

## WEST MIDLANDS OFFICE

Mr Mark Tansley  
Herefordshire Council  
PO Box 230, Blueschool House  
Blueschool Street  
Hereford  
Herefordshire  
HR1 2ZB

Direct Dial: 0121 625 6846

Our ref: P00942855

24 October 2018

Dear Mr Tansley

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO THE VILLAGE HALL, PLOT 7, AYMESTREY, LEOMINSTER  
Application No. 182071**

Thank you for your letter of 11 October 2018 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

**Summary**

The amended plans including the heritage statement now provided do not materially address the objections set out in our letter of 11 July 2018.

**Historic England Advice**

In our letter of 11 July 2019 Historic England raised objections to the application on the basis that:

1. it represents a change in the setting of the Grade I listed Church of St John the Baptist and St Alkmund that would result in harm to the church's significance and,
2. the application lacked supporting information on the significance of the church, how the site, as part of the church's setting, contributed to significance and a justification of the harm caused.

A heritage assessment has now been provided. We are disappointed that it does not use the staged approach set out in our advice note on the setting of heritage assets referred to in our letter of 11 July 2018. The document implies, rather than explicitly identifies, the contribution the site makes to significance with an emphasis on how developed plots within the village contribute to local character (materials, architecture, boundary treatments, layout) and the experience of the village as a series of views glimpsed when travelling on the main A4110 including the visual 'reveal' of the church



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Telephone 0121 625 6870  
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when travelling north. The contribution of the site as an undeveloped parcel of land to the significance of the church is not assessed, no consideration is given to the aggregative impact of development in the context of permission granted under 173692 and the section on impact on heritage significance does not refer to the church.

Historic England's assessment set out in our letter of 11 July 2018 is that the site is part of the wider landscape setting of the church. The openness of the site, in common with much of the rest of the valley floor, contributes to views in which the monumental mass of the church tower is a dominant element. Lack of development south of the church, including the site, allows an experience of the church in which links can be made with its medieval context including the battle of Mortimer's Cross and with the valley as a more ancient site of human occupation. The current form of the site is thus part of a wider setting that contributes to the aesthetic, historical and communal value of the church. Its development, including the negative impact on views from the southern approach, represents a change that will result in less than substantial harm to this significance. We do not therefore consider that the additional information supplied addresses the concerns set out in our letter of 11 July 2018 including the aggregative impact resulting from the development already permitted under 173692.

Historic England is not expert in assessing whether an additional dwelling offers a public benefit that outweighs the harm we have identified but we doubt that this is the case and urge you to consider it carefully.

**Recommendation**

Historic England objects to the application on heritage grounds.

We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 189, 193, 194 and 196.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Also section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.



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Yours sincerely



**Sarah Lewis**

Inspector of Historic Buildings and Areas

E-mail: [sarah.lewis@HistoricEngland.org.uk](mailto:sarah.lewis@HistoricEngland.org.uk)

cc: Matthew Knight, Principal Conservation Officer



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