITAGE ASSETS

Conservation Area

The Site is within the Parkhill Conservation Area.



Source : www.camden.gov.uk

Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.

There is a Conservation Area Appraisal (CAA) for the area. This will function as the baseline document for assessment of character and impact and will assist in the preparation and consideration of the plans for the planning application for development of the site.

The CAA notes that the back gardens, and the mature trees, contribute to the quality of the landscape. Victorian semi-detached houses are the characteristic building type, with private rear gardens (para 4.4). Page 14 particularly notes the diversity of architectural styles in Lawn Road.

Para 5.2 refers to key views, in which the views along the curved Lawn Road are noted to give a picturesque quality and the buildings and streetscape are homogenous on both sides. Harm is noted on Page 22, Lawn Road Character Zone, from the removal of hedges, loss of mullioned windows, windows breaking eaves lines and inappropriate dormers.

In para 5.5, and others, the semi-detached houses in Lawn Road are noted to be in the garden suburb style. This particular form of layout was designed around improving the living conditions of homeowners, moving away from the terraces and yards, to houses with landscaped, green rear gardens, encouraging outdoor activity such as gardening to improve your health. As such, homes built in this period have a strong physical and visual connection with their rear gardens. What we now call 'outside in' in modern architecture where the buildings open large habitable spaces via large doors to the garden as simply an extension of this style.

Page 30 refers to the importance of views between houses, to the rear gardens and trees which creates a sense of space, and gives the impression of properties with large gardens. Infill in these gaps is considered harmful.

The application site is noted as an unlisted building being a local landmark, along with most of the properties in the local area.

Chapter 6 talks about problems and pressures, and whilst loss of some original features is noted, extensions in rear gardens is NOT listed or referred to.

Page 57 refers to rear garden spaces and development. The CAA notes that loss of private open space is unlikely to be acceptable due to the contribution they make to wider character. However, where it is allowed, it should not detract from the general feeling of openness and that most of the existing garden space is retained.

Chapter 7.5 talks about Article 4 directions. Interestingly it notes that this would be beneficial to protect front gardens, window replacements and external door replacements. There is no mention of removal of PD rights for rear extensions, or extensions per se. This suggests that most PD rights being acted upon would NOT be harmful to the character of the conservation area.

Listed Buildings

The site is not a listed building, nor are any of the surrounding buildings listed.

Site Description & Brief History

The site is a residential house and curtilage. The house is one of a pair of semidetached houses, which are of a different appearance to those adjacent to it. The houses were built in 1912.

The rear garden is accessible only through the house, or its side path. The rear garden backs onto other gardens. It is not visible from any public vantage points.

A planning application was submitted and refused for a rear extension under reference 2021/1177/P. The refusal reason was as follows:

The proposed rear extension, by reason of its location, scale, and design, would have a detrimental impact on the character and appearance of the host building, the wider pair of which it forms part and the wider Parkhill Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

The corresponding officers report explains and amplifies upon the refusal reasons, and this will be assessed further on in the document.

HERITAGE APPRAISAL

Introduction

The National Planning Policy Framework (NPPF) sets out the Government's policies on different aspects of spatial planning in England, including the historic environment. It is one of the core planning principles that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations. Paragraph 128 of the NPPF states that: *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.*

The appraisal begins by identifying the potential range of heritage values attributed to the building, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for developing and critically assessing the design of new proposals, making sure to prioritise conservation of significance where possible and appropriate.

Heritage Values

The appraisal of the heritage values devotes particular interest to how these values might be affected by emerging proposals for development. The values can be expressed under the following headings: evidential value; historic value; communal value; aesthetic value.

English Heritage (2008) suggests that 'Evidential value derives from the potential of a place to yield evidence about past human activity'; 'Historical value derives from 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*'; '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'; and 'aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place'.

STATEMENT OF SIGNIFICANCE

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. The CAA forms the baseline and provides the issues that contribute primarily to the significance.

It is clear that the following matters are important in determining the character and thus significance, of the conservation area:

- Protection of views between houses to rear gardens (designed and fortuitous)
- Protection of trees and hedges in both public and private spaces
- Protection of front gardens from parking/loss of front gardens
- Protection of the roofscape of houses, preserve the roof profile and appearance.
- Doors and windows restored to original glazing materials and configuration
- Connection of homes to gardens, to reflect garden suburb style

Any development in this area here must preserve these important features of significance.

Analysis of the Proposals

General Principles

General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2019). This establishes that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. This heritage statement fulfils this need, and the findings have informed the development of the new scheme. There follows an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised. The review is guided by local and national policy.

Other Material Approvals

I would draw attention to the two appeal decisions at 75 Lawn Road. Whilst both ultimately dismissed, the schemes were for side and rear extensions, plus dormers. Both were far more extensive schemes including works very visible from the road. The Inspector concluded the following:

Appeal Decision APP/X5210/D/19/3226198

7. I therefore conclude that the proposed scheme would have no harmful impact on the integrity or appearance of the host property. It would have, at worst, a neutral effect on the qualities of CA, whose character and appearance would thus be preserved. Accordingly, I find no conflict with those provisions of policies D1 and D2 of the London Borough of Camden Local Plan 2017 directed to securing high quality design especially within the Borough's conservation areas.

Planning Balance and Overall conclusions

15. I find in favour of the appellants in respect of the first of the main issues identified at the outset concerned with the impact of the development on the character or appearance of the CA.

Ultimately those applications were lost on the impact on the amenity of neighbours.

An appeal decision is considered to carry considerable weight and it is clear that here, even with a much more highly visible scheme, the Inspector found there was no harm. And he also found no conflict with the adopted policies.

Interestingly the conclusion of the Inspector aligns with the independent assessment herein carried out that the impact would be neutral at best.

Response to Previous Application & Fall Back Position

The previous application was refused on the grounds that the rear extension would be harmful to the Conservation Area, and related policies. The Officers Report elaborates on this.

Para 3.3. The officer refers to the rear bay windows as being distinctive in terms of layout and these are the only houses to retain these bays.

The houses in the area are of different design, this pair is unique and distinct from the others. There is no evidence that others had these bay windows. Further it is clear that the neighbours at No. 84 have altered the rear already, adding a modern conservatory, and whilst both retain the small bay window, it is simply a very small feature on the rear of the house. The main features on the rear of the house are the roof, with distinctive clay tiles and slope, chimneys, and detailed brickwork feature on the rear gables. The first floor windows over the pair remain the same size and symmetry and serve to create a horizontal linear character to the rear of the house, which is different to the front. Were it not for imagery such as Google Earth, and this submission showing the rear elevation details, this bay window would not be known about. It is not visible from any public views and does not contribute to the character of the conservation area.

It is agreed that the front bay windows do have value and contribute to the rhythm and character of the houses, however these are not affected by the proposed works.

Further, as Parkhill is not subject to an Article 4 direction the bay window can be removed at any time as works that would not constitute development. As such it is unreasonable to attribute significant weight to the bay window's appearance or existence in the planning balance.

Simply it is a feature which does not contribute to the Conservation Area, and there is no harm resulting from its removal. As the house is not a listed building, the removal of a feature from the house is permitted development in the same manner as altering the windows.

As to the proposed extension, we also need to consider the valid fall-back position with regard to Permitted Development.

The application site has full Permitted Development Rights, barring the exemptions for being within a Conservation Area. There is no Article 4 direction in place in this area.

Rear extensions up to 3m in depth and 4m in height are allowed under the regulations. If the extension comes within 2 m of the boundary the height would be limited to 3m.

It would be possible to therefore create a large rear extension, possibly of up to 4m in height at the back of the house, as shown in the Design and Access Statement.

The LPA is required to consider the lawful and legal fallback position for applications, provided it is reasonably likely to occur. In this case, the submitted scheme has less total projection and thus less massing than that allowed under Permitted Development. However, it would be wholly possible to build a large extension of similar floor area within the Permitted Development Regulations, and will be should any subsequent applications be refused. The extra height, above the 3m allowed under permitted development close to the boundary, allows for a more interesting roof, incorporating a natural sedum roof which offers biodiversity benefits. The ability to provide this beneficial green roof is a public benefit over the likely position created by developing in accordance with the PD rights.

The Officers Report failed to consider the impact of Permitted Development Rights as part of the planning balance. In this case, the removal of the bay window and the significant majority of floor area the extension would not require planning permission. The issue that the LPA must consider in the planning balance are

1. the options given by a fall back provision,
2. the ability to use the current application to deliver a better form of development, and
3. the provision of a sedum roof as being beneficial.

The above fall-back position must also be balanced against the only objection to the scheme, from the Conservation Area Advisory Committee who objected to the loss of the bay window and the scale of extension (please note that the use of the word 'huge' in their response is a personalised opinion and interpretation which is unhelpful in the assessment of planning balance.). In response, I would refer to the above fall-back position that the bay window could be removed at any time; and that the significant majority of the scale of the extension is considered acceptable by the government in nationally given rights.

Proposed Development

The Design and Access Statement responds to the matters of design for the proposed extension.

The development is entirely to the rear and represents a simple single storey rear extension, very similar to many others in the area. The 16sq m floor area is in fact quite modest when compared to the scale of the house.

The materials are to match and complement the house.

Assessment of Magnitude of Impact

Using the methodology provided in Appendix 1 it is also possible to provide a more calculated assessment of the impact on the Conservation Area.

Designated Heritage Asset: Parkhill Conservation Area.

Sensitivity of Asset: Medium

Assessment of Magnitude of Impact: Based on the above assessment, the prime significances of the site, derived from an appreciation of its related heritage values, largely lies within the aesthetic realm of values, with limited associative, illustrative, and evidential values.

The building is identified as making a positive contribution to the Conservation Area, but this is derived from its frontage, design and features which all align with the features of significance of the Conservation Area. The Design and Access statement provides an excellent summary of the important features of the house and is replicated here:

a) Complex roofscape

The house is dominated by the complex form and the long, clay-tiled expanses of its roof, combined with smaller elements of lead flat roofing and valley gutters.

Typical features include:

- *Below the main ridge line (which is continuous across the two adjoining houses) there are a variety of ridge and eaves heights to the various elements of the roof (fig. 1)*
- *Over the front entrance, the roof pitch extends all the way down from the main ridge to the eaves of the porch (fig. 2)*
- *At the front and side of the house there are deep, over-hanging eaves at first and second floor levels (figs. 1-4)*
- *The front elevation over the bay windows features a distinctive hipped gable with sprockets (figs. 2-4) while the rear is characterised by a pair of brick gables at first floor level (fig. 5)*

b) Prominent chimneys

There are two highly articulated chimney stacks (fig. 1):

- *One, emerging from the top of the main roof at the centre of the house, is a powerfully sculptural form, stepped in both plan and section, with corbelled brickwork detailing*
- *The other, at the side of the house, is plainer in design and provides a striking vertical element in the architectural composition. Below the main eaves level, this broadens as it approaches the ground in two steps, each capped by a small, tiled roof*

c) Varied fenestration

There is a notable variety in the detail of the windows around the building

- *Some window openings have arched heads while others have flat heads*
- *While most windows are all painted timber, some have metal casements within timber frames (such as the front bay windows)*
- *Some casements have timber glazing bars while others are plain, and in one – the window to the top stairway – the glass is leaded.*

As the proposed extension is to the rear, and only one side wall of the extension will be seen in one very small public view, visible only at a specific place and for a very limited time.

Views of the rear are only visible from private viewpoints, or in internet based aerial imagery such as Google Earth, which can be years out of date. As such, such imagery does not contribute to the character of the Conservation Area. Further the ground floor rear elevation of the house, whilst being of some interest to the house itself, does not contribute to the significance of the Conservation Area.

In the wider context of the Conservation Area and the features that determine its primary significance, the magnitude of impact would be very minor changes to the setting of the Conservation Area by reason of the small amount of side wall visible from the road. **Negligible impact**

Summary of Impacts

		Importance/ sensitivity of resource or receptor	Magnitude of impact	Conclusion
Parkhill Area	Conservation	Medium	Negligible	Neutral

The refusal reason also refers to the impact on the character and appearance of the house, however the house is not listed and is only protected by heritage legislation in so far as where its features and characteristics contribute to the significance of the heritage asset, i.e., the Conservation Area.

The impact on the character and appearance on the house of any extension is therefore a design led issue and not a heritage led issue unless it causes harm to the significance, which in this case is has been shown to have neutral or slight impact. This is why there is no further detailed assessment of its impact as it is not proportionate to do so, based on NPPF requirements.

Policy Assessment

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area in the exercise of any functions under the planning acts special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (Section 72(1)).

Historic England (The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3) advise that setting depends on a wide range of physical elements, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings and is not limited to views of the asset

National Planning Policy Framework

As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2019) considers heritage planning. In essence the NPPF unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. Securing sustainable development is the primary driver, and in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance, known as optimal viable use.

The NPPF states that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Changes to the setting alone does not and cannot cause harm, as setting is not a protected value. Setting is only relevant in determination where the setting contributes to the significance of the asset, and as such the test is not whether works affect the setting, but whether works affect the significance of the asset.

Para. 196 reinforces the balancing exercise required when works to a heritage asset will cause less than substantial harm which should be set against the public benefits of the scheme including finding its optimal viable use.

In this case it is the Conservation Area which is the heritage asset. The significance of the asset has been set out in this document, which is largely taken from the adopted CAA.

The limited ability to see the extension proposed, limited to a glimpse of the flank from the road between the houses, limits its impact on the Conservation Area and its features of significance.

Its impact on the Conservation Area is only at that very precise point where the view is possible, and in this setting seeing more wall behind the house does not affect any of the features of significance that define the character of the Conservation Area. Finding any heritage harm in this scenario would be very difficult, if not impossible. As the views and significance of the Conservation Area are derived from many more obvious and clearly visible characteristics, and not in any way with how the rear of the house looks.

Para 196, above, of the NPPF requires that in this scenario, public benefits are considered. In this case, the benefits are a house with a more flexible layout, suited to modern living, the sedum roof adding greenery, carbon reduction and improving biodiversity.

Camden Local Plan 2017

The Officers Report for the previous application is helpful in outlining the key policies for the Local Plan which are relevant here:

Policy A1 – Managing the Impact of Development

The policy is supported by a presumption in favour of development unless it causes unacceptable harm to amenity.

The Officers Report confirms that the previous scheme caused no harm to residential amenity. Light and privacy was protected for neighbouring properties. As such there is no conflict with this policy.

Policy D1 – Design

The policy has a long list of criteria to be met. The essence is that the design should be preserving or enhancing the character of the area. In this case, the extension is in a rear garden, invisible from public views. The materials match that of the house, and the large multipaned doors reflect both the Arts and Crafts style of the house and the connection with the garden. The sedum roof offers biodiversity and carbon reduction benefits.

The extension is simple in appearance, which is then subservient to the main house. It does not detract nor draw attention from the remaining rear features of the house

which may be considered of interest. This is particularly the case with the first floor and roof, which have distinct features of design and form which are retained on both houses and which define them more clearly as a pair of houses. It is necessary to realise on the rear elevation that the first floor windows actually creates a horizontal emphasis to the houses, and that the flat roof extension proposed reinforces this, underlining the windows and reinforcing that specific linear form which exists here.

The details and materials are high quality.

The ability to construct a slightly taller extension to allow the sedum roof is a positive benefit for the scheme. Further the lawful fall-back position, with regard to scale and appearance, needs to be considered here. On balance, the materials, scale, form, and benefits that derive from the green roof plus provision of a more flexible space, and home, which aligns with the NPPF, are in favour in the planning balance.

Policy D2 -Heritage

The significance of the conservation area has been considered and identified in this document. Key principles to preserve significance have been noted. The scheme now proposed adheres to all these. The scheme, when taken against the fall-back position, and in fully considering heritage, at least preserves the character of the conservation area. None of main factors of significance are harmed by this scheme.

The extension is only fractionally over PD allowances. It preserves the side views into the garden, and preserves the trees and bushes in the garden. The materials reflect that of the house and the large windows have both an appropriate fenestration and reflect the garden suburb characteristic. The sedum roof adds greenery to the rear garden, enhancing the green character of the rear garden.

To further amplify this, I refer to the Parkhill Conservation Area Appraisal. Chapter 9 sets out the due policy process for considering applications for development. These are as follows, along with supporting commentary.

The Council requires high quality applications for works in the Conservation Area; therefore, applicants need to:

1. *ascertain where planning permission or conservation area consent is required for alteration and demolition*

Planning permission is required for the extension as proposed, but is not required for the removal of the bay window, and a slightly smaller extension could be built without permission if this application is refused.

2. *ascertain what is significant about the space/feature/building*

The assessment within this document has identified the key characteristics about the area, and how this scheme relates to and preserves those.

3. *understand the relevant policies and guidance*

The relevant policies have been identified and considered. There is no clear conflict with any policy.

4. *show what effect the proposal will have on the space/ feature/building – this may require an historic environment impact assessment*

This more detailed heritage assessment has been provided, which is suitable for the form of development proposed and the potential impacts on the heritage asset. In essence, from the street, a part of the new flank wall may be visible, which would be an extension of the current flank wall, and obscured heavily by existing boundary treatment. No other public views exist so there can be no other harm on the character and setting of the Conservation Area.

5. *illustrate the effect of the proposals on the local context – this may entail perspectives or visually verifiable montages*

As above, the impact will be an extension of the current flank wall, in much the same manner as all the other extensions to houses in the area – i.e., having a flat roof with detailed parapet edge and simple walls. This will be visible from a very specific viewpoint on the street if looking directly between the houses. The views which include the trees in the back garden will be wholly retained. Further there are recent appeals for more extensive works, more visible, which were found to have neutral impact. This scheme has far less impact on the local context and consequently must be acceptable.

Using the CAA and Camden's own policy guidance the scheme identifies the key features of significance, ensures that they are preserved, and that the scheme accords with the guidance in all other respects.

SUMMARY & CONCLUSION

The Statement of Significance sets out the key features of importance in the building, and its setting and identifies the values, in accordance with the guidance, that should be given the utmost priority.

Any development in the setting of a Heritage Asset must be carefully considered. In this case the harm is neutral, reinforced by the Inspectors conclusions on impact on the Conservation Area from a recent pair of appeal decisions in the immediate contextual area. Even if there were less than significant harm, this is allowably offset against the benefits set out in this statement of the development both in heritage and non-heritage terms to create a development that accords with national and local planning policy. Further there are benefits from allowing this permission in terms of biodiversity gains and that this development would be less intensive than some of the

Permitted Development types of extension allowed. As such, when considered in the planning balance, there is no policy objection, the scheme considers and responds positively to the key features of significance which define the Conservation Area, results in no harm, and can deliver betterment in design and biodiversity. As such the scheme is fully capable of support.

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Appendix 1. Methodology for Appraisal

This chapter includes an outline of methodology applied to the assessment:

- a. Identify the relevant national and local policies and guidance.
- b. Summarise the available baseline information.
- c. Set out the scope of further baseline studies and surveys to be undertaken.
- d. Identify the likelihood of significant impacts and potential mitigation measures.
- e. Identify areas of uncertainty regarding the proposal, its potential impacts or the baseline that will necessitate further pre-application consultation.
- f. Identify additional supporting information to be presented, such as visualisations.
- g. Set out the proposed assessment methodology to include:

I. Current landscape or townscape context, including land use, form, and scale of neighbouring structures.

II. Views to, from and across or beyond the asset.

III. Key vistas both designed and fortuitous.

IV. The prominence of the historic asset in views throughout the surrounding area.

V. Aesthetic qualities, both designed and fortuitous.

VI. General and specific views including foregrounds and backdrops.

VII. Views from within an asset outwards over key elements in the surrounding landscape, such as the view from the principal room of a house, or from a roof terrace.

VIII. Relationships with other features, both built and natural; and

IX. Non-visual factors such as historical, artistic, literary, place name, or scenic associations, intellectual relationships (e.g., to a theory, plan, or design), or sensory factors.

In addition, dynamic and sequential views when approaching or moving around the asset may be relevant to its cultural significance. This is particularly likely to be the case in relation to extensive assets, such as designed landscapes and battlefields, where dynamic and sequential views may be key to an appreciation of design or the role of topography in events, for example.

Professional judgement, based on this research within the study area and on-site appraisal, has been applied to assess the potential of the site.

The importance (value) of identified heritage assets has been determined using criteria derived from *ICOMOS guidelines (appendix 3A)*. In accordance with the NPPF, the level of detail given is proportionate to the assets significance and no more than is sufficient to understand the potential impacts of the Scheme. Table 1 below summarises the value ascribed to the various categories of heritage asset

Table 1 – Determining the importance / sensitivity of resource

Importance/ sensitivity of resource or receptor	Criteria
Very High	<ul style="list-style-type: none"> • World Heritage Sites (including nominated sites) • Heritage assets of acknowledged international importance • Other buildings of recognised international importance • Historic landscapes or townscapes of international importance
High	<ul style="list-style-type: none"> • Scheduled monuments • Heritage assets of acknowledged national importance • Grade 1 and Grade II listed buildings • Other listed buildings of acknowledged national importance • Conservation areas containing buildings of acknowledged national importance • Historic landscapes or townscapes of national importance
Medium	<ul style="list-style-type: none"> • Grade II* listed buildings • Conservation areas • Heritage assets of acknowledged regional importance • Other buildings of acknowledged regional importance • Historic landscapes or townscapes of regional importance
Low	<ul style="list-style-type: none"> • Locally listed buildings • Other buildings of acknowledged local importance • Heritage assets of limited importance, but with potential to contribute to local research objectives • Historic landscapes or townscapes of local importance
Negligible	<ul style="list-style-type: none"> • Historic buildings of no architectural or historical note • Heritage assets with very little or no surviving interest

The magnitude of each impact is assessed using the criteria provided in the below matrix (Table 2). The first type of impacts are direct physical impacts on heritage assets resulting from works associated with the construction of the Proposal. These direct impacts take the form of disturbance to, or removal of, part or all of known or potential sub-surface heritage assets (archaeological remains) within the Proposal Site boundary. They may also take the form of changes to the fabric or composition of above ground heritage assets within the application boundary, including adverse impacts caused to designated heritage assets such as scheduled monuments, listed

buildings, conservation areas and registered parks and gardens. It is not anticipated that any such direct physical impacts will occur outside the Proposal Site boundary

The second type of impacts are direct impacts to the setting of a heritage asset, caused by the physical presence of the Proposal. Impacts to the setting of heritage assets usually take the form of changes to the views to and from the assets but may take the form of changes in the way the asset is experienced, such as those due to increases in noise or night-time light levels. Heritage assets assessed with regard to likely impacts to their settings in this chapter include, but are not limited to, SAMS and listed buildings.

Table 2 - Assessing magnitude of impact

Magnitude of impact*	Criteria
Major	<ul style="list-style-type: none"> • Change to most or all of the heritage asset, such that it is totally altered • Comprehensive changes to the setting of an asset
Moderate	<ul style="list-style-type: none"> • Changes to a large part of the heritage asset, such that it is clearly modified • Changes that affect the setting of an asset that affect its character
Minor	<ul style="list-style-type: none"> • Changes to a heritage asset, such that it is slightly altered • Slight changes to the setting of a heritage asset
Negligible	<ul style="list-style-type: none"> • Very minor changes to a heritage asset or its setting
No Change	<ul style="list-style-type: none"> • No change to the heritage asset or its setting

**Magnitude of impacts can be positive or negative*

The assessment of the likely significance of effects of the scheme on heritage assets has been undertaken. The following summarises how information regarding the value of the asset and the magnitude of impact is combined to arrive at an assessment of the significance of effect. The matrix is not intended to ‘mechanise’ judgements of the significance of effects but to act as a check to ensure that such judgements are reasonable and balanced. In order to enable professional judgement to be brought to bear in the exercise, in some cases the matrix allows for a choice of significance of effect when a magnitude of impact and a value are combined. Those effects shaded bold are considered to be significant effects.

The following Table 3 is used to deliver an easily understood assessment tool, based on the outcomes of the significance assessment stages.

Table 3 - Assessing significance of impact

Importance/ sensitivity of resource or receptor	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
High	Neutral	Slight	Moderate or Slight	Moderate or Large	Large or Very Large
Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Moderate or Slight
Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight