



**3 Gravel Hill Cottages
Blagrove Lane
Caversham**

Proportionate Heritage Statement

BBHC Project: 2060
BBHC Report: 18164

September 2026



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Contents

EXECUTIVE SUMMARY	4
1. INTRODUCTION (FIGS 1-2)	6
2. IDENTIFICATION OF HERITAGE ASSETS POTENTIALLY AFFECTED (FIG. 3)	10
3. HISTORICAL BACKGROUND (FIGS 4-11)	12
4. SIGNIFICANCE ASSESSMENT (FIGS 12-19)	19
5. HERITAGE IMPACT ASSESSMENT (FIGS 20-33)	32
6. JUSTIFICATION FOR THE DEVELOPMENT PROPOSALS	46
APPENDIX 1: RELEVANT STATUTE, POLICY AND GUIDANCE	52
APPENDIX 2: AERIAL PHOTOGRAPHS INSPECTED AT HISTORIC ENGLAND ARCHIVE	

EXECUTIVE SUMMARY

This report has been commissioned, in line with the requirements of the National Planning Policy Framework (2026), to provide a proportionate Heritage Statement, including a Significance Assessment (Section 4) and Heritage Impact Assessment (Section 5), in relation to a proposed part-single storey, part 1.5 storey extension to 3 Gravel Hill Cottages, Blagrove Lane, a late 17th-century timber-framed agricultural worker's cottage included on the National Heritage List for England (NHLE) as a Grade II listed building (listed as '3, Blagrove Lane'; List Entry No. 1113399). The Heritage Statement identifies that there would be no direct adverse effects to the fabric of the principal listed building in which most of its special architectural and historic interests are vested. Indeed, the proposed development provides the opportunity for a number of valuable enhancements to the historic fabric which will contribute to its long-term conservation, including the removal of existing services associated with the current kitchen - which will be relocated to the new extension - and the introduction of a low carbon heating system.

Historic map regression and settings assessment (the latter necessarily spread across Sections 4 and 5 of this Statement) demonstrate that the proposed extension is located within the approximate area of a range of historic agricultural outbuildings shown within the curtilage of the listed cottage on mid- to late-18th-century and mid-19th-century maps, and partly within the footprint of the existing garage and its associated lean-to structures. The key view of the principal southeastern elevation of the building from Blagrove Lane which best conveys its heritage significance will not be affected by the proposals, which also offer potential for enhancement of oblique views from the same lane, in which the existing garage building(s) detracts from the cottage's setting, by replacing it with a higher quality building which better frames these views. The increased scale and massing of the proposed new building will, however, result in some adverse visual effects due to partial loss of the existing green backdrop to the cottage which can be seen beyond the visual clutter of the extant garage building in the oblique views from Blagrove Lane. However, the backdrops to these views appear very likely to have featured the historic agricultural outbuildings shown on the 18th-century and mid-19th-century maps referred to above (further detail can be found in Section 3), and therefore there is a historic precedent for built form featuring in these views.

Furthermore, there is an extant 2022 planning and listed building consent to build a new garage in roughly the same location as the currently proposed extension which extension, it is intended, would replace the approved garage development. The approved garage development would have some similar adverse effects upon the setting of the cottage and a significant adverse effect in the key view of the principal southeast elevation, but would not have any of the public benefits offered by the current proposals. The effects of the consented garage scheme and the current proposals are compared in detail at Section 5.

The Heritage Statement concludes that the positive and negative effects assessed herein upon the contribution setting makes to the heritage significance of 3, Blagrove Lane broadly balance each other, resulting in a neutral effect upon its overall heritage significance and thereby conserving the listed building's significance as required by statute and national and local planning policy. Nevertheless, where there are some individual elements of minor harm to the setting of the listed building, it is assessed these will be outweighed by the substantial weight to be attached to the public (including heritage) benefits of the proposals, which it is considered will lead to better long-term conservation of the listed building. The identified public (mostly heritage) benefits of the proposals include:

- Introduction of an Air Source Heat Pump, enabling energy efficiency and low carbon heating measures to be employed (to which measures substantial weight is to be afforded under the NPPF (2026));
- Moving the kitchen/dining room from within the principal listed building to the new extension, thereby reducing or removing associated risks (such as damage through condensation, fire or flood) to the heritage asset;
- Securing the optimum viable use of the heritage asset in support of its long-term conservation by reducing the future burden of services upon, and the role of, the principal listed building which will revert to a living area and bedrooms only;
- By doing all of the above, sustaining and enhancing the significance of the heritage asset, including its setting (the replacement of existing garage structures with a higher quality building offsetting the negative effects of additional built form and loss of green backdrop to the listed building in certain views).

The proposed development is therefore considered to be clearly justified (see Section 6) in accordance with Statutory requirements, Chapter 20 of the National Planning Policy Framework (2026) and Reading Borough Council local plan policy.

1. INTRODUCTION (FIGS 1-2)

- 1.1 The applications for planning and listed building consent to which this proportionate Heritage Statement relates are for an extension to 3 Gravel Hill Cottages, Blagrove Lane, Caversham, Reading, RG4 7DY (centred at approx. NGR 469345,175499; Fig. 1). The timber-framed principal building is a Grade II-listed, 17th-century timber framed cottage (National Heritage List for England (NHLE) Entry No. 1113399) The applicable heritage legislation, national and local planning policy is set out at Appendix 1.

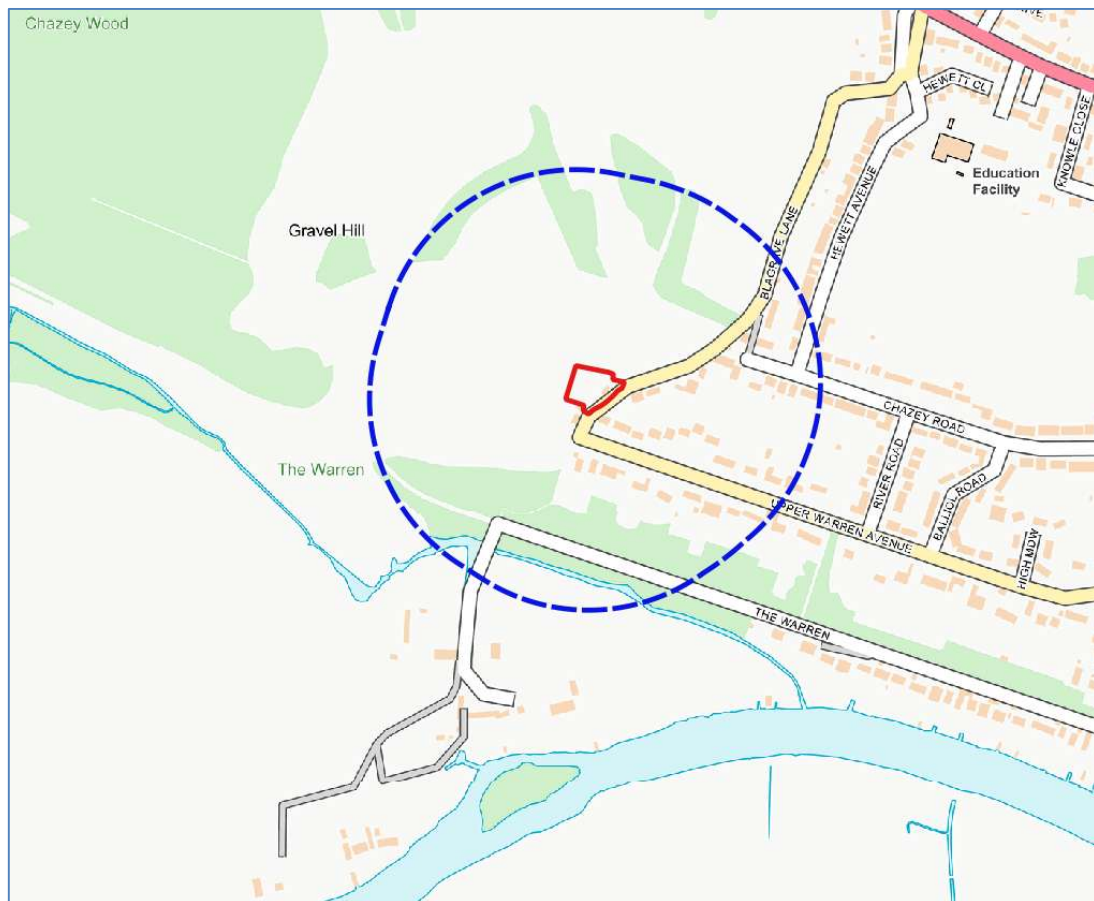


Fig. 1 The application site and 250m radius study area (dashed blue line). OS PMCL AC0000855630

- 1.2 The proposed development is described as:

Construction of a contemporary two-storey rear extension to a Grade II listed timber-framed cottage situated on Blagrove Lane.

- 1.3 The extension features an open-plan kitchen and dining space at ground level, with a new principal bedroom with *en suite* situated at first floor. It is proposed to be attached to the principal listed building by a glazed single-storey link corridor which connects to a utilitarian 20th-century lean-to structure at the northeastern end of the building (Fig. 2). Therefore, the proposed development does not require any alterations to the historic fabric of the principal listed building.

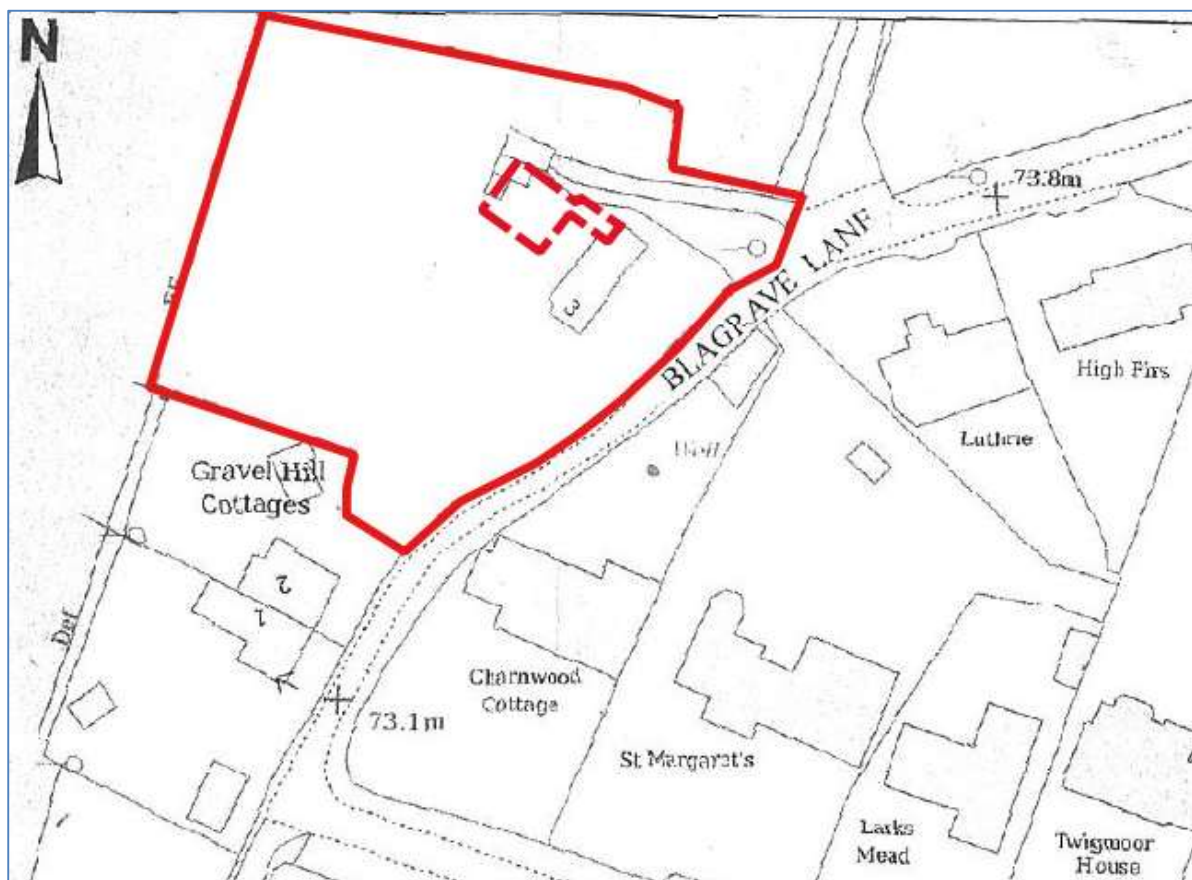


Fig. 2 Block plan showing footprint of proposed extension and link corridor as red dashed line. OS PMCL AC0000855630

- 1.4 This Heritage Statement has been prepared by Bristol & Bath Heritage Consultancy to provide a proportionate assessment of the potential impacts of the proposals on the significance of assets in the historic environment, as required by the National Planning Policy Framework (NPPF 2026), which sets out that:

Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary'. [NPPF (2026) Policy HE5.1]

- 1.5 This independent heritage statement provides an assessment of the significance of cultural heritage assets within, and in the environs of, the application site, and of the impact of the development proposals upon that significance. The National Planning Policy Framework [NPPF], which since 2012 has incorporated the Government's heritage policy and is now in an eighth edition (published 17 August 2026), recognises that the historic environment is an irreplaceable resource whose fragile and finite nature is a particularly important consideration in planning. Policy HE4.1 of the NPPF (2026) is clear that

Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. [NPPF 2026 Policy HE4.1]

- 1.6 This reinforces the significance-based approach set out in the earlier Historic Environment Good Practice Advice in Planning: 2 (entitled 'Managing Significance in Decision-Taking in the Historic Environment' and published in July 2015; HE 2015), which states:

'Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance.' [HEGPA 2, paragraph 4]

- 1.7 HEGPA 2 also supports the NPPF's proportionate approach to such assessment in its introduction:

'...the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance' [HEGPA 2, paragraph 3]

1.8 The HEGPA 2 Good Practice Advice advocates a logical step-by-step approach to dealing with heritage assets during the planning and design of development and subsequently in making a planning application – namely:

- *'Understand the significance of the affected assets*
- *Understand the impact of the proposal on that significance*
- *Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF*
- *Look for opportunities to better reveal or enhance significance*
- *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.*
- *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.'* [HEGPA 2, paragraph 6]

1.9 This heritage statement has been prepared to fulfil this brief for heritage significance and impact assessment as established by the NPPF and the Historic Environment Good Practice Advice in Planning: 2 guidance. It has also been prepared to accord with guidance set out in Historic England's 2019 Advice Note 12 '*Statements of Heritage Significance: Analysing Significance in Heritage Assets*' (HE 2019).

Methodology

1.10 This statement has been prepared with the use of information readily available at the time it was being researched and produced (August 2026). The assessment methodology included a site visit to assess the setting of the heritage asset, review of National Heritage List for England (NHLE) data, reference to the Historic Environment Record via Heritage Gateway, inspection of tithe map, tithe apportionment and census data, historic map regression, review of secondary sources including past heritage assessments and planning applications and a review of aerial photographic coverage of the site held by Historic England in Swindon (Appendix 2).

Limitations of this report

- 1.11 Changes to circumstances following the compilation of this Heritage Statement, including changes to the proposed development area, nature of the development proposals or the availability of new information, guidance or legislation, may lead to a requirement for re-evaluation of the Statement's content and/or conclusions. Examples of this include the subsequent addition of new areas to the development site which were not required to be considered within this iteration of the report, updates to heritage-related planning legislation, policy or guidance, updates to historic environment standards and guidance, or the availability of new information on the historic environment, such as the release of updated lists of nationally and locally-designated heritage assets, or the release of previously unavailable reports or research.
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2. IDENTIFICATION OF HERITAGE ASSETS POTENTIALLY AFFECTED (FIG. 3)

- 2.1 Given the modest height and scale of the proposed development, a study area with a radius of 250m from the centre of the application site is considered proportionate for

the identification of heritage assets potentially affected (Fig. 3). The site is visually contained to the north, south and east due to surrounding built form, vegetation and topography which prevent intervisibility with any designated heritage assets, whilst the nearest designated heritage assets to the west are over 1.3km away from the site. There is therefore no potential for effects upon the settings of any designated heritage assets other than the listed building within the application site.

Designated Heritage Assets

- 2.2 The proposed development area contains a single designated heritage asset: the Grade II-listed dwelling to which this application relates, listed as '3, Blagrove Lane' (NHLE List Entry No. 1113399), formerly listed as 'Old Gravelhill Cottages in the Rural District of Henley'.

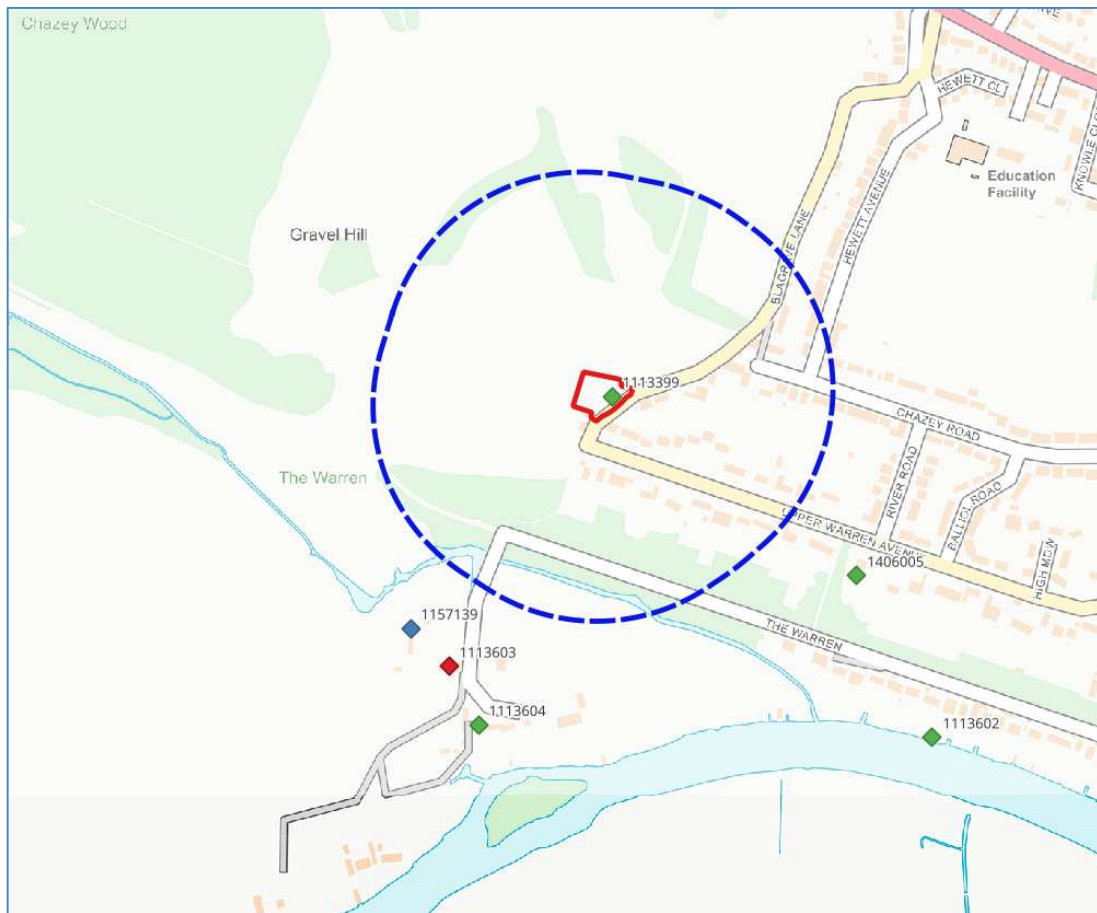


Fig. 3 Designated heritage assets - all listed buildings – within the study area and wider site environs (red diamonds = Grade I; blue diamonds = Grade II*; green diamonds = Grade II). OS PMCL AC0000855630

- 2.3 The next nearest designated heritage asset within the wider site environs is the Grade II* listed Chazey Farmhouse (NHLE List Entry No. 1113399; Fig. 3), 390m to the

southwest, with an associated barn to the southwest of it which is Grade I listed (NHLE List Entry No. 1113603; Fig. 3).

Non-designated heritage assets

- 2.4 Heritage Gateway does not identify any non-designated heritage assets within the 250m study area.
- 2.5 The only heritage asset scoped in for further significance and impact assessment is therefore the listed building contained within the application site and subject to the current proposals for an extension.

3. HISTORICAL BACKGROUND (FIGS 4-11)

- 3.1 At Domesday Mapledurham comprised two manors: Mapledurham Gurney, belonging to William de Warenne, and the smaller manor of Mapledurham Chazey, owned by Milo Crispin, Lord of the honour of Wallingford. The Blount family acquired the larger Mapledurham manor in 1490, when Richard Blount of Iver purchased it, with the smaller Mapledurham Chazey manor purchased by Sir Michael Blount in 1582 (<https://www.mapledurham.co.uk/the-estate/history/> accessed 19 August 2026).
- 3.2 No. 3 Gravel Hill Cottages is described as follows in the Historic England listing details:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113399

Date first listed: 09-Feb-1959

Date of most recent amendment: 14-Dec-1978

List Entry Name: 3, BLAGRAVE LANE

Statutory Address 1: 3, BLAGRAVE LANE

BLAGRAVE LANE 1. 5128 No 3 (Formerly listed as Old Gravelhill Cottages in the Rural District of Henley) SU 67 NE 14/408 9.2.59. II 2. Late C17. 1 1/2 storey cottage (probably a pair originally). Square frame timber frame, formerly thatched. 4 bays. Brick infill. Modern tile roof with off-ridge gable end chimneys, left hand chimney stack

external and has gabled socle. 2 modern dormers with 3 light casement windows. Outer lean-to porches.

Listing NGR: SU6936175498.

- 3.3 The earliest historic maps to show the site are the topographical surveys of the counties of Berkshire (1761; Fig. 4) and Oxford (1766-7; Fig. 5) respectively, which both show an arrangement of three buildings within the site and a further building or buildings on the opposite side of Blagrove Lane. Whilst the maps are small-scale both show a similar configuration of built form that must – given the date - include the listed building at 3, Blagrove Lane and a now demolished cottage opposite which are both shown on the 1841 tithe map and early Ordnance Survey maps (see Figs 6 & 7 below). Given the information accompanying the tithe map these are almost certainly satellite agricultural labourer's cottages and related outbuildings associated with 'Chains, 'Chase', 'Chawsey' or 'Chazey' Farm to the southwest. The southernmost building of the three appears to be the listed building, with an L-shaped arrangement of two attached outbuildings, probably barns, shown to the north/northwest.



Fig. 4 Extract from 1761 'A topographical survey of the county of Berks, in eighteen sheets. Sheet III' (source: Oxfordshire County Council's 'Picture Oxon' website) with site location outlined in red. OS PMCL AC0000855630



Fig. 5 Extract from 1766-7 'The County of Oxford, Surveyed Anno MDCCLXVI and VII, and Engraved by Thomas Jeffreys, Geographer to His Majesty MDCCLXVII' (source: Oxfordshire County Council's 'Picture Oxon' website) with site location outlined in red. OS PMCL AC0000855630

- 3.4 The 1841 Mapledurham tithe map (Fig. 6) and accompanying apportionment indicates the property (tithe parcel 287) was a cottage with a then smaller garden/curtilage occupied by a Matthew Holmes and owned by Michael Henry Blount of the Mapledurham Estate. The map again indicates the present of a non-domestic building to the north of the listed building, but not in the L-shaped configuration shown on the early county surveys at Figures 4-5. The apportionment shows that the surrounding fields were part of Chazey Farm, occupied by James Allaway and also owned by Michael Henry Blount. The 1841 decennial census return identifies Holmes as an agricultural labourer at Chazey Farm. The cottage shown opposite (in parcel 288, since demolished) was also part of Chazey Farm, and occupied by agricultural labourers James Smith and James Pauling.



Fig. 6 Extract from 1841 Mapledurham Tithe map (source: Oxfordshire History Centre). OS PMCL AC0000855630

3.5 It seems most likely, therefore, given the 18th- and 19th-century map evidence and the entirely rural, agricultural setting that both cottages were originally constructed as part of a small satellite complex of workers' accommodation and associated agricultural outbuildings buildings straddling Blagrove Lane and forming part of Chazey Farm (or 'Chawsey Farm' as it is recorded in the 1841 census) by the Mapledurham Estate. The timber-framed buildings at Chazey Farm have been dated by dendrochronology to 1611-1615, so 3 Gravel Hill Cottages cannot be any earlier than that (Oxfordshire Buildings Record 2011, Report OBR.14 <https://obr.org.uk/wp-content/uploads/2020/05/14-Mapledurham-Chazey-16.8.pdf> accessed 21.08.26). Interestingly, the tithe map shows the cottage on a different orientation (SW/NE) to the current listed building, although this is almost certainly due to the relative inaccuracy of the tithe map.

3.6 The 1882 six-inch (not illustrated) and 1899 Ordnance Survey 25-inch map (Fig. 7) show the cottage on its present orientation but with a T-shaped extension or outshut which is no longer present at its northeastern corner, and the southern chimney stack. The agricultural workers' cottage opposite, first shown on the 1841 tithe map, appears to remain present at this date, but had gone by 1913 (Fig. 8), by which time the pair

of cottages at Nos 1 and 2 Gravel Hill Cottages had been built and an additional boundary created within land to the west of Nos 1, 2 and 3. By this date the plan form of the southwestern end of the cottage is shown more accurately.



Fig. 7 Extract from Ordnance Survey 1899 25-inch map. OS PMCL AC0000855630

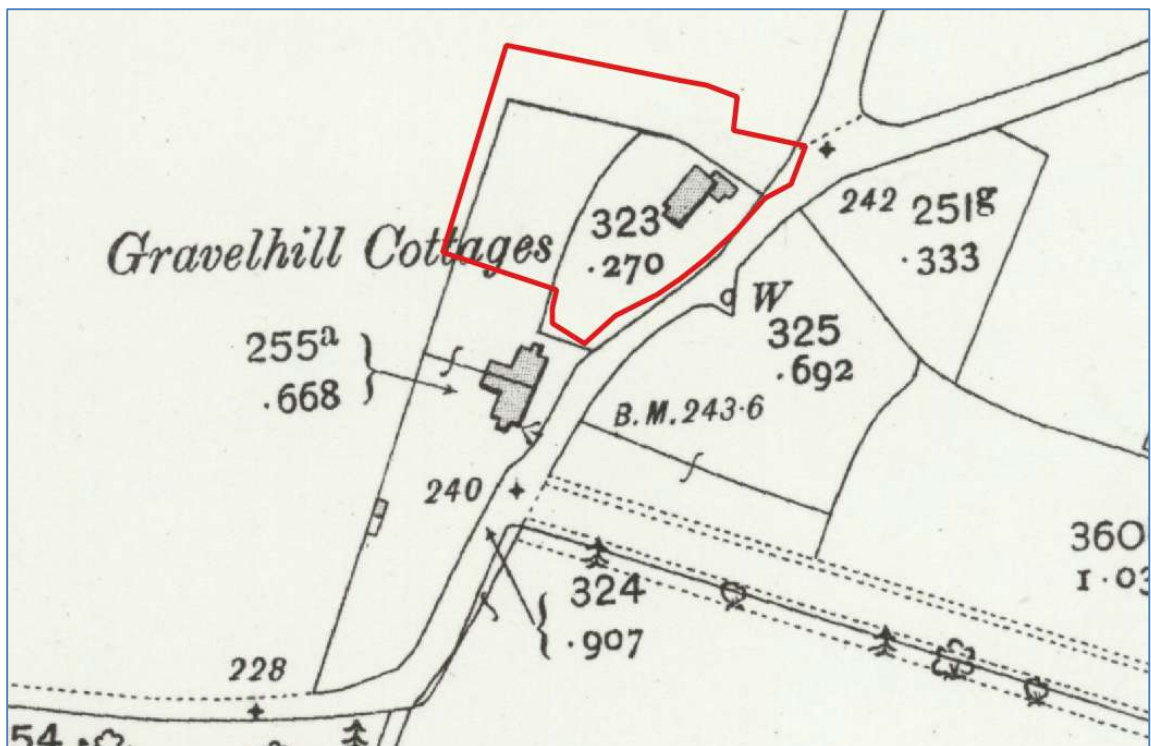


Fig. 8 Extract from Ordnance Survey 1913 map. OS PMCL AC0000855630

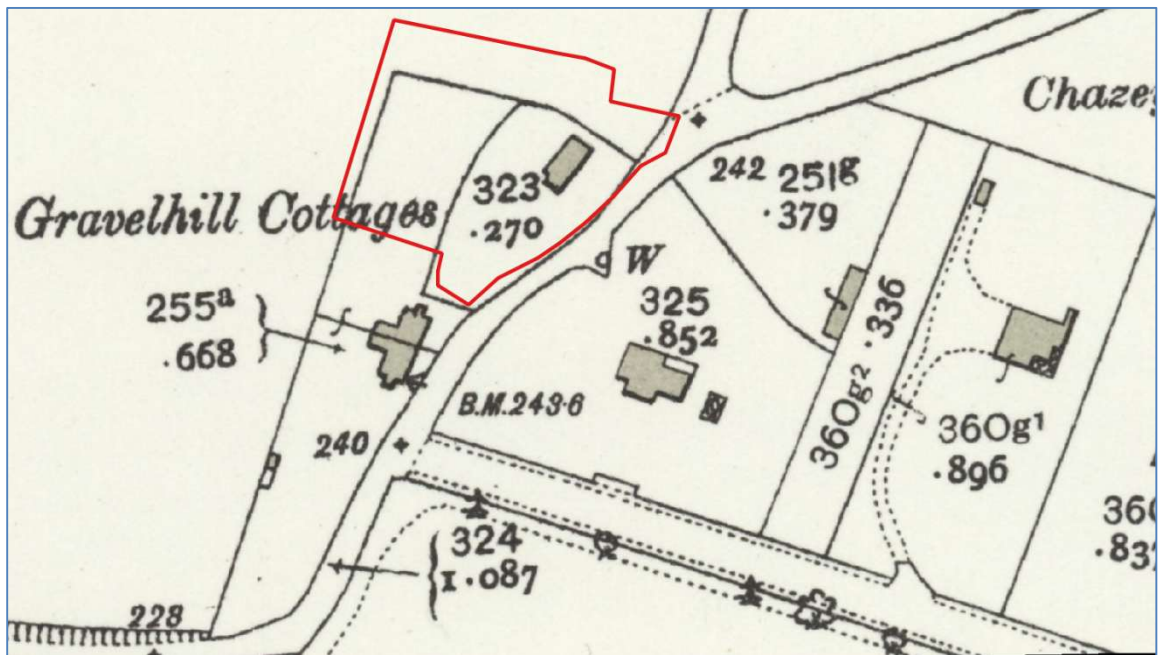


Fig. 9 Extract from 1934 Ordnance Survey map. OS PMCL AC0000855630

- 3.7 By 1934 (Fig. 9) the T-shaped extension at the northwest of the cottage had been removed, and residential development had commenced along Upper Warren Avenue. By the 1965 National Grid map (Fig. 10), the building appears slightly longer, perhaps indicating the addition of the present lean-to extension or outshut at the northwest since the 1934 map. The outshut is certainly present in aerial photographs captured in 1943, and seems most likely, therefore, to date between 1934 to 1943. It must certainly have been added between 1913 (following removal of the T-shaped extension) and 1943. The existing garage is not present on the 1965 map but appears on aerial photographic coverage dating to 1967 and therefore seems likely to be of broadly mid- to late-1960s date.



Fig. 10 Extract from 1965 National Grid map. OS PMCL AC0000855630

- 3.7 Figure 11 below illustrates the chronology and layout of the site as far as it can be interpreted from the historic map evidence and fabric analysis, including from the author's own site visits and examination of the previous fabric analysis included with the 2022 planning and listed building consent applications (document titled Heritage Statement & Assessment of Significance, T2 Architects, April 2022).

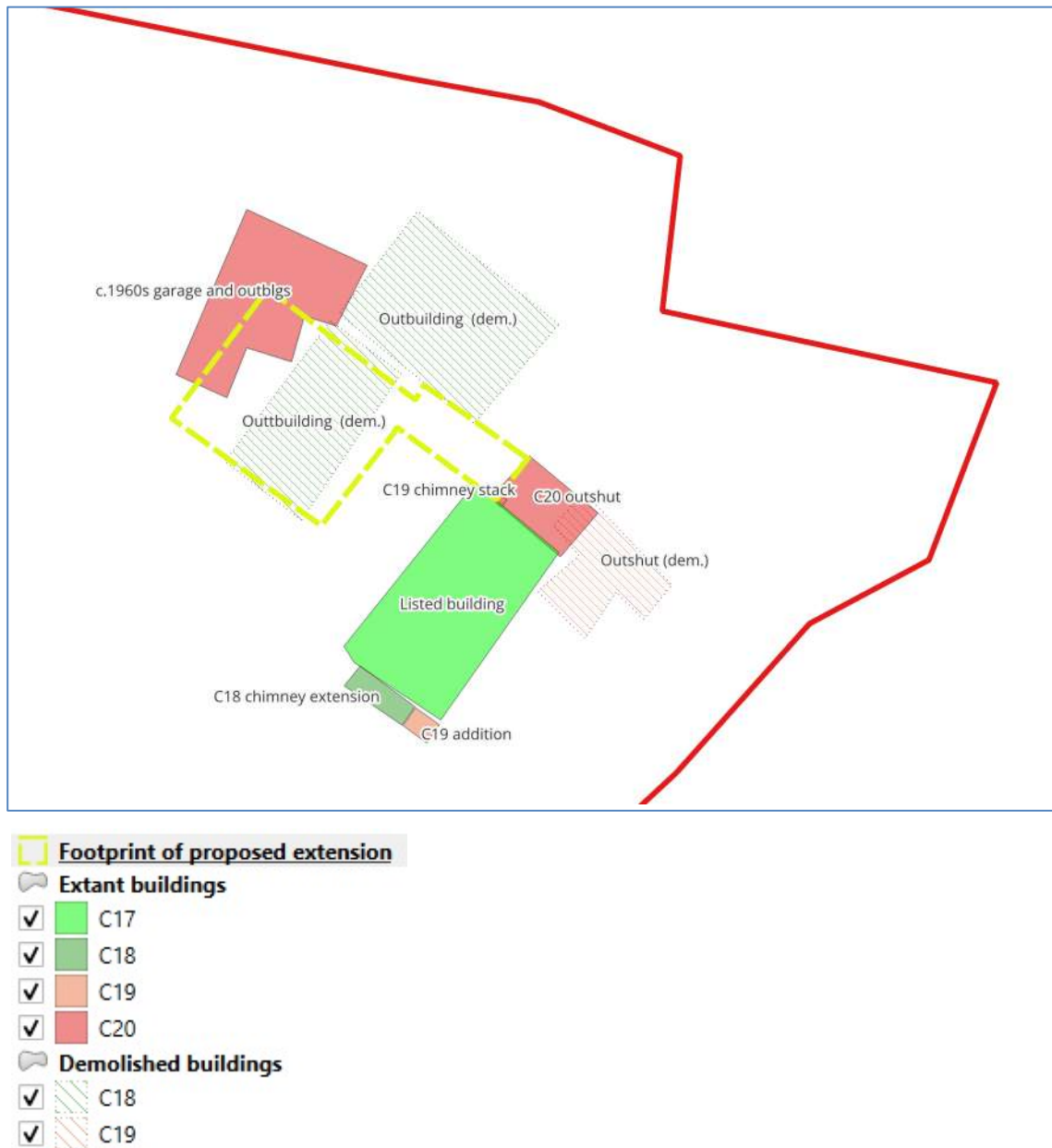


Fig. 11 Interpretation of site layout and chronology (historic, present and proposed buildings), based upon historic map evidence and fabric analysis. OS PMCL AC0000855630

4. SIGNIFICANCE ASSESSMENT (FIGS 12-19)

Heritage assets and their level of significance

- 4.1 The NPPF (2026) defines Significance (for heritage policy) as being ‘*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance*’. One of the key lessons

from this is that, in assessing value, we need to consider the future along with the present and try to determine what will be regarded as being of value in the future.

4.2 The NPPF defines heritage significance in terms of a package of four headline heritage interests or values – namely:

- Archaeological;
- Architectural;
- Artistic; and
- Historic

4.3 In terms of built heritage, these are the intrinsic components of significance, vested largely in the fabric, fixtures and fittings of a building, along with documentary evidence which attests its history. The NPPF defines a further, extrinsic component of heritage significance: the contribution setting makes to the significance of an asset.

4.4 In its 2019 Advice Note 12 '*Statements of Heritage Significance: Analysing Significance in Heritage Assets*' (HE 2019), Historic England [its page 16] has clarified and advised that, in setting out an assessment of significance for a heritage asset, heritage statements should describe significance in terms of the NPPF package of interests or values, as opposed to the alternative values package (evidential, aesthetic, historical and communal) set out in English Heritage's 2008 *Conservation Principles*):

'For each heritage asset, describe the various interests (see PPG paragraph: 006 reference ID: 18a- 006-20190723):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design,

construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

[Setting]

Having described the various interests, assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal, or of its setting...

[HEAN 12, 2019. Additional [setting] heading added by the author for clarity]

- 4.5 Thus, this statement will adopt the latest NPPF terminology and recommended approach from Historic England's 2019 Advice Note 12 in describing the significance of potential receptor assets below.
- 4.6 In order to quantify the relative importance or significance of heritage assets here (as required at Planning Practice Guidance Paragraph: 008 Reference ID: 18a-008-20190723) – in other words to provide a 'hierarchy' of significance – the following hierarchy of significance table has been adapted for this assessment from ICOMOS's *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011), to take into account the latest iteration of the National Planning Policy Framework (2026). The ICOMOS guidance was devised as a robust and defensible system for assessing/evaluating heritage significance and impacts.

Table 1 Hierarchy of significance of heritage assets

Grading	Description
Very High	World Heritage Sites; Assets of acknowledged international importance; Assets that can contribute significantly to acknowledged international research objectives; Historic landscapes of international value (designated or not) and extremely well-preserved historic landscapes with exceptional coherence, time depth, or other critical factor(s). Other buildings or urban landscapes of recognised international importance.
High	Scheduled Monuments and undesignated assets of Schedulable quality and importance; Grade I and II* Listed buildings (Scotland category A); Other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Designated and undesignated historic landscapes of outstanding historic interest (including Grade I and Grade II* Registered Parks and Gardens); undesignated landscapes of high quality and importance of demonstrable national value; and well preserved historic landscapes exhibiting considerable coherence, time depth or other critical factor(s); Assets that can contribute significantly to acknowledged national research objectives. Also includes non-designated heritage assets which are demonstrably of equivalent significance
Medium	Designated or undesignated assets that contribute to regional research objectives; Grade II (Scotland category B) Listed buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association; Conservation Areas containing important buildings that contribute significantly to their historic character; Historic townscapes or built up areas with important historic integrity in their buildings, or built settings (for example including street furniture or other structures); Designated landscapes of special historic interest (including Grade II Registered Parks and Gardens); undesignated landscapes that would justify such a designation; averagely well-preserved historic landscapes with reasonable coherence, time depth or other critical factor(s); landscapes of regional value.
Low	Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations; Assets of limited value, but with potential to contribute to local research objectives; Locally Listed buildings (Scotland category C(S) Listed Buildings) and historic (unlisted) buildings of modest quality in their fabric or historical association; Historic townscape or built-up areas of limited historic integrity in their buildings or built settings (for example including street furniture or other structures); Robust undesignated historic landscapes; historic landscapes with importance to local interest groups; and historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations. Archaeological remains, buildings and other elements of the historic landscape which have a degree of significance meriting consideration in planning decisions, due to their heritage interest
Negligible	Assets with very little surviving archaeological interest; Buildings of little architectural or historical note; Landscapes with little significant historical interest.
Unknown potential	Archaeological remains whose importance has not been established. Buildings with some hidden (i.e. inaccessible) potential for historic significance.

The significance of the listed building: 3, Blagrove Lane, NHLE 1113399***Archaeological interest***

- 4.7 The building clearly contains much evidence, vested within its fabric, for its use and adaptation over time and therefore worthy of further investigation. Dendrochronological dating of the timbers could aid refinement of the building's date of construction, currently thought to be within late 17th century. Examination of the fabric may answer a key unresolved question, effectively posed in the listing description, of whether it originated as a two-up/two-down single dwelling, or two equal-sized modest single-cell dwellings which have been made into one. The offset position of the stair might suggest that there was an opposing stair for a separate dwelling in the southern half of the building which has since been removed in the conversion to one dwelling. There may be expected to be evidence for this in the first floor roof beams, but none is apparent and the beams in this room appear largely unaltered with no obvious space for either a winder stair or even a ladder arrangement. This might support a single cottage interpretation, although there appears to be a now-blocked doorway at the northwest of the 17th-century structure, diagonally opposite the existing entrance at the southwest, which might suggest a slightly unusual gable entry arrangement to each of two separate dwellings. There is no obvious evidence for former door openings on the front of the building, where they might be expected, and the evidence for the building's original form therefore remains equivocal. Both chimneys appear to be later additions, which begs the question: were they replacements or was the building heated by braziers originally? The dormers at the front of the building also appear most likely to be later additions (certainly present by the mid-1940s aerial imagery examined), whilst the thatched roof has been replaced in slate and extensions/outshuts have been added at the southwestern and northeastern ends of the original structure, attesting further to the evolution of the building over a period of more than 300 years (Fig. 11). A good degree of the building's overall heritage significance is therefore vested in its archaeological interest.

Architectural and artistic interest

- 4.8 The building is a simple rural agricultural workers cottage in the local vernacular, although the loss of the original thatched roof, addition of render over much of the brick panelling, insertion of large dormers and the end extensions/outshuts have

reduced, somewhat, the pleasing aesthetic of timber framing, brick panelling and thatch presumed to have characterised the appearance of the cottage(s) originally. Nevertheless, the southeast and northwest facing main elevations retain a good deal of their historic character and considerable aesthetic appeal. Architectural/artistic (or perhaps more accurately aesthetic) interest is therefore considered to comprise a good deal of the asset's overall heritage significance.

Historic Interest

- 4.9 The building evidently has considerable time depth, being likely of at least late 17th-century date, and has historic interest in its association with Chazey Farm and the Mapledurham estate of the Blount family, as attested at Section 3. It is also has illustrative historic value as a surviving example of agricultural workers' cottages of the late 17th-century which has been adapted over time. Along with the later (early 20th-century) pair of neighbouring cottages at 1 and 2 Gravel Hill it has some historic group value as a small surviving cluster of agricultural workers' cottages associated with Chazey Farm in what is now a largely now a modern setting of housing ranged along Blagrove Lane and Upper Warren Avenue.

Setting

- 4.10 Historic England's GPA 3 (HE 2017) sets out a logical, five-step process for identifying and assessing the contribution setting makes to the significance of a heritage asset, and for assessing the potential effects development might have upon that significance: are:
- **Step 1:** Identify which heritage assets and their settings are affected;
 - **Step 2:** Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm;
 - **Step 5:** Make and document the decision and monitor outcomes.
- 4.11 This process has therefore been followed in assessing the contribution to significance made by the setting of 3, Blagrove Lane.

GPA 3, Step 1: Identify which heritage assets and their settings are affected

- 4.12 The Grade II listed 3, Blagrove Lane (3 Gravel Hill Cottages) has been identified at Section 3 as the only heritage asset affected by the development proposals.

GPA 3, Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

- 4.13 From beyond its curtilage, the listed building is experienced from relatively close-range along Blagrove Lane due to the sense of enclosure provided by built form, vegetation and the narrow nature of the lane. From the approach to the property along the lane from the southwest the cottage first comes into view from a distance of c. 55m, filtered through trees and vegetation on the west side of the lane. Intervisibility with the cottages at 1 and 2 Gravel Hill is limited to partial and oblique views by the intervening mature trees and vegetation. From the northeastern approach the listed building is first seen from c. 105m away, again filtered through the roadside vegetation, with the area of the proposed extension only coming into view from c. 40m to the northeast, near the driveway of High Firs. From the north, northwest and west the building is less clearly seen from the surrounding field and its bounding footpath, with views obscured or filtered by assorted outbuildings, vehicles, trees and garden paraphernalia. To some extent this must reflect the historic setting to the north/northwest of the building as attested by historic maps (Figs 4-6 and 11), in which an agricultural outbuilding, or outbuildings, occupied the slightly higher ground above the cottage. The open field and woodland to the northwest and west provide the setting with a sense of rural tranquillity.
- 4.14 The principal, southeast elevation of the listed building fronting Blagrove Lane is typically experienced - along with the less coherent and much-altered and extended end elevations at the SW and NE - from the lane, where its attractive timber-framing, with both exposed brick and rendered panelling, can be appreciated by neighbours and passersby against a backdrop of the present ramshackle garage and attached lean-to outbuildings, sheds, vehicles, mature trees and occasional glimpses of open fields. This is undoubtedly the key elevation, encapsulating and illustrating the building's significance, and Blagrove Lane clearly the key element of the asset's setting from which that significance is primarily experienced and best appreciated.



Fig. 12 The key southeast facing elevation of 3, Blagrove Lane, viewed from the lane. OS PMCL AC0000855630



Fig. 13 View looking along Blagrove Lane from the east/northeast. OS PMCL AC0000855630



Fig. 14 View looking along Blagrove Lane from the south, with existing garage and attached lean-to structures seen to the left of the cottage. OS PMCL AC0000855630

- 4.15 The rear (northwest) elevation, like the front, exhibits an attractive expanse of timber-framed panels and is slightly more symmetrical than the front. Unlike the front elevation, however, the rear panelling has all now been rendered over and the roof overhang obscures a good deal of the upper panelling compared to the front. The building is terraced into the rising ground to the rear which, coupled with the existing garage, outbuildings, trees, vegetation and garden paraphernalia to the west and northwest, limits views of this elevation's timber framing largely to within a narrow area of the curtilage of the property. Unobstructed, square on views of this elevation are limited to within c. 9-12m of it by the existing garage and cherry tree.



Fig. 15 Drone view showing the northwest elevation without the clutter of buildings and vegetation in the foreground. OS PMCL AC0000855630



Fig. 16 Ground level view from within the rear part of the curtilage, showing the clutter of buildings and vegetation that currently partly obscures views of the northwest elevation from the northwest of the extant garage. OS PMCL AC0000855630



Fig. 17 Internal view from the northwest of the listed building, showing the extant garage and attached lean-to structures. OS PMCL AC0000855630

- 4.16 Despite the openness of the setting to the rear of the property, medium and longer-distance views in from the open field and footpaths to the west and northwest were found to provide only partial views, mainly of the tiled roof and tall chimneys, due to the partly sunken nature of the building and the nearby outbuildings and vegetation within its curtilage. Only very brief, distant and vegetation-filtered glimpses of the white rendered-panels were available which required a zoom lens to appreciate. These views therefore provide only a very limited appreciation of the building's significance, derived from views to the steeply-pitched tiled roof and tall chimneys which do not fully convey the 17th-century character of the building. This broadly reflects the historic setting of the cottage, in which outbuilding(s) appear to have been ranged around the north and northwestern sides of the cottage on the 18th- and 19th-century historic maps (Figures 4-6 and 11).



Fig. 18 Longer view from the public right of way to the northwest of the listed building, showing the extant garage and attached lean-to structures and cherry tree partly obscuring and filtering views of the timber-framing. OS PMCL AC0000855630



Fig. 19 Existing view from the public right of way to the north of the listed building. OS PMCL AC0000855630

- 4.17 In conclusion, setting makes a modest contribution to the overall significance of the listed building, with Blagrove Lane and the building's immediate curtilage offering the best viewpoints from which its principal architectural and historic significances can be appreciated. As a humble agricultural worker's cottage, the original fenestration was small and limited in extent, and the building is partly terraced into the sloping ground at the rear, where historic maps (Figs 4-6 & 11) suggest a range of agricultural outbuilding(s) surrounded the northern and northwestern elevations, such that it is clear no designed views were incorporated during its construction that were intended to take advantage of the cottage's rural setting. Steps 3-5 of the GPA 3 settings

assessment process – relating to development impact and mitigation - are set out in the Heritage Impact Assessment at Section 5 below.

Overall assessment of heritage significance

- 4.18 Overall, the building is of relatively modest heritage significance but, nevertheless is clearly of national importance and merits its grade II listing. Most of its special interests are vested in its intrinsic archaeological, architectural/artistic and historic values. Setting makes a rather modest contribution to significance, with the ability to appreciate the building's southeastern elevation from Blagrove Lane and the rear elevation from close range within its curtilage the most significant elements. Utilising the hierarchy at Table 1, it is considered to be an asset of medium or moderate relative heritage significance.

5. HERITAGE IMPACT ASSESSMENT (FIGS 20-33)

Planning background and development proposals

- 5.1 The proposed extension to the northwest of the listed building is intended to replace the existing garage, and would also be constructed instead of a proposed new garage and log store on a similar footprint for which existing planning permission and listed building consent exists (Refs PL/22/0643 & PL/22/0644). The existing permission for a garage therefore creates a fallback position which is relevant to the discussion of heritage impact here. The footprint and elevations of the approved garage structure are shown in the figures below.

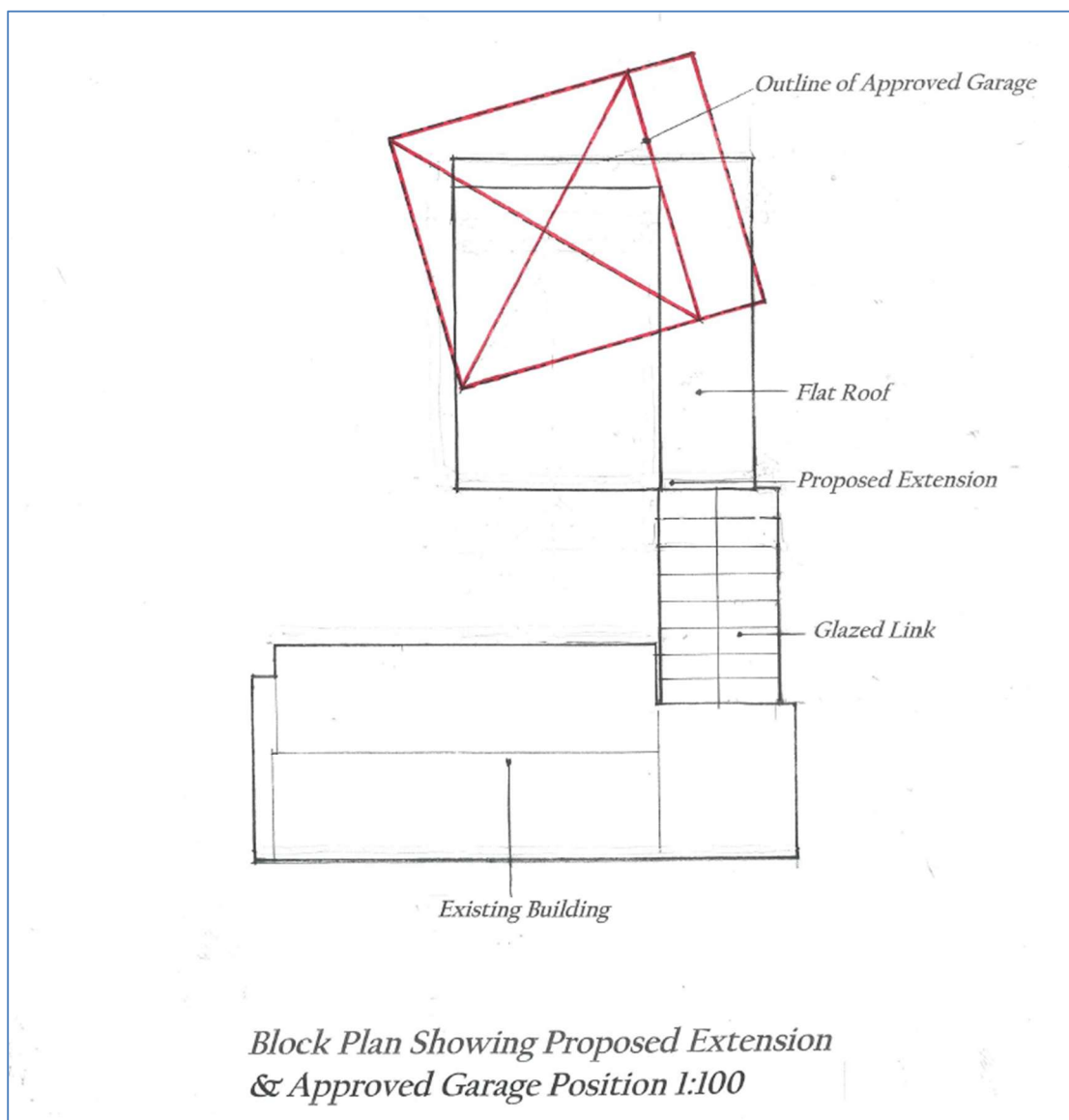


Fig. 20 Block plan of proposed extension with approved garage and log store footprint overlain in red.
OS PMCL AC0000855630

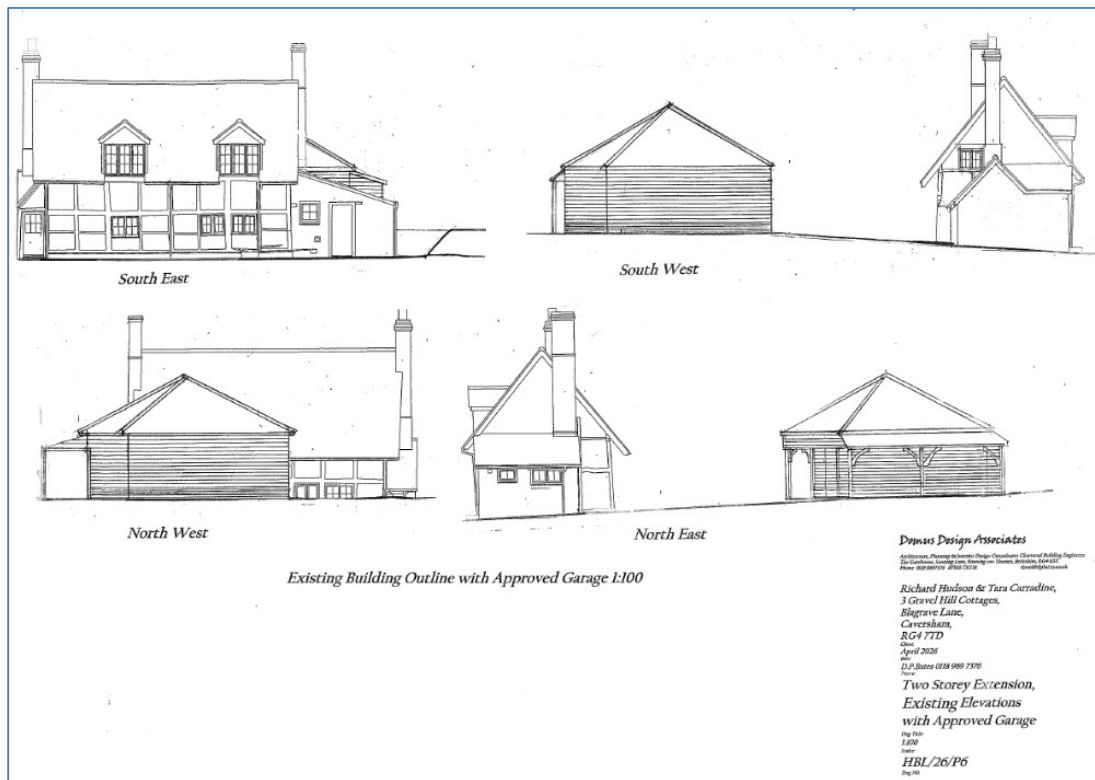


Fig. 21 Elevations of the permitted, timber-clad garage structure approved under applications PL/22/0643 & PL/22/0644 in relation to the elevations of the listed building, illustrating its impact upon views of the listed building. OS PMCL AC0000855630

- 5.2 The current proposal is for a 1.5 storey extension to the northeast of the listed building, roughly on the footprint of both the existing and approved garages. The extension will be connected to the 20th-century lean-to extension by a lightweight, glazed single-storey link corridor c. 4-5m in length. The extension will provide a kitchen/dining area at ground floor with a master bedroom and *en suite* situated above. It will be timber-clad with half-hipped roofs to the northeast and southwest and gable ends facing southeast and northwest. Three dormers are proposed on the northeast facing elevation.



Fig. 22 Elevations of the proposed extension (existing ground level shown as dashed line on SW/NE elevations). OS PMCL AC0000855630

5.3 The current proposal has been developed following an earlier pre-application enquiry (Ref. PL/26/0487) for a two-storey rear extension with single-storey link. Salient feedback from Reading Borough Council (RBC) on the pre-application scheme included:

- The proposed building would have a larger footprint than the listed building itself and, therefore, it would not be a subservient addition.

- The proposal would be placed approximately 4m from the rear elevation of the listed building, blocking and competing with this original elevation (as shown on the proposed plans below). Whilst this elevation is not fully visible from the public realm, it still has high significance, and the two-storey extension would not be a subordinate element to the main dwelling.
- The proposed building would have a half-hipped roof and gable ends that would also compete with the architecture of the listed building, not just at the rear elevation but also within the link structure and the gables on the side elevations of the proposed building, which are larger than the existing dormers on the listed building and would therefore be highly visible and prominent.
- While the proposed timber cladding is not an issue in itself, the proposed roof form and scale is made to appear like a converted barn which would conceal the form, character and legibility of the listed building. It would also result in visual harm and disruption.
- The Statement also states that there are existing timber buildings on site in the same location as the proposal. There are no timber buildings seen on aerial photographs or from the planning history of the site. Erection of a barn-like structure would not be supported as it would not reinstate a lost value; it would bring a pastiche element to the listed curtilage.
- Officer advice is that any potential extension to this listed building should be of modest scale – single storey, with a width and depth no larger than half of the main building with a form that is not dominating or competes with the existing features of the heritage asset. A contemporary appearance could be acceptable.
- The proposed extension would result in less than substantial harm at the highest level to the significance and setting of the listed building. There are no identified public benefits which would justify or outweigh the harm identified, and, therefore, the proposal in its current form would not be supported by officers.

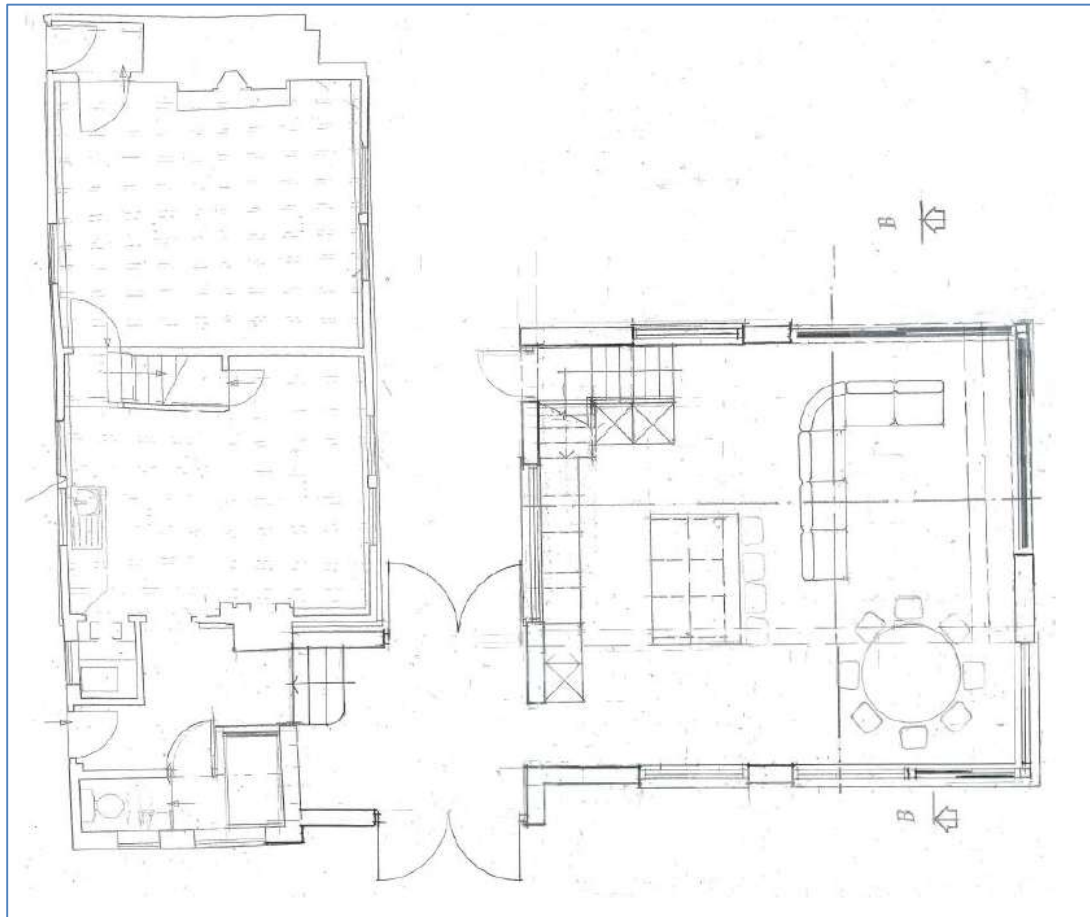


Fig. 23 The pre-application PL/26/0487 scheme ground floor plan (listed building on the left). OS PMCL AC0000855630



Fig. 24 The pre-application PL/26/0487 scheme northwest elevations . OS PMCL AC0000855630



Fig. 25 The pre-application PL/26/0487 scheme northeast elevations. OS PMCL AC0000855630

5.4 Following this feedback, the scheme design has been significantly amended for the present submission in order to:

- Considerably reduce both the height (from 2 to 1.5 storeys) and footprint of the extension, resulting in a more modest addition which is subservient to the principal listed building, with the maximum proposed ridge height set 1m below that of the listed building;
- Terrace the new extension into the rising ground to the rear of the listed building to create a level courtyard between the old and new elements, minimising the visual impact of the extension from the west to enable it to remain subordinate to the principal listed building whilst creating a new, intimate setting for the northwest elevation from which its significance can better be appreciated by the occupiers and visitors, having removed the visual clutter of the existing garage and its attached lean-to outbuildings, whilst retaining the existing glimpsed views of the timber-framing from the west (see Settings analysis at Section 4 above);
- Remove the competing gables from the link structure and extension which, along with the greater building height and mass in the pre-application scheme, were perceived as being prominent and dominant features compromising the setting of the listed building. The bulkier gables on the extension are replaced with dormers comparable to – but slightly smaller than – those seen on the listed building in order to be subservient to the principal listed building;

- Reduce the height and scale of the roof structure to minimise visual impacts/disruption to views of the roof of the listed building;
- Site the extension sensitively both to reduce the visual disruption to views of the northwest elevation that would result from implementation of the approved garage permission and to fall largely within the area in which that elevation is already largely obscured by the existing garage structures, vegetation etc and which was historically occupied by a range of agricultural outbuildings (see Settings analysis at Section 4 above and Figures 4-6 & 11);
- Alter the architectural form of the extension to a more acceptable, contemporary building design which is appropriate to the rural and historic context of agricultural outbuildings in this approximate location, but which avoids any sense of 'barn-like' pastiche;
- Reduce the height, mass and solidity of the link element by providing a lightweight, low-level, glazed link structure which allows views to remain through to the timber-framed northwest elevation, provides clear separation between the listed building and the subservient extension, and which clearly reads as a contemporary addition.

Potential direct impacts to significance

- 5.5 The link structure connects to the principal building via the 20th-century outshut (Fig. 11), which is not a significant element of the historic fabric. There are therefore no proposals to alter the historic fabric in relation to the current proposal and, as a result, there will be no direct impacts upon the intrinsic archaeological, architectural/artistic or historic interests which make up the bulk of the listed building's heritage significance.

Potential indirect impacts to significance resulting from changes to setting

GPA 3, Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.

- 5.6 The following figures illustrate the greatly reduced visual impact of the currently proposed extension when viewed from the northwest compared to the pre-application scheme and the approved garage. A third figure is a photograph taken in August 2026 which illustrates how the existing garage buildings already obscure views of the same area of timber-framing that will, in turn, be obscured by the proposed extension but which would also be obscured by the already approved garage structure - were that permission to be implemented. Views of the roof structure and chimney are also

obscured in summer by the cherry tree in full leaf, but the proposed development would result in a more permanent – although only partial - obscuring of the northern part of the tiled roof in views from the northwest. Given this view is already partly obscured, historically featured the agricultural outbuildings seen on Figs 4-6, and that the tiled roof is a 20th-century replacement of a thatched roof, the impact upon the ability to appreciate the significance of the principal listed building from this perspective is negligible.



Fig. 26 The currently proposed northwest elevation with silhouette of the pre-application PL/26/0487 scheme (red dashed line), illustrating the considerable reduction in height and mass in line with pre-application response and the effects of existing ground levels on visibility. OS PMCL AC0000855630

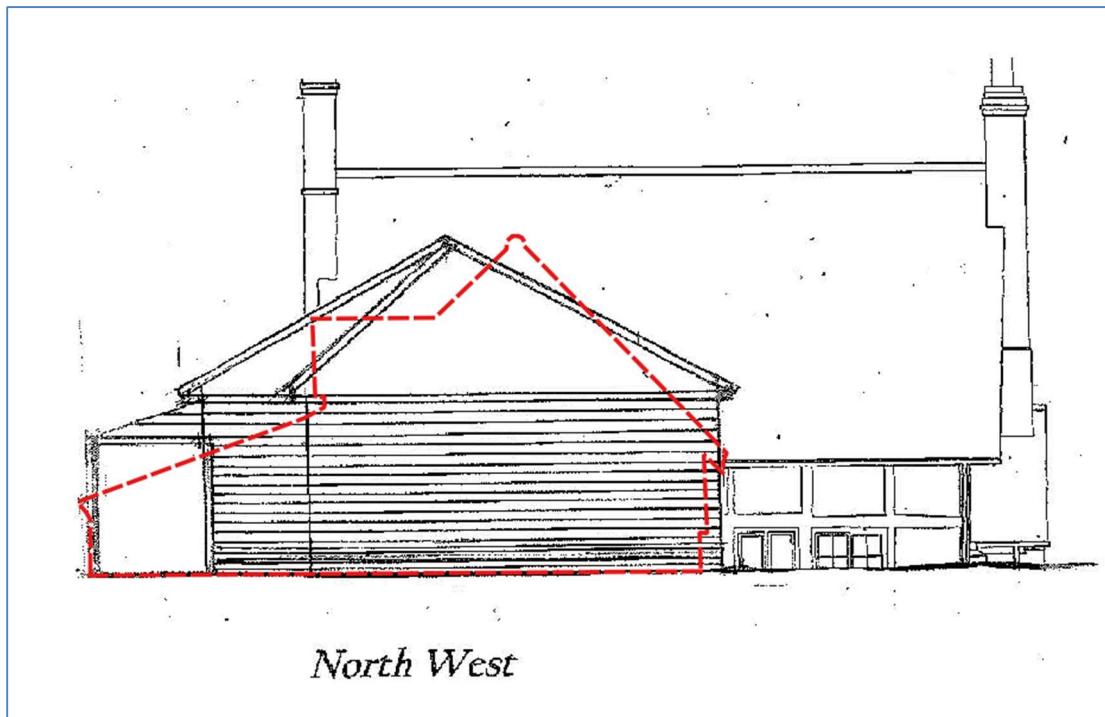


Fig. 27 Outline of the currently proposed extension (dashed red line) in comparison to elevation of the approved garage (PL/22/0643 & PL/22/0644), illustrating the reduced visual effect from this viewpoint of the current scheme in comparison to the approved garage structure. OS PMCL AC0000855630



Fig. 28 The current view of the northwest elevation from within the curtilage, the extant garage structures obscuring approximately the same extent of the timber-framing as the proposed extension, with cherry tree to the right obscuring views of the roof and chimneys when in leaf. OS PMCL AC0000855630

- 5.7 In the key view of the most significant, southwest elevation of the listed building, viewed from square on either standing in Blagrove Lane or the front garden of the property, the extension will be concealed entirely behind the existing building and there is therefore no impact from this element of the building's setting. This is actually a significant reduction in harm in comparison with that which would result from implementation of the consented garage building development, which would appear to the right of the listed building and above its 20th-century outshut in this view, as illustrated below at Figure 29.



Fig. 29 Elevation showing the impact of the approved garage building behind and to the right of the listed building (the garage can be seen appearing above the 20th-century outshut on the right). OS PMCL AC0000855630

- 5.8 When approaching the property from the northeast along Blagrove Lane part of the proposed extension will initially appear to the right of the listed building (gradually moving behind and being obscured by it as one moves south-westwards), introducing a taller and larger element of built form in an oblique view which already features visual clutter in the form of the extant garage buildings, perimeter fencing and parked vehicles, and which historically featured agricultural outbuildings ranged around the north and northwestern sides of the listed buildings (as shown in Figs 4-6 and 11). Whilst this will somewhat draw the eye of the viewer away from the listed building, the extension will be a clearly contemporary addition which is subordinate to the principal building, and a higher quality counterfoil to the listed building than either the existing garage or the consented garage building, with a clearly contemporary glazed link which enables clear separation between the old and the new elements. The positioning of the extension here also echoes that of the historic agricultural outbuildings shown here by historic maps (Figs 4-6 & 11). As a result, the ability to appreciate the key architectural and historic significances of the building will remain unaffected from this perspective. A small degree of harm would result from the loss of part of the green backdrop to the building in this view, although it is noted that implementation of the approved garage development would result in a similar visual impact, whilst much of the extension, including the link structure and single-storey

element, will be concealed behind extant fencing and the recently planted hornbeam hedging. The incremental or cumulative harm is, therefore, considered negligible.



Fig. 30 The current view from Blagrove Lane from the northeast, in which the extension will appear to the right of the listed building and to the left of the garage. The single storey elements will not appear above the existing fencing and hedging in this view, due to the partly-sunken nature of the buildings as shown below at Figure 31. OS PMCL AC0000855630

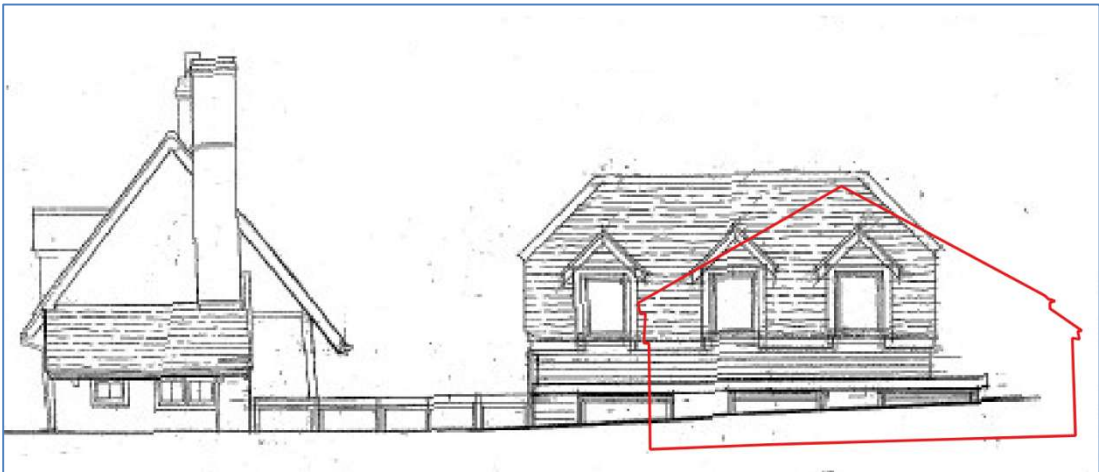


Fig. 31 Comparison of the scale of the consented garage building (silhouette in red) against that of the proposed extension as viewed from the northeast, illustrating the effects of existing ground levels on visibility. OS PMCL AC0000855630

5.9 When approaching the property from the southwest along Blagrove Lane part of the proposed extension will initially appear to the left of the listed building, again gradually moving behind and being obscured by it as one moves north-eastwards along the lane. This will introduce a taller and larger element of built form in an oblique view

which already features visual clutter in the form of the extant garage building, its attached lean-tos and parked vehicles. Whilst this will somewhat draw the eye of the viewer away from the listed building, this is not a view of it from which the heritage significance of the building is readily or best appreciated, and which historically featured agricultural outbuildings as a backdrop (i.e. Figs 4-6 & 11). It is noted that, from this perspective, the already approved garage development would have a similar visual impact, appearing to the left of the listed building but with a slightly lower roof form. The cumulative additional harm from the presently proposed scheme compared to the garage scheme through loss of the green backdrop is, however, almost negligible, and there is a good degree of counterbalancing heritage benefit offered by the replacement of the rather ramshackle garage buildings which detract from this aspect of the setting with a building of a much higher quality.



Fig. 32 The current view from Blagrove Lane from the southwest, in which the extension will appear to the left of the listed building, in front of the garage structures. OS PMCL AC0000855630

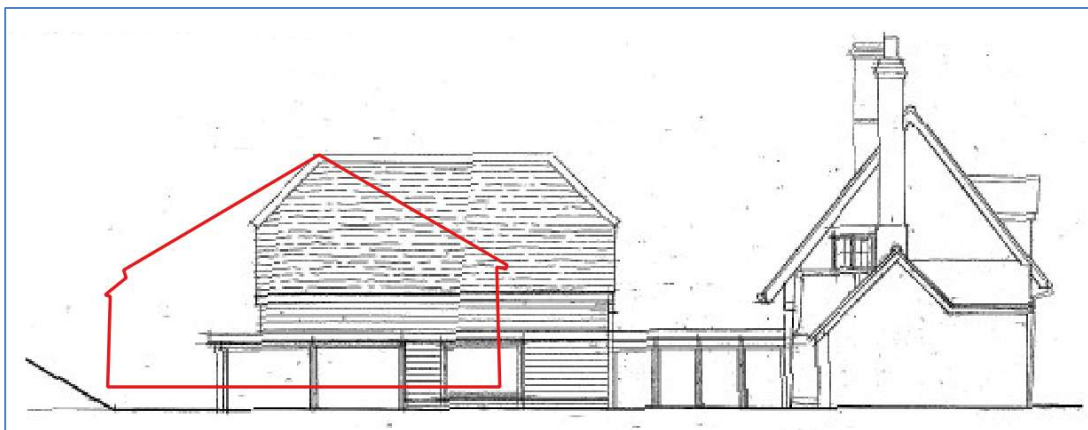


Fig. 33 Comparison of the scale of the consented garage building (silhouette in red) against that of the currently proposed extension, as viewed from the southwest, illustrating the effects of existing ground levels on visibility. OS PMCL AC0000855630

Conclusion on effects to setting

- 5.10 This analysis suggests that there will be some co-visibility of the new extension from significant elements of the building's setting in views from Blagrove Lane in which it will appear subordinate to the principal listed building but will remove some elements of the building's green backdrop. Whilst this results in a minor degree of harm to the contribution setting currently makes to the building's significance, there is some historic map evidence (Figs 4-6 & 11) to suggest agricultural outbuildings were a feature of this north/northwestern part of the listed building's curtilage, and therefore the development to some extent reflects the historic setting. There are also counterbalancing benefits from the removal and replacement of the poor quality garage structures - which somewhat blight that element of the listed building's setting at present - offering an opportunity to better frame existing oblique views of the principal building from the lane with a vastly higher quality building in their stead. In the key, square on, view of the southeast elevation from the lane there will be no visual impact (and, in fact, a significant elimination of the harm that would be caused by implementation of the approved garage building planning consent). The analysis has also shown that views of the important northwest elevation are already partly obscured by the visual clutter of existing garage buildings, vehicles and vegetation in the historic location of former agricultural outbuildings, and therefore, from this perspective, the additional visual impact is negligible. Furthermore, in comparison with the approved garage proposal, the additional cumulative effect of the current proposals upon the contribution setting makes to the significance of the building would be negligible.
- 5.11 Effects of the proposals on the contribution setting makes to the significance of the listed building at 3, Blagrove Lane are therefore considered, on balance, to be broadly neutral, with some negative elements counterbalanced by enhancements.

GPA 3, Step 4: Explore ways to maximise enhancement and avoid or minimise harm & Step 5: Make and document the decision and monitor outcomes.

- 5.12 New hornbeam hedging has recently been planted around the Blagrove Lane perimeter of the property which will, as it matures, help to integrate the new extension into the landscape setting of the listed building. Consideration could be given to further landscape planting to minimise visual effects of the new building, although the extension presents a high-quality contemporary addition which is clearly distinct and

subordinate to the principal listed building and reflective of the historic positioning of agricultural buildings within the northern and northeastern curtilage of the listed building (Figs 4-6 & 11); it should not, therefore, be necessary to screen it from view.

- 5.13 Removing the kitchen/dining room from the listed building to the new extension, as currently proposed, offers a clear opportunity for a considerable enhancement to the listed building. By removing any future requirement for further fabric alterations to accommodate ventilation, mechanical and electrical installations and appliances, there will be a considerable reduction in the burden modern services place on the historic building, along with a reduction in associated risks such as fire or flood, helping to secure the building's long term conservation.
- 5.14 The introduction of the proposed Air Source Heat Pump (ASHP), encompassed within the new extension, to replace the existing oil fired heating system also offers enhancement of the listed building through replacement of a fossil fuel heating system with low carbon technology and removal of the visual blight of the existing oil tank.

Conclusion on heritage impacts

- 5.15 The proposals will have no direct harmful impacts upon the fabric of the listed building in which the bulk of its heritage significance resides. In reality, the proposals offer considerable opportunities for protection and enhancement of the listed building's fabric and removal of risks to its long-term conservation through removal of existing services to the new extension, and the introduction of low carbon technologies. These actions would provide considerable heritage benefits and would help to secure the building's long-term conservation.
- 5.16 Effects of the proposals on the building's setting, which makes a rather limited and modest contribution to its overall heritage significance, are considered to be broadly neutral, with some negative elements (such as loss of green backdrop/co-visibility of the extension with the listed building in oblique views) counterbalanced by enhancements (replacement of poor quality garage buildings with a higher quality building which better frames views of the historic building). Furthermore, the analysis presented above suggests that the additional cumulative effects upon heritage significance of the current proposals, when compared with the already approved garage building (which constitutes a planning fallback), are negligible. Indeed, the current proposals would remove a significant element of visual harm that would result

from construction of the approved garage building in views of the most significance southeastern elevation of the listed building, and would also offer much greater scope for heritage benefit than that development; this is discussed further in Section 6 below.

6. JUSTIFICATION FOR THE DEVELOPMENT PROPOSALS

Compliance with statutory requirements for listed buildings

- 6.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.

- 6.2 This 'special regard' duty affords considerable importance and weight to the preservation of the listed building or its setting in planning decisions. This duty is effectively discharged through compliance with the national planning policies below.

Compliance with National Planning Policy Requirements

- 6.3 NPPF (2026) Policy HE6.1 requires that:

When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

- 6.4 NPPF (2026) Policy HE6.2 states

Development proposals which would have a positive effect on a designated heritage asset should be supported.

- 6.5 NPPF (2026) Policy HE6.3 goes on to clarify that 'Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy'.

- 6.6 Section 5 of this report has established both negative and positive effects that would result from implementation of the present proposals, which it is considered broadly balance each other out, resulting in a neutral effect on significance. This presents a somewhat more complex and nuanced picture, which the policy does not easily cater for, as some elements are worthy of support under HE6.2 and other negative effects must be given considerable importance and weight. However, what is clear is that there is no possibility the proposals could be considered likely to cause ‘substantial harm’, which policy HE5.2c defines as ‘where the development proposal would seriously affect a key element of the asset’s significance’, or indeed anything remotely approaching it. Therefore, given HE6.3 requires ‘any harm’ to be given considerable importance and weight – regardless of any inherent heritage benefits which the development might possess - we must first turn to consider the instances in which a small degree of harm to the setting of the listed building has been assessed at Section 5, in accordance with Policies HE6.3 and HE6.4, which states:

Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

- 6.7 In addition to the important public benefits identified in this policy, the Planning Practice Guidance (PPG 2019) provides the following examples of specific heritage benefits, which are also considered to be public benefits:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

[PPG Paragraph: 020 Reference ID: 18a-020-20190723]

- 6.8 Whilst it may appear, at face value, difficult for a private development to generate public benefit, in this case there are some very clear heritage benefits to the proposals that fall within that category and can be considered to counterbalance the slight adverse effects assessed to the setting of the listed building at Section 5 above,

including some changes that will lead to better long-term conservation of the listed building (as identified at Paragraph 18 of HE (2021) Advice Note 16 and National Planning Practice Guidance). These are:

- Introduction of an Air Source Heat Pump, enabling energy efficiency and low carbon heating measures to be employed;
- Moving the kitchen/dining room from within the principal listed building to the new extension, thereby reducing or removing associated risks (such as damage through condensation, fire or flood) to the heritage asset;
- Securing the optimum viable use of the heritage asset in support of its long-term conservation by reducing the future burden of services upon, and the role of, the principal listing building which will revert to a living area and bedrooms only;
- By doing all of the above, sustaining and enhancing the significance of the heritage asset, including its setting (the replacement of existing garage structures with a higher quality building offsetting the negative effects of additional built form and loss of green backdrop to the listed building in certain views).

6.9 In terms of the weight to be afforded to these benefits, the new NPPF stipulates that:

Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings renewable and low carbon sources (**including through the installation of heat pumps** and solar panels where these do not already benefit from permitted development rights) **where this would be achieved through proposals for development**. [NPPF 2026 Policy CC2.2].

6.10 In terms of weight to be afforded to any harm to significance of the listed building, NPPF 2026 Policy 6.1 requires that **substantial weight** should be given to the asset's conservation (and **the more important the asset, the greater the weight should be**). In this case the building has been assessed as being of medium or moderate relative heritage significance at Section 4 (clearly sitting below the high significance category which includes Grade I and II* listed buildings, World Heritage Sites and Scheduled Monuments and above the low significance category which includes locally listed buildings, for example). Therefore, it follows that the weight to be afforded should also be medium or moderate. As the assessed harm to setting is minor (and argued herein to be counterbalanced in the internal heritage balance by enhancements such as

removal of the existing poor quality garage structures and removal of the kitchen/dining area from the historic building to the new extension) and there are no direct adverse impacts to the fabric of the listed building, it follows that the weight to be attached to the minor degree of harm should, at most, be medium or moderate.

- 6.11 On balance, it is considered that there are important public benefits, including key heritage benefits, that outweigh the minor aspects of heritage harm to setting assessed at Section 5, including: counterbalancing enhancements to setting; removing risks to/ensuring the long-term conservation of the listed building; and, introducing low carbon heating measures. As a result the heritage significance of the building and its setting will be conserved, discharging the special regard duty and complying with the NPPF heritage policy requirements.
- 6.12 NPPF (2026) Policy HE4.2 is clear that meeting the tests in *Chapter 20: Conserving and enhancing the historic environment* (in this case specifically, the sequential tests at HE6.4 to HE6.6 of that chapter) provides the required clear and convincing justification for any harm to the significance of a designated heritage asset (including from development within its setting. The proposed development is therefore considered justified in accordance with the National Planning Policy Framework by providing heritage and public benefits which substantially outweigh the minor degree of heritage harm to the contribution setting makes to the listed building's heritage significance.

Compliance with Local Planning Policy Requirements

- 6.13 RBC Local Plan (2019) policy EN1 requires that '*applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings*'. Policy EN6 requires new development in a historic context to inform, shape and be sensitive to its historic context. The proposed development has been carefully and thoughtfully designed, following pre-application feedback, to be sustainable and sensitive to its historic context, to avoid adverse effects upon the special architectural and historic interests vested in the fabric of the listed building, and in the key locations where these special interests are conveyed by its setting. The high-quality, visually attractive design responds positively and appropriately to its historic context of agricultural outbuildings ranged around the principal listed building and has been refined, following pre-application feedback, to ensure appropriateness of height,

massing, architectural detail and materials, whilst also protecting and enhancing the listed building, in line with the requirements of Policies CC1 and CC7. The proposed development is therefore considered compliant with local plan policy.

Conclusion

- 6.14 The proposed development has been carefully considered, following pre-application feedback and the further heritage and settings analysis presented in this report, to provide a visually attractive, subservient extension of high-quality design to the principal listed building which will preserve and enhance the special architectural and historic interests vested in its fabric in the long-term, along with the key elements of its setting which convey or contribute to those special interests. The proposed development also offers considerable heritage and public benefits which substantially outweigh the elements of minor heritage harm assessed to some elements of setting. Whilst slightly larger than the approved garage building (Refs PL/22/0643 & PL/22/0644), which provides a planning fallback position, the proposed development would have negligible additional cumulative harmful effects over and above those of the garage permission – and from a significant element of the listed building's setting to the southeast a considerable reduction in visual harm - whilst offering a considerable package of important heritage and public benefits that the garage permission entirely lacks. The proposed development is therefore considered to be justified in accordance with statute, National Planning Policy Framework (2026) Chapter 20 and local plan policy.

7. REFERENCES

- EH (English Heritage) 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*
- Historic England 2015 *Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*. Historic England. Swindon.
- Historic England 2017 *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*. Historic England. Swindon. Historic England

Historic England 2019 Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England. Swindon. Historic England

Historic England 2021 Advice Note 16: Listed Building Consent. Historic England. Swindon. Historic England

MHCLG (Ministry of Housing, Community and Local Government) 2019 Planning Practice Guidance: Conserving and enhancing the historic environment

MHCLG (Ministry of Housing, Communities & Local Government) 2026 National Planning Policy Framework (issued 17 August 2026)

APPENDIX 1: RELEVANT STATUTE, POLICY AND GUIDANCE

STATUTE

Scheduled Monuments

Scheduled Monuments are subject to the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which sets out the controls of works affecting Scheduled Monuments and other related matters.

Listed buildings

Listed buildings are buildings of *special architectural or historic interest* and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act *no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised*. Such works are authorised under Listed Building Consent. Under Section 66 of the Act *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses*.

Note on the extent of a Listed building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the *curtilage* of a building thus means that it is subject to the same statutory controls as the principal Listed building. Inclusion within this duty is not, however, an automatic indicator of *heritage significance* both as defined within the NPPF (2026) and within Conservation Principles. In such cases, the establishment of the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the *Listed building* (to include the building in the list and all the ancillary items) where they affect the special character of the *Listed building* as a whole.

Guidance is provided by Historic England on *Listed Buildings and Curtilage: A Historic England Advice Note* (Historic England 2016).

Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that *Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Section 72 of the Act requires that *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*.

The requirements of the Act only apply to land within a Conservation Area, and not to land outside it.

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF 2026, issued by MHCLG on 17 August 2026)

Definition of a heritage asset

NPPF (2026), Annex B, defines a heritage asset as comprising:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).

Definition of designated heritage assets

NPPF (2026), Annex B, defines designated heritage assets as including World Heritage Sites, Scheduled Monuments, Listed buildings, Registered Parks and Gardens, Battlefields, Protected Sites and Conservation Areas designated under the relevant legislation or the UNESCO World Heritage Convention. These are formally identified on the National Heritage List for England (NHLE), which is the only official and up-to-date register of buildings and sites thus protected.

Definition of non-designated heritage assets

Non-designated heritage assets are not specifically defined in the NPPF, but by implication (and through the Planning Practice Guidance) can be taken to include monuments, buildings, parks and gardens, areas, sites, places or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. These are normally – but not exclusively - identified by the local planning authority through formally adopted lists of local heritage assets. Such ‘local lists’ may include monuments identified by Historic Environment Records (HERs), as well as local buildings, cinemas, heritage assets at risk and parks and gardens not nationally protected by virtue of being on the NHLE register. Assets which are not currently recorded on any local list may, nevertheless, be identified as non-designated heritage assets during the course of the planning process if they are identified through the heritage significance and impact assessment process as having a degree of heritage interest/significance meriting consideration.

Requirements for Heritage Significance and Impact Assessment

NPPF (2026) Policy HE5.1 identifies that *Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.*

Defining Heritage Significance

NPPF (2026), Annex B, provides a definition of *significance* for heritage policy. This states that heritage significance comprises *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a*

heritage asset's physical presence, but also from its **setting**. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Archaeological Interest is also defined in **NPPF (2026), Annex B**: *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.* Regarding 'levels' of significance the NPPF (2026) provides a distinction between: *designated heritage 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' (Policy HE6.6); designated heritage assets not of the highest significance 'grade II listed buildings, or grade II registered parks or gardens' (Policy HE6.6); and non-designated heritage assets (Policy HE7).*

Securing the conservation of heritage assets

NPPF Policy HE4 sets out the decision-making requirements for the conservation of heritage assets.

NPPF Policy HE4.1 states:

*Heritage assets, as an irreplaceable resource, should be **conserved in a manner appropriate to their significance**. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:*

- a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and*
- b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.*

NPPF Policy HE4.2 determines that:

*Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a **clear and convincing justification in accordance with the policies in this chapter**.*

NPPF Policy HE4.3 determines that:

Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

NPPF Policy HE4.4 determines that:

Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

Assessing effects upon heritage assets

NPPF (2026) Policy HE5.2 defines five levels of effect to the significance of heritage assets which could result from development: **positive effect** (HE5.2a); **no effect** (HE5.2b); **harm** (HE5.2c); **substantial harm** (HE5.2c); and, **total loss** of significance (HE5.2d).

HE5.2c defines the occurrence of **substantial harm** being as ‘where the development proposal would seriously affect a key element of the asset’s significance’, building upon the earlier example given in the Planning Practice Guidance (2019) Paragraph 018:

‘In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’. [PPG 2019 Paragraph: 018 Reference ID: 18a-018-20190723]

Assessment of heritage impacts to designated heritage assets

NPPF (2026) Policy HE6.1 notes that *When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.*

NPPF (2026) Policy HE6.2 states *Development proposals which would have a **positive effect** on a designated heritage asset should be supported.*

NPPF (2026) Policy HE6.3 states *Any **harm** to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.*

NPPF (2026) Policy HE6.4 determines that *Where a development proposal would **harm** the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.*

NPPF (2026) Policy HE6.5 determines that *Where a development proposal would cause **substantial harm** to, or the **total loss** of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:*

- a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;*
- b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and*
- d. The harm or loss is outweighed by the benefit of bringing the asset back into use.*

NPPF (2026) Policy HE6.6 goes on:

Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, 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.*

Footnote 64 goes on to clarify that:

Non-designated heritage assets of archaeological interest that a decision-maker considers to be equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.

World Heritage Sites

NPPF (2026) Policy HE8 sets out the requirements for conserving the significance and Outstanding Universal Value of World Heritage Sites, including the impact assessment process.

NPPF (2026) Policy HE8.2 determines that:

Not all elements of a World Heritage Site will necessarily contribute to its significance or Outstanding Universal Value. Where a development proposal would result in the loss of a building or other element which contributes to the significance or Outstanding Universal Value of a World Heritage Site, the assessment of impact should take into account the significance and the contribution made to Outstanding Universal Value by the element affected and its contribution to the significance of the World Heritage Site as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

NPPF (2026) Policy HE8.3 determines that:

Proposals that conserve those elements of a World Heritage Site or its setting, including any buffer zone, that make a positive contribution to it or which better reveal its significance, should be supported.

Conservation Areas

NPPF (2026) Policy HE9 sets out the requirements for conserving the significance of Conservation Areas, including the impact assessment process.

NPPF (2026) Policy HE9.2 determines that:

Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

NPPF (2026) Policy HE9.3 determines that:

Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

Assessment of heritage harm to non-designated heritage assets

NPPF (2026) Policy HE7.1 states that *Development proposals which would have a positive effect on a non-designated heritage asset should be supported.*

NPPF (2026) Policy HE7.2 determines that *Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.*

NPPF (2026) Policy HE7.3 determines that *Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.*

Loss or removal of heritage assets

NPPF (2026) Policy HE10 sets out requirements in respect of developments which would result in the loss of all or part of a heritage asset (whether designated or not).

NPPF (2026) Policy HE10.1 determines that:

Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

- a. The development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset; and*
- b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.*

NPPF (2026) Policy HE10.2 determines that:

Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations.

Associated guidance on harm and benefit

Historic England Good Practice Advice Note 3 (GPA3; see **Guidance** below) notes that ‘good design may reduce or remove the harm, or provide enhancement’ (**GPA3, paragraph 28**). **Historic England’s Conservation**

Principles (CP; 2008) states that *Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced (CP Paragraph 84).*

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in *Conservation Principles*.

LOCAL PLANNING POLICY

Relevant policies from the Reading Borough Council (RBC) Local Plan (2019) are:

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Scheduled Monuments;
- Historic parks and gardens; and
- Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:

- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);
- b. Sensitivity to historic context;
- c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);
- d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.

GUIDANCE

Good Practice Advice

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and GPA 3 – The Setting of Heritage Assets.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing *heritage significance* as part of the application process. Paragraph 8 notes *understanding the nature of the significance is important to understanding the need for and best means of conservation*. This includes assessing the extent and level of significance. GPA2 notes that *a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so*.

GPA3 – The Setting of Heritage Assets

The *setting* of a heritage asset comprises *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 (NPPF (2024), Annex 2)*. Thus, it is important to note that *setting* is not a heritage asset: it may contribute to the value of a heritage asset.

GPA 3 sets out a logical, five-step process for identifying and assessing the contribution setting makes to the significance of heritage assets, and for assessing the potential effects development might have upon that significance. These steps are:

- **Step 1:** Identify which heritage assets and their settings are affected;

- **Step 2:** Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm;
- **Step 5:** Make and document the decision and monitor outcomes.

APPENDIX 2: AERIAL PHOTOGRAPHS INSPECTED AT HISTORIC ENGLAND ARCHIVE

Full single listing - Verticals, Standard order												
Customer enquiry reference: 149229												
Sortie number	Library number	Camera position	Frame number	Held	Centre point	Run	Date	Sortie quality	Scale 1:	Focal length (in inches)	Film details (in inches)	Film held
RAF/106G/UK/1646	419	RS	4282	P	SU 696 758	19	10 JUL 1946	AB	10000	20	Black and White 8.25 x 7.5	RAF
RAF/106G/UK/1646	419	RS	4283	P	SU 689 758	19	10 JUL 1946	AB	10000	20	Black and White 8.25 x 7.5	RAF
RAF/CPE/UK/1953	555	RP	3086	P	SU 692 759	19	25 MAR 1947	AC	9960	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1953	555	RP	3087	P	SU 699 757	19	25 MAR 1947	AC	9960	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1936	559	FP	1225	P	SU 694 761	3	18 JAN 1947	AB	9960	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1936	559	FP	1226	P	SU 690 760	3	18 JAN 1947	AB	9960	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2270	736	Vp2	5237	P	SU 693 755	12	29 AUG 1947	A	5500	12	Black and White 8.25 x 7.5	NMR
RAF/58/4646	2204	F44	233	N	SU 687 759	40	28 AUG 1961	A	12000	24	Black and White 9 x 9	NMR
RAF/58/4646	2204	F44	234	N	SU 698 759	40	28 AUG 1961	A	12000	24	Black and White 9 x 9	NMR
US/7PH/GP/LOC35	6791	V	5024	P	SU 701 765	18	19 AUG 1943	AC	15000	24	Black and White 18 x 9	FDM
US/7PH/GP/LOC35	6791	V	5025	P	SU 707 762	18	19 AUG 1943	AC	15000	24	Black and White 18 x 9	FDM
US/7PH/GP/LOC208	6886	V	5036	P	SU 685 754	4	08 MAR 1944	A	9500	24	Black and White 18 x 9	FDM
US/7PH/GP/LOC208	6886	V	5037	P	SU 694 748	4	08 MAR 1944	A	9500	24	Black and White 18 x 9	FDM
RAF/HLA/321	8399	V	649	P	SU 699 758	4	11 SEP 1941	AC	8100	28	Black and White 8.25 x 7.5	FDM
RAF/HLA/321	8399	V	650	P	SU 693 759	4	11 SEP 1941	AC	8100	28	Black and White 8.25 x 7.5	FDM
RAF/HLA/654	8586	V	5013	P	SU 700 755	8	13 FEB 1943	AC	8000	36	Black and White 8.25 x 7.5	FDM
RAF/HLA/654	8586	V	5014	P	SU 697 759	8	13 FEB 1943	AC	8000	36	Black and White 8.25 x 7.5	FDM
RAF/HLA/654	8586	V	5093	P	SU 694 754	7	13 FEB 1943	AC	4000	36	Black and White 8.25 x 7.5	FDM
OS/63194	11466	V	49	P	SU 687 751	2	30 JUL 1963	A	7500	12	Black and White 9 x 9	NMR
OS/63194	11466	V	50	P	SU 693 751	2	30 JUL 1963	A	7500	12	Black and White 9 x 9	NMR
OS/63194	11466	V	51	P	SU 700 751	2	30 JUL 1963	A	7500	12	Black and White 9 x 9	NMR
OS/82182	12977	V	35	P	SU 696 758	3	25 AUG 1982	A	7900	12	Black and White 9 x 9	NMR
OS/82182	12977	V	36	P	SU 690 759	3	25 AUG 1982	A	7900	12	Black and White 9 x 9	NMR
RAF/543/3859	15228	F21p1	244	P	SU 699 755	3	13 JUN 1967	A	10600	36	Black and White 9 x 9	NMR
RAF/543/3859	15228	F21p1	245	P	SU 690 755	3	13 JUN 1967	A	10600	36	Black and White 9 x 9	NMR
RAF/543/3859	15228	F22p2	445	P	SU 693 758	20	13 JUN 1967	A	10600	36	Black and White 9 x 9	NMR
OS/98023	15400	V	102	P	SU 691 757	5	19 MAR 1998	A	5300	12	Black and White 9 x 9	NMR
OS/98023	15400	V	103	P	SU 696 757	5	19 MAR 1998	A	5300	12	Black and White 9 x 9	NMR
OS/53T48	20410	V	29	N	SU 695 756	1	03 MAY 1953	A	3365	12	Black and White 9 x 9	NMR
OS/53T48	20410	V	30	N	SU 693 756	1	03 MAY 1953	A	3365	12	Black and White 9 x 9	NMR
OS/53T48	20410	V	31	N	SU 691 756	1	03 MAY 1953	A	3365	12	Black and White 9 x 9	NMR
OS/53T48	20410	V	66	N	SU 694 753	2	03 MAY 1953	A	3365	12	Black and White 9 x 9	NMR
OS/53T48	20410	V	67	N	SU 692 753	2	03 MAY 1953	A	3365	12	Black and White 9 x 9	NMR
OS/03110	24112	V	84	N	SU 698 752	4	14 AUG 2003	A	8000	12	Colour 9 x 9	NMR
OS/03110	24112	V	85	N	SU 698 758	4	14 AUG 2003	A	8000	12	Colour 9 x 9	NMR
ADA/156	26235	V	167	N	SU 696 752	1	04 AUG 1983	A	12000	6	Black and White 9 x 9	NMR
ADA/156	26235	V	168	N	SU 685 754	1	04 AUG 1983	A	12000	6	Black and White 9 x 9	NMR
ADA/267	26421	V	162	N	SU 695 751	7	30 SEP 1985	A	10000	6	Black and White 9 x 9	NMR
EA/AF/92C/512	40140	V	7817	P	SU 694 753	7	17 FEB 1992	A	3000	6	Colour 9 x 9	HES
EA/AF/92C/512	40140	V	7818	P	SU 691 754	7	17 FEB 1992	A	3000	6	Colour 9 x 9	HES
Total Sorties											18	
Total Frames											40	

Customer oblique listing - Obliques, Standard Order										
Customer enquiry reference number: 149229										
Photo reference (NGR and Index number)	Film and frame number	Original number	Date	Film type		Map Reference (6 figure grid ref)	What can you order?			
							Photocopy	Laser copy	Photographic copy	Digital copy
SU 6875 / 2	CAP 8239 / 17	OQ	07 JUL 1954	Black & w hite	Unknow n	SU 689756	N	N	N	U
SU 6875 / 3	CAP 8239 / 18	OQ	07 JUL 1954	Black & w hite	Unknow n	SU 689756	N	N	N	U
SU 6875 / 4	CAP 8239 / 19	OQ	07 JUL 1954	Black & w hite	Unknow n	SU 689756	N	N	N	U
SU 6975 / 1	NMR 715 / 132		18 JUN 1974	Black & w hite	70mm,120,220	SU 695759	Y	Y	Y	U
SU 6975 / 2	NMR 715 / 133-136		18 JUN 1974	Black & w hite	70mm,120,220	SU 695759	Y	Y	Y	U
SU 6975 / 3	NMR 715 / 137		18 JUN 1974	Black & w hite	70mm,120,220	SU 695759	Y	Y	Y	U
SU 6975 / 4	NMR 10933 / 8-11	SEE PRINTS	18 JUN 1974	FCIR slide	70mm,120,220	SU 695759	Y	Y	Y	U
SU 6975 / 5	NMR 10588 / 15	SEE PRINTS	01 JUL 1975	Colour slide	70mm,120,220	SU 694759	Y	Y	Y	U
SU 6975 / 6	NMR 822 / 274-276		01 JUL 1975	Black & w hite	70mm,120,220	SU 693756	Y	Y	Y	U
SU 6975 / 7	NMR 822 / 277-280		01 JUL 1975	Black & w hite	70mm,120,220	SU 693759	Y	Y	Y	U
SU 6975 / 8	NMR 822 / 281		01 JUL 1975	Black & w hite	70mm,120,220	SU 693755	Y	Y	Y	U
SU 6975 / 9	NMR 822 / 282-286		01 JUL 1975	Black & w hite	70mm,120,220	SU 695759	Y	Y	Y	U
SU 6975 / 10	NMR 10933 / 12-14	SEE PRINTS	18 JUN 1974	FCIR slide	70mm,120,220	SU 693756	Y	Y	Y	U
SU 6975 / 11	NMR 10933 / 15A-16A	SEE PRINTS	18 JUN 1974	FCIR slide	70mm,120,220	SU 693757	Y	Y	Y	U
Total 14 records										

