

Conservation Officer comments for: 24/00294/REM

Proposal: Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) of outline application (21/00096/OUT) for residential development of up to 55 dwellings (Outline- access only)

Site: Land north of Barton Road, Barlestone

Date Submitted: 24/06/2021

Please refer to my comments submitted for the outline approval 21/00096/OUT in regards of the context of the site and its contribution towards designated heritage assets. In my opinion the impact of the proposal upon designated heritage assets from this reserved matters application remains the same:

It is likely that the extent of the current views of the tower and spire of the grade II* listed Church of All Saints when looking north towards Nailstone currently available from within the site would be reduced, however some visibility is likely to remain when positioned along the adopted and unadopted roads align the northern boundary of the site. The Church of All Saints is of building is of high significance but the application site only allows for a very minor appreciation and understanding of this significance, so it is considered that the effect of reducing views from the site as a result of the proposed development would be negligible, given that the instances of such views are incidental and limited to certain sections of the site only and a much greater appreciation of the significance of the church can be obtained from other points within the wider landscape. As a result the impact of the proposal upon the significance of the church is considered to be neutral and not adverse.

This proposal affects the significance of the grade II* listed building the Church of All Saints by virtue of its location within the wider setting of this designated heritage asset. Overall the proposal is considered to have a neutral impact causing no harm its significance. The proposal is therefore compatible with the significance of the listed building and consequently it accords with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.