



The
Heritage
Practice

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Heritage Appraisal
Grendon Court, Pencombe, Bromyard, HR7 4SD
May 2021





1 Introduction

1.1 This appraisal has been prepared to support an application for planning permission in relation to a new dwelling at Grendon Court, Pencombe, Bromyard, HR7 4SD (the site). The appraisal provides a brief overview of the historic development of the site and a consideration of the proposals against relevant heritage significance and historic environment policy.

1.2 The proposed scheme involves the provision of a replacement for an existing dwelling that was constructed in the 1970s by the family of the current owners of the site (figure 1). Grendon Court has been in the applicant's family's ownership since the 1950s.

1.3 As shown below, there was historically a substantial and important house at Grendon Court. Grendon Court was originally the centre of an extra-parochial manor with an estate of a considerable size. It formed part of Grendon Warren, a parish that was combined with Pencombe in the late 19th century.

1.4 The manor house was demolished in the early 1980s as part of a condition of the planning permission for the 1970s bungalow. The result of this was that a high status site lost a high status substantial dwelling (of two storeys with attics) and its overall historic and architectural significance was diminished. The 1970s bungalow fails to respond to the historic development of the site and is lacking in appropriate form, scale, detail and materials. It is also poorly constructed and is no longer fit for purpose.

Relevant planning history

1.5 An application for a new dwelling on the site of the existing bungalow was refused in September 2020. The second reason for refusal was:

The application site is found within the setting of the Grade II listed barn associated with

Grendon Court Farm. The proposed dwelling together with the detached garage, by virtue of its size, scale, design and resultant massing, would detract from the primacy of the heritage asset. The harm would be less than substantial however the public benefits anticipated to arise from the development are not considered to be of a weight which would outweigh the harm detected. As such, the proposal conflicts with Policy SS6 and LD4 of the Herefordshire Local Plan – Core Strategy together with the principles as laid out at Chapter 16 of the National Planning Policy Framework.

1.6 Since the application was refused, The Heritage Practice has been appointed to provide heritage and design advice on a revised scheme and to set out that given the existing site circumstances and conditions, no harm would arise from the redevelopment of the existing bungalow.

Pre-application advice

1.7 Following the refusal of the earlier application, pre-application advice was sought on the proposed design. This advice was received in February 2021 and a site visit held in March 2021. Various comments were made by Herefordshire County Council (HCC) on design matters with the principle of increasing the scale of the existing dwelling on the site being broadly acceptable. The pre-application advice received from HCC is discussed in more detail below.

Designations

1.8 The listed barn referred to in the reason for refusal is an important building in its context. It was originally a chapel for the Grendon Court estate (Grendon Warren) and while it has been much altered, repurposed and potentially rebuilt, it is a reminder of Grendon Court's former status and historic development.

1.9 The listed building is one of numerous structures at Grendon Court that are in



Figure 1: The Grendon Court site. The existing dwelling is shaded in red, the listed barn in blue and the approximate site of the former principal dwelling in orange.

agricultural use and that are in theory ancillary to the main farm house. Existing buildings include surviving historic stone and brick built barns and substantial modern portal framed structures. Figure 1 shows the extent of the site and how the listed building and the existing dwelling relate to the established pattern and form of development.

1.10 The list description for the building, described as an outbuilding to Grendon Court, is as follows:

No evidence of date but said to have been formerly a chapel, rebuilt possibly in the C19 as barn. Stone rubble with quoins. Tile roof with gable ends. Two storeys. Partly blocked window-opening in east wall and completely



blocked window in west wall. South wall has partly blocked window and west of that is a doorway with chamfered jambs and two-centred head. Inserted floor incorporates an early C16 moulded beam. RCHM volume II, page 151.

1.11 The historic development of the listed building is discussed in more detail in Section 2 below.

1.12 There are no other listed buildings on the site and it is outside of a conservation area boundary. The only relevant designation is therefore the statutory listing that applies to the barn/chapel.

1.13 As discussed in more detail below, the setting of the listed building is wide. It forms part of a substantial group of agricultural buildings of varying sizes and is clearly interlinked with the wider complex. In addition to this, the existing building had a more distinct purpose as a religious building that once served the inhabitants of Grendon Court and the wider community of Grendon Warren. The setting of the listed building was fundamentally affected once the original Grendon Court house was demolished. This resulted in the clear separation in the relationship between a principal dwelling and an associated chapel.

Relevant policy context

1.14 The relevant policy context is set out at Appendix A. The most relevant policies in this case are:

- Those contained within the National Planning Policy Framework (NPPF) and that relate to non-designated heritage assets (NDHAs);
- Local Policy LD4: Historic environment and heritage assets.

1.15 In addition to the assessment of the proposed scheme against relevant policy, national guidance has been used in the preparation of this report. This includes Historic England's *Good Practice Advice Note 3: Setting of Heritage Assets* (GPA3) (July 2015).

Report structure

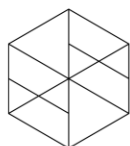
1.16 The following section (Section 2) provides a brief overview of the historic development of the site (where relevant to the proposals) and Section 3 assesses the proposed scheme against the significance of the building and the relevant historic environment policy and guidance context.

1.17 Research for this report has been undertaken using a number of online sources and the Herefordshire Archives and Research Centre. The applicant is also in the possession of documentary and photographic evidence that has also informed the historic development of the site as set out in Section 2. The findings of online and archival research have been complemented through on-site appraisal and assessment.

Author

1.18 This appraisal has been prepared by Kate Graham of The Heritage Practice. Kate Graham (MA (Hons) MA PG Dip Cons AA) has experience in dealing with proposals that affect the historic environment having in recent years been Conservation & Design Manager at the London Borough of Islington and Senior Historic Buildings and Areas Adviser at Historic England. Kate has an extensive background in research, in policy analysis and in understanding historic buildings and places has trained as a historian and has a specialist qualification in building conservation. Kate is a member of the London Borough of Islington Design Review Panel and the London Borough of Hackney Design Review Panel.

1.19 Kate was also Building Conservation Consultant for Herefordshire County Council for two periods during 2014 and 2015-2016. Kate has also lectured at the Architectural Association on assessing and interpreting significance and how it is applied to historic environment decision-making.



2 The site and significance

2.1 The following section provides a brief overview of the site's historic development as it relates to the current proposals and considers the heritage value of the site.

Historic development

2.2 The earliest mapping evidence for Grendon Court dates to 1732. It was drawn up by Joseph Dougharty of Worcester, a prominent map maker from Worcestershire who prepared maps for numerous estate owners.

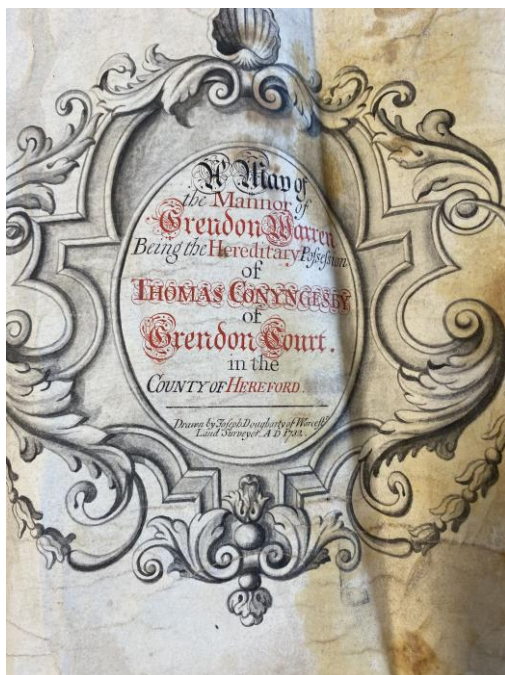


Figure 2: Cartouche from the 1732 map by Joseph Dougharty.

2.3 The 1732 map provides a good deal of detail about Grendon Court as it was during the early 18th century (the full map is reproduced at Appendix B). The house itself is shown as a three bay, three storey house with four dormers at attic level. It also has two prominent chimney stacks with diagonally set chimneys. The

Woolhope Naturalists' Field Club¹ dated the house to the 17th century and certainly the building depicted in the 1732 plan relates to this period architecturally (figure 3).



Figure 3: Detail of map showing the house and former outbuildings and chapel.

2.4 Also shown in the 1732 plan is the former chapel (the listed barn) situated to the north-east of the house. Three other outbuildings are aligned against *The Court Home Stall* boundaries which effectively relate to the historic farmyard to Grendon Court. The existing farm has expanded beyond these boundaries. Today, the main access arrives at the eastern end of the site, past two bungalows before arriving at the barn and the farmyard. In 1732, the main access was from the north and north-west, there was no access road to the barn from the east.

2.5 It is likely that the house shown on the 1732 map was one of a series of houses at Grendon Court and it may have incorporated an earlier building(s). *A History of Mansions & Manors of Herefordshire* by the Reverend Charles J Robinson (1872) provides details of Grendon's earlier history:

- Waryn de Grendon held the manor after the Lacies during the 13th century and the family continued to hold

¹ *Transactions of the Woolhope Naturalists' Field Club* (Volume 39, 1969)



Grendon until the 14th century (the Herefordshire Historic Environment Record notes that Waryn de Grendon presented his son to the chapel of Grendon in 1277);

- By the 15th century, Grendon was owned by the Blount family, another important local family. The Blounts owned Grendon until the 17th century.
- The Coningsby family (another prominent Herefordshire family) acquired Grendon Court in the 17th century. This may be the time when the house was potentially rebuilt in the form shown in the 1732 map. Dr Thomas Coningsby (d. 1766) was said to have rebuilt the chapel during his period of ownership.
- Coningsby Harris of Worcester inherited the site in 1766 and eventually ended up in the hands of the last Duke of Chandos. It was then sold to the Barnebys of Brockhampton.
- In the 1860s, Grendon was purchased by a Mr Wood of Stafford.

2.6 There is no Tithe map for Grendon Warren as an extra-parochial parish. The next available mapping for the site is the 1885 Ordnance Survey (OS) map (figure 4). This shows the footprint of the original house, the chapel and the extent of outbuildings by the later 19th century.

2.7 It is likely that by the later 19th century, the house as depicted in 1732 had been remodelled. The house as photographed in 1956 (figure 5) has chimneys as shown in figure 3 but appears to have been extended. These later extensions are 18th and 19th century in character. The right hand bay as shown in figure 5 was constructed in brick while the remainder of the building was in stone. This indicates a later, 19th century addition.

2.8 The original principal dwelling was therefore of two storeys (ground and first) with attic accommodation with dormers. The 1956 images shows that the house as limewashed –

this may have been undertaken to unify the different brick and stone elements of the building. Its south elevation overlooked lawns and gardens (terraces are indicated in historic maps) and its north elevation had a more immediate relationship with the farmyard to the north (figure 6).

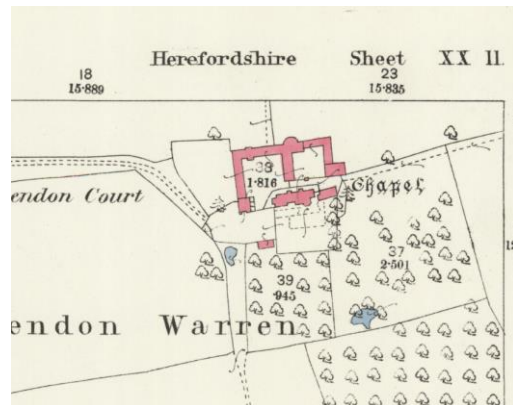


Figure 4: OS Map of 1885-86 showing the house on the south side of an expanded farmstead and the chapel at its eastern edge. An 'E' shaped group of buildings is shown. The curved north wall of the longer range may indicate a hop kiln. Certainly the 1732 map shows a number of hop yards.

2.9 By the 1880s, the chapel had been converted for agricultural use and formed part of a well-defined group of agricultural buildings to the north of the main house. There was a clear separation from this group of buildings to the north and west and the more domestic areas to the south (figure 4 and 7).

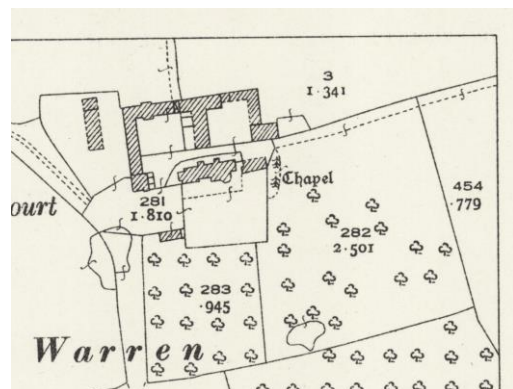


Figure 7: OS map of the 1920s showing the historic layout of the site. There are clear boundaries separating the agricultural north from the domestic south.



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Figure 5: Grendon Court, 1956.



Figure 6: Grendon Court, courtyard elevation early 1980s.



2.10 To the north-west, a Dutch Barn was constructed in c. 1904/5 and this started the expansion of the farmyard outside of its original boundaries. This expansion continued during the 20th century and, as shown in figure 1, there are now numerous large-scale buildings on the site some of which directly abut the listed building. All of these have had an effect on the setting of the listed building and the latter now forms part of a substantial farm.

2.11 The historic farmstead has been altered with the replacement of many of the buildings indicated on the 1880s and 1920s OS maps and the demolition of the principal house. Further expansion of the farm has also changed the character of the historic site. Despite this change and the introduction of larger scale buildings within the setting of the listed building, the latter remains legible as a historic building while clearly being well settled into a densely developed group. The introduction of larger scale farm buildings has not harmed its setting or significance.

The existing site and value

2.12 The existing wider site does retain some historic character but much is dedicated to larger scale, modern farm buildings. The site of the former house has been redeveloped with an agricultural building but residential use is retained in the wider site in the form of the existing bungalow.



Figure 8: Grendon Court bungalow.



Figure 9: The bungalow (left) and the listed barn/chapel (right).



Figure 10: Bungalow detail with atypical forms and detailing

2.13 The 1970s bungalow (figures 8-10) was built to the south-east of the main farmyard group, to the east of site of the former principal dwelling, on the plot marked as orchard in the 1732 plan. This was in line with the general expansion of the farm to the west and south of the original yard. The positioning of the bungalow also relates to the historic development of the site where there has been a separation between domestic and agricultural uses while allowing the principal dwelling to be in proximity to the former chapel.



2.14 It is the case that a substantial dwelling (in addition to substantial agricultural buildings) has formed part of the setting of the listed building during its history. A dwelling continues to form part of the listed building's setting but it is a dated and poor quality structure that does not contribute positively to the building's setting. There is virtually no synergy between the existing house and local character, it lacks distinctiveness and does not contribute to a wider sense of place.

2.15 The existing bungalow allows for the retention of a dwelling on the site but it is one of insufficient status and interest for a site with such historic importance. The former dwelling was constructed in brick and stone but photographs taken during its demolition clearly indicate that significant timber framing was used in its construction and it is likely that a timber framed building was a precursor to the 17th century house (figures 11-13).



Figure 11: Grendon Court demolition showing timber framing.



Figure 12: Substantial timber beams with timber framing and wattle and daub infill.



Figure 13: Substantial timber framing shown.

2.16 There was always and still is a visual interrelationship between a dwelling and the listed building on the site. This can be seen today on the modern approach to the main site where the bungalow and the listed barn/chapel are seen as two distinct elements in the view (figure 9 and 14). One is clearly a post-war domestic structure and the other is clearly a stone-built building with a very different purpose. Once beyond the entrance gate to the farmyard and in closer proximity to the listed building, where it can be best appreciated, there is a very limited interrelationship between the barn and the proposed development site.

2.17 At this point, the listed building, listed as a barn, clearly forms part of a working agricultural complex and this defines and contributes to its setting and significance. In this way, the listed building with its secular and non-secular history, is a pivotal point on the site, a bridge between the domestic and agricultural uses and buildings. This also contributes to its significance as a marker in the landscape and on the site and as a reminder of the wider site's historic development.

2.18 The pre-application advice suggested that the barn was considered to be of the greatest importance by Listing Inspectors at the time of its listing given the absence of other designations made at this time. There is no evidence to suggest this was the case (the absence of evidence is not the evidence of absence) and we would not consider this to confer additional importance to the barn.



2.19 Its role in the farmstead has been diminished through later conversion and the loss of a good quality historic house. The existing bungalow fails to respond to this relationship and could not be considered as a structure of any merit or interest. It has a very strong horizontal emphasis which is generally at odds with the form of local development. The council's pre-application advice stated that 'the existing dwelling is relatively low impact in terms of design and scale'. While only single storey, the bungalow does have a visual impact because of its horizontality and the discordant nature of its materials and architectural composition.

2.20 It contributes to the significance of the listed building only in that a 'principal dwelling' has been retained on the site as the main farmhouse but that positive contribution can only be limited because of the discordant nature of the bungalow in this setting.

2.21 This is outweighed by the lack of architectural quality and interest in a building that has no resonance with the historic character or development of the site. Overall, the bungalow makes a negative contribution to the setting of the listed building, a point on which HCC has previously agreed.

2.22 There is clearly an opportunity to improve upon the existing dwelling on the site and the council is in agreement with this, making clear that the existing bungalow makes a negative contribution. A house cannot be reinstated on the site of the original dwelling as that has been redeveloped for agricultural purposes.

2.23 The proposed development site has a dedicated residential use and the proposed new building would be constructed on the site of the existing. The matter for discussion therefore relates to the proposed design of the replacement dwelling – it is not a question of the acceptability of the principle of residential use in this location.

2.24 The following section assesses the proposed scheme and takes into account the council's response to the similar scheme that was refused in September 2020.



3 Assessment

3.1 The following section provides an outline of the proposed pre-application scheme and considers its effects on the setting of the listed building. This section takes into account relevant design and historic environment policy as set out in Appendix A. It also takes into account issues raised by HCC during the course of the previous application and during the pre-application process.

The proposed scheme

3.2 The proposed scheme has evolved following pre-application advice from HCC. The proposal involves the redevelopment of the existing bungalow for a two storey house. The new dwelling will be in stone with a clay tile roof. This is a departure from the refused and pre-applications schemes, both of which presented a timber-framed building. The proposed dwelling has been repositioned within the site so that it is located further to the south than the pre-application scheme. The east elevation is now set well back from the access road and the listed building (over 20 metres) and its ridge height is below that of the listed building (figure 15). The proposed ridge height is only 2.8m higher than the existing building.

3.3 The design and materials of the proposed house have also been revised. The dwelling now proposed would relate to the scale and materials of the wider site and would be of a traditional height and footprint. It would have a more appropriate domestic design in this context and locality than the existing building. The use of domestic architecture is entirely appropriate in this case given how the site has developed (figure 14).

3.4 The dormers of the pre-application scheme have been removed from the proposals following pre-application advice. Gable ends have been retained at the eastern end of the building as this acts almost as a well defined cross wing which houses the principal space within the dwelling. The gable is also a feature

seen in historic buildings across the site and this design element helps to respond to the character of the wider site and established built form. A gable is an entirely reasonable feature to incorporate into the overall cohesive design. The existing bungalow has gable ends.

3.5 The garage proposed at pre-application stage has been removed from the scheme. Instead, a modest cycle store is proposed.

3.6 The existing building is constructed using poor quality details and materials and is in need of significant investment. It is also very inefficient, lacks sustainability credentials and has very low accommodation standards. These facts and the point that the existing building doesn't enhance the setting of the barn are justification for its redevelopment. The demolition of the existing bungalow would not cause harm to the significance of the listed building or the wider context. Indeed, in relation to the refused scheme of 2020, the council noted in the delegated report that *'the existing bungalow does not make a positive contribution to the setting, and there would be no objection to its demolition...'*.

3.7 The existing bungalow would benefit from permitted development rights which would allow for a substantial extension to the south of 124 sqm and to the west of c. 60 sqm. This would give a building with a total footprint of 328 sqm. The proposed building has a footprint of 136 sqm, smaller than the existing building at 150 sqm. In developing the building in this way, a much larger house would be achievable but this would be of a scale and design that exacerbates the problems with the existing: an atypical building type that does not relate positively to local character. In addition, the applicant wishes to construct a house of greater architectural integrity and honesty and that relates to the historic development of the wider site.

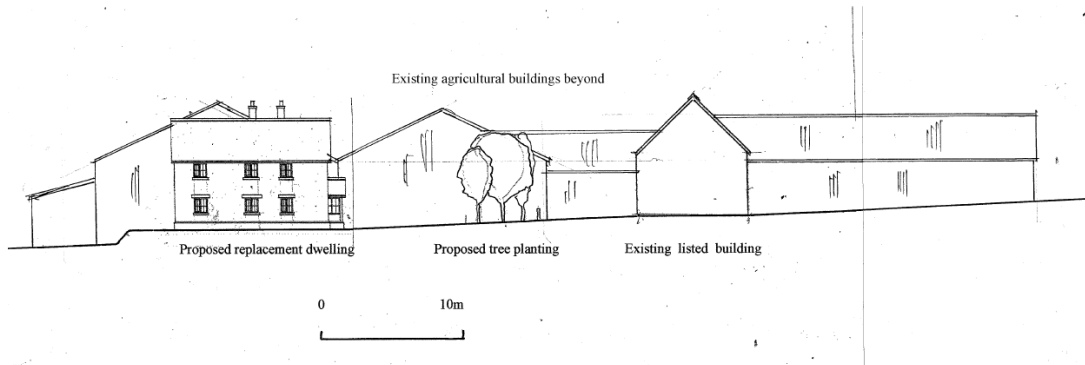
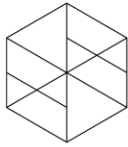


Figure 14: The proposed new dwelling as part of the wider site.

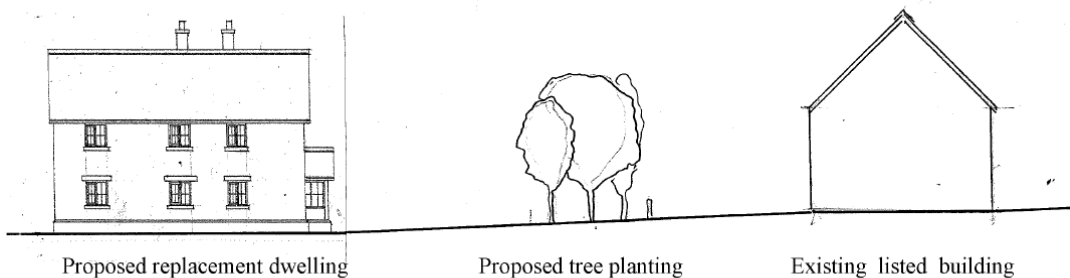


Figure 15: The proposed dwelling with a ridge height lower than that of the existing barn and an east elevation given a finer distinctive grain that the barn through the fenestration pattern.

Setting

3.8 The principal issue for consideration in this case is whether or not the proposed dwelling harms the setting of a listed building, setting being the main issue identified in reason for refusal in respect of application ref: 202168.

Obviously the works do not directly affect a listed building or any other designated heritage asset.

3.9 The setting of heritage assets is a relatively broad concept. It is defined in the Glossary to the National Planning Policy Framework as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its

surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

3.10 This means that setting includes how an asset is experienced in its context and that aspects of its setting can contribute to overall significance.

3.11 Historic England's *Good Practice Advice Note 3: Setting of Heritage Assets* (GPA3) was issued in July 2015 and replaced an earlier similar document of 2011. The guidance advocates an approach to assessing the effect of development proposals on the setting of heritage assets against the background of the NPPF and the associated Planning Policy Guidance.



3.12 It sets out that at paragraph 9 that *'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.'*

3.13 The importance of setting, and the degree to which it can be affected, is inextricably linked therefore to what setting contributes to the significance of the heritage asset – in this case, the listed building. In order for setting to be important and to be appropriately protected in planning decisions, it must contribute to the overall significance of the listed building.

3.14 For example, the significance of a listed church could be enhanced or diminished by works undertaken to an associated Vicarage but works undertaken to a neighbouring unconnected residential property would not impact on the setting of the listed church in the same way.

3.15 Setting can be considered partly, but not solely, through visual consideration but it cannot be limited to such matters. Physical attributes and historic associations should also be taken into account.

3.16 In this case, in order for the proposed application to effect the setting of the listed barn (which would trigger the relevant statutory provision and policy tests) the proposed site should contribute to the significance of the listed barn.

3.17 The proposed site contributes something to the significance of the listed building in that it is in residential use and the listed building has always been ancillary to the residential dwelling on the site. As the bungalow is essentially the farmhouse and the centre of operations, the listed building is ancillary to that use. The proposed site has

been developed for residential use for over 40 years.

3.18 However, all parties are generally in agreement that the existing building does not make a positive contribution to the setting of the listed building. This is made very clear in the delegated report for the refused scheme. While there has been some departure from this at pre-application stage, the council has acknowledged that it would have no objection to its demolition.

3.19 We are therefore in a position where the residential use of the site contributes to the significance of the listed building but the existing bungalow does not. This therefore represents a clear opportunity to enhance the dwelling on the site and to enhance the contribution made by the latter as a whole to the significance of the listed building.

3.20 The only really successful way of doing this is to reintroduce a more traditional domestic scale to the site, using materials seen at the farm and beyond in the wider area. A two storey dwelling is clearly a more appropriate model in this instance where a better verticality, grain and character can be established. In order to enhance the contribution of the existing site, change is inevitable.

3.21 It is important for a site and farmstead of this level of historic interest to have a principal dwelling that is of an obvious domestic design and that highlights a distinction between domestic and agricultural uses. The proposed stone walls and tiled roof would relate well to local context and character and the fenestration pattern results in a fine grain to the elevations that contrasts appropriately with the more muscular and robust character of the wider site's agricultural buildings, including the listed barn. The use of chimneys underlines a domestic use and again marks the new dwelling as a related but architecturally distinct building on the site.



3.22 The proposed dwelling is well set back in the site and has a lower ridge height than the existing barn. The dwelling would be largely obscured by evergreen planting to the south of the eastern access road on the approach to the farm. The south gable end of the listed building would remain prominent in views from the east and views of its eastern gable would remain unimpaired. Interestingly, when constructed, the listed building was not designed to be seen or approached from the existing access road and the importance and interest of this view therefore has to be limited. Its role as a historic building ancillary to a farmhouse would remain unaffected. Its contribution to a historic farmstead would continue to be positive.

3.23 A more appropriately designed house on this site would enhance the contribution of the latter to the significance of the listed building. It would not cause harm to its significance. This is not a new dwelling in open countryside but a replacement dwelling on long-established residential land. The proposed building is a significant enhancement on the existing bungalow and improves the contribution made by the site to significance of the listed building – it would establish a clear relationship between principal and ancillary structures.

3.24 In terms of local and national policy, the proposals would not worsen or make more negative the contribution that the site makes to the significance of the listed building – it would not cause harm to the significance. The replacement of the existing bungalow would in fact be an undeniable improvement and enhancement.

Conclusions

3.25 The replacement of the existing dwelling would not cause harm to the setting of the listed building. At a pre-application meeting on site in March 2021, it was also agreed that the pre-application scheme was an enhancement on the existing building. In re-providing a dwelling that relates to local character, materiality and building traditions, the

proposed scheme removes a negative element from the site and delivers a building that would enhance the significance of the wider site and the listed building. The scale of the proposed building is more appropriate than the existing and it would read as a far more authentic domestic dwelling in this location.

3.26 The proposed scheme would not cause harm to the setting of the listed building for reasons outlined above. The legibility of the existing building as a single element within a well developed farmstead would be retained and it would continue to read as a historic agricultural building within a setting that is characterised partly by agricultural buildings, partly by residential curtilage and partly by nearby farmland.

3.27 For these reasons and for those set out above, the proposed scheme is considered to comply with the relevant statutory provision and relevant historic environment policy.



Appendix A

Relevant Historic Environment Policy Context

The following paragraphs set out the relevant policy provisions that can be applied to the pre-application scheme.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the government's approach to the historic built environment. The NPPF was updated in July 2018. Section 16 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows.

Paragraph 189 states that applicants should 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.'*

At paragraph 190, local planning authorities are asked to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 states that in determining planning applications, local 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.

Paragraph 193 of the NPPF sets out that: *'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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 195 states that '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 total loss is necessary to achieve substantial public benefits that outweigh that harm...'

Paragraph 196 sets out that '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, where appropriate, securing its optimum viable use.'

Herefordshire County Council Core Strategy

In this case the most relevant policy of the council's Core Strategy (adopted in October 2015) is Policy LD4: Historic environment and heritage assets. The policy sets out the council's approach to dealing with applications affecting the historic environment. It sets out that development proposals should meet a number of criteria. Part 1 of the policy states that proposals should '*Protect, conserve and where possible enhance heritage assets and their settings in a manner appropriate to their significance.*' The use of 'heritage assets' signifies that these may be listed or unlisted historic buildings.

The policy goes on to say that '*The scope of works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and where appropriate, improve the understanding of and public access to them.*'