

**APPEAL ON BEHALF OF REDCLIFFE HOMES LTD, AGAINST THE REFUSAL OF PLANNING PERMISSION BY SOUTH GLOUCESTERSHIRE COUNCIL FOR:**

**ERECTION OF 35 NO. DWELLINGS WITH GARAGES AND ASSOCIATED WORKS**

**LAND SOUTH OF BADMINTON ROAD, OLD SODBURY**

**LPA Ref: P21/03344/F**

**Statement of Common Ground (SoCG) in respect of Heritage Matters**

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## Introduction

- 1.1 This document has been produced as a “Supplementary Statement of Common Ground” between the Appellant and South Gloucestershire Council to provide an assessment of the impact of the proposed development upon heritage assets.
- 1.2 The heritage assets considered within this assessment are identified in Appendix 1 (Locational Plan) and comprise
  - a. Grade II Listed Hartley House
  - b. Grade II Listed Spring Grove House; and
  - c. A non-designated/locally listed building known as “Old Post Office”.

The Official Listings are set out in Appendix 2 and Appendix 3.

- 1.3 The assessment is made having regard to the provisions within the NPPF. Paragraph 199 states “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.
- 1.4 Para 201 of the NPPF is engaged where there is “substantial harm to (or total loss of significance of) a designated heritage asset. That paragraph is not relevant in this matter, no party having identified that level of harm.
- 1.5 Para 202 indicates that where a development will lead to less than substantial harm to the significance of designated heritage asset this should be weighed against the benefits of the proposal. This assessment is further refined in para 18 of the National Planning Policy Guidance that states that “within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.
- 1.6 Para 203 states that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

## Assessment

### Hartley House

- 2.1 Hartley House is a former toll house constructed in the mid-19<sup>th</sup> Century. It is Grade II listed and the relevant listing is provided as appendix 2 to this statement. As a point of clarity, while the listing refers to the building being rendered, it is in fact finished in painted brick.
- 2.2 The relationship between the toll house and Old Sodbury is of historic importance. As a toll house its primary setting, relative to its historic use, is the road that lies adjacent - the Badminton Road (A432). Its current setting, whilst modern in nature, still reflects the purpose of the original building, built in order to levy tolls from users of the adjacent highway, that remains in place on its original alignment.
- 2.3 The building has been subject to additions that are not part of the original historic fabric of the building or its curtilage. These include a rear flat roofed extension to the west and tarmac car park to its front (east).
- 2.4 The significance of the Listed Building, *i.e.* its special heritage interest, is derived primarily from the historic and architectural/aesthetic value of its standing structure, along with the contribution made by the value of its immediate roadside setting. Its original siting would have been entirely in respect of the road, with considerations of landscape setting or views largely irrelevant at this time. Therefore, it is agreed the wider setting beyond the immediate roadside setting, is of more limited importance.
- 2.5 There is a slight difference in the agreed position in respect to the significance of its wider setting. The Council considers that because turnpikes were historically located in areas where a clear obstacle to passing traffic could be provided, so that they could impose a toll without the road users clearly avoiding the tax, the position of the building between Chipping Sodbury and Old Sodbury, and its surrounding context is of some significance including its isolated nature. Whereas the appellant does not consider that the land beyond the immediate roadside frontage is of anything other than very limited significance.
- 2.6 Notwithstanding the above underlined minor point of disagreement, the parties agree that the significance of the former Toll House is primarily derived from its form and fabric and immediate roadside setting, which means the harm caused to its wider setting is of lesser importance.

- 2.7 Considering that wider setting, it is considered that direct inter-visibility between both Spring Grove House and Hartley House and the buildings within the development would be restricted particularly by landscape planting that is proposed on the appeal site's northern boundary. This is a maintenance buffer which allows for the existing hedgerow and trees to be reinforced with further planting, that can be appropriately managed without pressure for adjacent residents.
- 2.8 There would be some changes to views of the listed asset from various viewpoints within the site, however, in terms of the development being viewed in conjunction with the listed building, these views consist of those taken from the east and the west and to a more limited extent when viewed from the Frome Valley Walkway that crosses the site. The development would result in an urbanising effect on the character of the appeal site and its immediate surroundings, which include Hartley House, but as described above as this wider setting is of limited importance this urbanising effect is considered to have a limited effect on the asset itself.

### Spring Grove House

- 2.9 Spring Grove House is a late 18<sup>th</sup> century dwelling, it is Grade II listed and the relevant listing is set out at appendix 3 to this SOCG.
- 2.10 Evidence suggests that the dwelling was not historically a farmhouse, but a private residence, and dates to the later 18th century and is constructed of rendered and painted brick with stone quoins under a tile valley roof over two storeys. The upper floor front includes three sash windows with two to the ground floor flanking the front door. The property has been extended considerably to the rear in the second half of the 19th century.
- 2.11 The later eastern extension to the Listed Building forms a separate dwelling, *Spring Grove Cottage*, which fronts onto Commonmead Lane.
- 2.12 It is agreed that the main significance of this listed building relates to its architectural character and detailing, with a lesser contribution arising from its setting, particularly as it is unlikely it was an agricultural dwelling.
- 2.13 The Listed Building's immediate setting comprises a modest and well-screened garden to the west of the house. Both house and garden are set back from Badminton Road by some 14m and the frontage to that road is again heavily screened with planting.
- 2.14 The building's setting predominantly relates to its well contained and formal gardens, but also to a more limited extent the wider rural setting of the surrounding area. The development of the appeal site, in a similar way to that described in connection with Hartley House, would have some effect on the

setting of Spring Grove House. The extent of these effects are not considered to be significant given that, as described in respect of Harley House, the appeal site will be screened by existing and new planting on its northern boundary. The impacts are further considered to be diminished in respect to this building given the presence of significant planting within the curtilage of the listed building itself, with a large a dense belt of vegetation defining its southern boundary which significantly limits the intervisibility between the appeal site and the house.

- 2.15 In respect to views that are available of both the appeal site and Spring Grove House, taken from the east and the west and to a more limited extent when viewed from the Frome Valley Walkway that crosses the site, the screening that is described above reduces the impacts even further than those connected to Hartley House.
- 2.16 The development would result in an urbanising effect on the character of the appeal site and its immediate surroundings, but the significance of this impact is reduced given that the dwelling is unlikely to have derived its historical significance from agricultural use, nor the agricultural land around it.

#### Summary of Agreed Impacts on the Adjacent Listed Buildings

- 2.17 In summary the development would cause some harm to the setting of the grade II listed Spring Grove House and the grade II listed Hartley House and so would neither sustain nor enhance the significance of these designated heritage asset contrary to CS9 and PSP17 and section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.18 Given the general sparsity of the built environment more focus is drawn to the listed buildings and an urbanising effect would have an impact. In accordance with the Framework (and guidance para 18), it is considered that the proposals would result in less than substantial harm towards the lower end of the spectrum to the significance of Hartley House, with the impact on Spring Grove House being further down the spectrum, agreed to be at its lowest point.
- 2.19 Turning to the weighing up exercise required by Para 202, the identified harm is set out above, it is less than substantial and at the lower end of the spectrum with the harm to Spring Grove House at the very lowest point. The benefits of the scheme would be 35 dwellings of which 35% would be affordable. The benefits would also include some jobs associated with construction, some expenditure in area from local residents, some additional local authority funding through CIL receipts and some limited improvements to the public right of way.
- 2.20 Purely in terms of the heritage “weighing up exercise” it is considered that the benefits outweigh the identified harms at the lower end of the spectrum as described.

### The Old Post Office

- 2.21 The “Old Post Office” is a non-designated/locally listed building.
- 2.22 A building in this location first appears on the OS 1<sup>st</sup> Edition (1844-1888) or to be more specific, the short terrace of 3no. dwellings with the building on the eastern end of greater scale and with a projecting front wing with sits hard against the footway with the adjoining buildings set back in comparison - which is the arrangement which survives today.
- 2.23 The style and construction of the buildings and the projecting gable roofed front wing in particular, can be considered to reflect the prevailing traditional vernacular with rubble limestone elevations embellished in this case with dressed stone quoins and stepped triangular stone that decorate the verges to the gable. The roof is slate with raised coped verges. Now in residential use, the projecting gable roofed front wing retains the proportions of openings on the ground floor which allow for its functional commercial use to be perceived. The post box also remains in-situ and in use. Overall, it is considered that this building makes a positive and material contribution to the street scene.
- 2.24 Moreover, since its construction, this building and its adjoining neighbours have enjoyed a relatively isolated location and while some small-scale residential developments have encroached into it setting, the Old Post Office remains visual and spatial separate from the main village of Old Sodbury; albeit this situation will change if the nearby site subject to permission PK01/3133/F (and later NMAs) is developed.
- 2.25 To conclude, it is considered that in light of its age, construction, style and contribution the prominent gable roofed projecting front wing makes to the character and identify of the locality, The Old Post Office can be considered to be a non-designated heritage asset and thus is on the Council’s list of locally listed buildings.
- 2.26 The impact upon the building will be similar to that upon the Listed Buildings set out above; namely the introduction of urbanisation where there is currently a vacant plot. Regard is had however to the relative positions of the building and the development and the extent of its significance. Applying a balanced judgement to the scale of the harm and the significance of the heritage asset, it is agreed that an objection to the proposal on heritage grounds would not be justified.

## Conclusion

- 3.1 It is agreed between the parties that the impacts on the adjacent listed buildings and non-designated heritage asset are limited and the proposals will result in less than substantial harm, towards the lower end of the spectrum in respect of the significance of Hartley House, and at the lowest point of the spectrum in respect to Spring Grove House.
- 3.2 In terms of the heritage 'weighing up exercise' it is agreed that the public benefits of the scheme outweigh the harms identified and do not constitute a 'clear reason for refusing the development proposed' in the context of paragraph 11(d)(i) of the Framework

Signed on behalf of the Appellant:



**Matthew Kendrick**

**Director (Grass Roots Planning)**

**11<sup>th</sup> October 2022**

Signed on behalf of the Council:

**David Stockdale**

**David Stockdale**

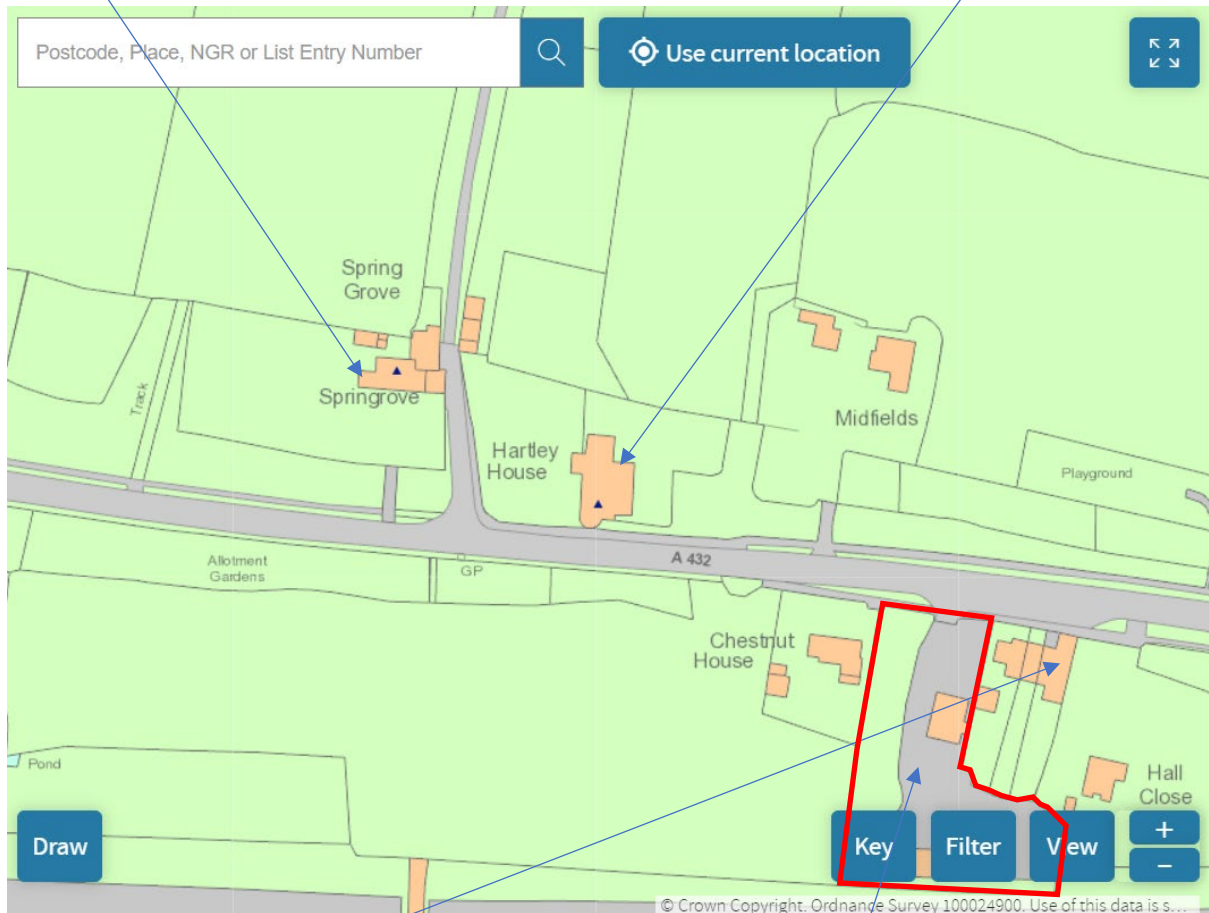
**Principal Planning Officer (South Gloucestershire Council)**



## **Appendix 1 Listed and Locally Listed Building Location Map**

The grade II listed Springgrove

The grade II listed Hartley House



The locally listed "Old Post Office"

Site subject to permission for 9 dwellings under application PK01/3133/F

## **Appendix 2**

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1320928
Date first listed:	29-Jul-1983
Statutory Address 1:	HARTLEY HOUSE, BADMINTON ROAD

Location

Statutory Address:	HARTLEY HOUSE, BADMINTON ROAD
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The building or site itself may lie within the boundary of more than one authority.

District:	South Gloucestershire (Unitary Authority)
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Parish:	Sodbury
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National Grid Reference:	ST7498381610
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Details

This list entry was subject to a Minor Amendment on 12/02/2014

ST 78 SW 1/162

SODBURY

OLD SODBURY BADMINTON ROAD (north side) Hartley House (Formerly listed as Le Bourguignonne Restaurant)

II

Former toll-house. Early-mid C19. Rendered. Slate roof. Two storeys. Three sided bay front to road. All windows modern under drip moulds with returns. Blocked, ashlar oriel on front. Gabled, 2 storey, one window wing to right. The range to the north is not of special interest.

Listing NGR: ST7498381610

### **Appendix 3**

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1129238
Date first listed:	29-Jul-1983
Statutory Address 1:	SPRING GROVE HOUSE, BADMINTON ROAD

Location

Statutory Address:	SPRING GROVE HOUSE, BADMINTON ROAD
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The building or site itself may lie within the boundary of more than one authority.

District:	South Gloucestershire (Unitary Authority)
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Parish:	Sodbury
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National Grid Reference:	ST 74930 81645
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Details

ST 78 SW SODBURY BADMINTON ROAD 1/4 (north side) OLD SODBURY

Spring Grove House

II

Late C18. Rendered with exposed quoins. Double Roman tiled roof. Ashlar stacks. Coped verges. Two storeys. Three windows, glazing bar sashes in main stone surrounds. Central Tuscan column porch; panelled door. Later extensions to both sides and rear.

Listing NGR: ST7493081645