

Version: 5

16th May 2024

Old Hayes Farm, Ratby: Heritage Statement



Heritage Matters

Historic Building Planning and Design Consultants

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Principal Consultant: Heritage Matters

- Full Member Institute of Historic Building Conservation
- Affiliate Member Chartered Institute for Archaeologists
- Member of the Society of Architectural Historians of Great Britain
- Member of the Vernacular Architecture Group
- Formerly Assistant Regional Director English Heritage

Dr David Hickie is a national expert in the field of heritage management and planning. He regularly acts as an expert heritage and landscape witness for Planning Inquiries and High Court cases. He was formerly Assistant Regional Director of English Heritage (now known as Historic England) where he led a team of Historic Building Inspectors, Historic Area Advisors and Ancient Monument Inspectors, providing expert advice across the Region. This included providing expert advice and training for all the Local Authority Conservation Officers within the Region. He was responsible for advising the Secretary of State on which planning applications should be 'called in' on heritage matters within the West Midlands Region. He is now the Managing Director and Principal Consultant for Heritage Matters, an independent specialist heritage consultancy.



Change History

Version	Date	Issue Status
1.0	15 th January 2024	Draft
2.0	17 th January 2024	Draft
3.0	23 rd January 2024	Draft
4.0	29 th April 2024	Draft
5.0	16 th May 2024	Issued



'Heritage Matters' is an Institute of Historic Building Conservation (IHBC) Quality Assured Company

1.0 EXECUTIVE SUMMARY

1.1 Heritage Matters has been commissioned to undertake a heritage significance assessment of the planned alterations to the Grade II Listed Old Hayes Farm and the scheduled ancient monument.

Proposals

1.2 The proposals seek to sensitively alter the existing Grade II building to provide for the needs of modern family in the 21st Century.

1.3 It is understandable that Historic England, the Council and others wish to ensure that the new proposals do not adversely affect the listed buildings and the character and appearance of the conservation area.

1.3 This evaluation has followed the standard methodology (IHBC approved BS 7913:2013 guidance) of assessing the heritage value of the elements and fabric proposed to be changed and assessing the magnitude of the impact of the change - which then provides an assessment of the significance of these changes.

Heritage Issues

1.4 The key heritage issues in question form are:

- a) will the proposed works adversely affect the heritage significance of the Grade II listed building and its setting?
- b) will the proposed works adversely affect the heritage significance of the scheduled ancient monument and its setting?

- c) will the proposed works adversely affect any other nearby heritage assets?

Summary of Heritage Assessment

1.5 The summary of the assessed revised Heritage Significance Impacts are shown below:

Box 1: Summary of Heritage Significance Impacts of Revised Alterations

No. of Impacts	Impact	Definition
2	Slight	Lower end of range of 'Less than substantial harm' to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.]
2	Neutral/Slight	Very lower end of range of 'Less than substantial harm' to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
1	Neutral	No significance of impact to heritage asset and/or setting

1.6 In summary, the proposals will not significantly adversely affect this listed building, the settings of the nearby listed gatehouse or the scheduled monument. The kitchen extension and nearby new standalone Pool and Gym building would have no significant adverse effect upon the special architectural and historic interest of these designated heritage assets.

1.7 Therefore, the proposals do not directly conflict with any local or national heritage policies.

2.0 CURRENT BUILDING - 2024

Figure 1: View of frontage of the Farmhouse



Figure 2: View of Eastern side of Farmhouse



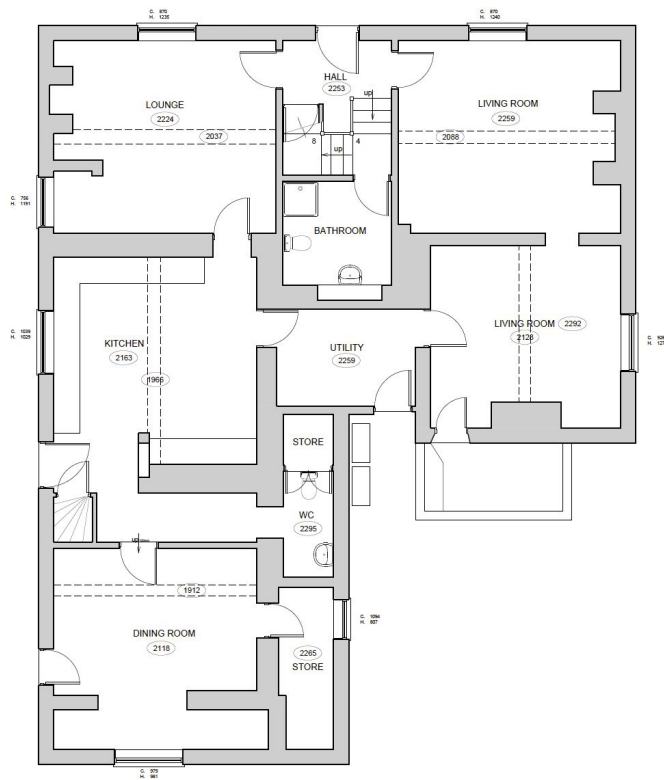
Figure 3: View of Rear of Farmhouse



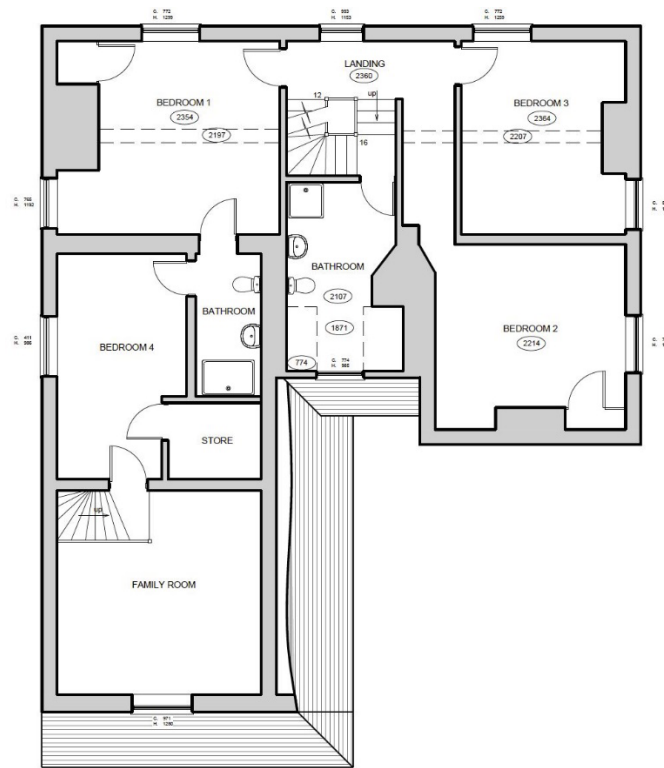
Figure 4: View of Western side of Farmhouse



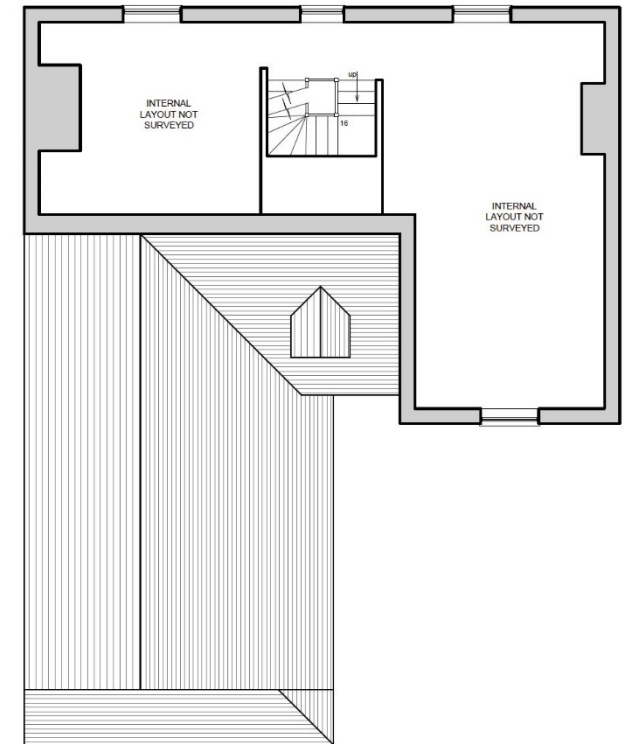
Figure 5: Plan of Ground, First and Second Floors



Ground Floor



First Floor



Second Floor

Figure 6: Plan Elevation of Farmhouse Frontage



Figure 7: Plan Elevation of Farmhouse East Side



Figure 8: Plan Elevation of Farmhouse Rear

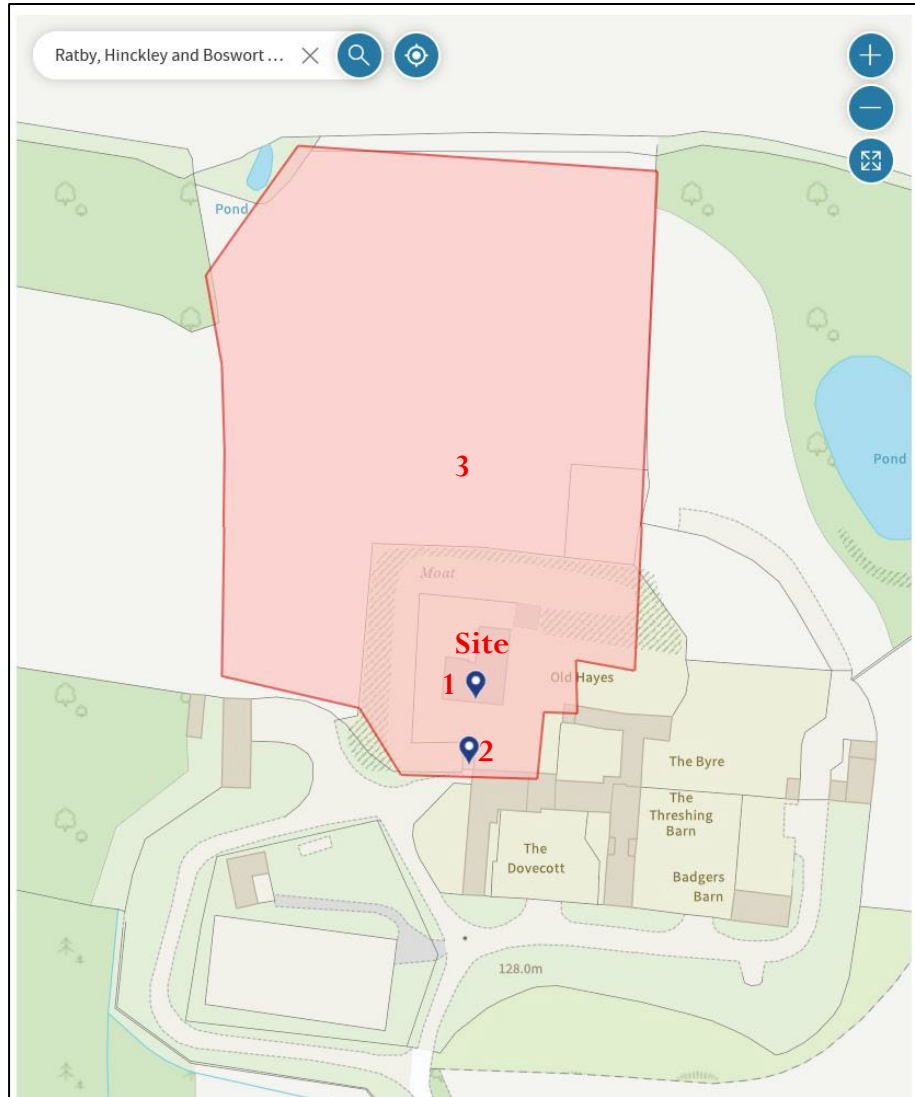


Figure 9: Plan Elevation of Farmhouse West Side



3.0 Designated Heritage Assets

Figure 10: Extract form the Historic England Online Data Search Map



Box 2: Historic England – Listing Texts

[1] OLD HAYES FARMHOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1074092

Date first listed: 22-Oct-1952

Date of most recent amendment: 28-Feb-1991

List Entry Name: OLD HAYES FARMHOUSE

Statutory Address 1: OLD HAYES FARMHOUSE, BURROUGHS ROAD

Details

RATBY BURROUGHS ROAD SK 40 NE 3/43 Old Hayes Farmhouse 22.10.52 (previously listed as Old Hayes Moatbridge and porch)

G.V. II

Farmhouse. Early C17, altered and refronted 1756, with C20 alterations. Rendered red brick and stone, Swithland slate roof, 2 red brick gable stacks. U - plan. 3 storey 3 bay front with stone plinth and first floor band and dentillated eaves course. Central C20 door covered by collapsed C18 semicircular lead hood supported on curved wooden brackets. Flanked by single C20 casements. To first floor are 3 C20 casements. All lower windows have segmental arched heads. To second floor are 3 C20 casements to eaves. Reputed to bear a panel inscribed 'I.G.1755'. Interior retains early C17 moulded panelling reused in mid C18 door with L and H hinges. Also C18 knopped and turned baluster stair with moulded handrail. Some C18

6 raised and fielded panelled doors. Clasped purlin softwood roof. The house is surrounded by deep moat.

Listing NGR: SK4904506477

[2] GATEHOUSE TO OLD HAYES FARMHOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1115717

Date first listed: 22-Oct-1952

Date of most recent amendment: 28-Feb-1991

List Entry Name: GATEHOUSE TO OLD HAYES FARMHOUSE

Statutory Address 1: GATEHOUSE TO OLD HAYES FARMHOUSE, BURROUGHS ROAD

Details

RATBY BURROUGHS ROAD SK 40 NE 3/44 Gatehouse to Old Hayes Farmhouse 22.10.52 (formerly listed with Old Hayes Farmhouse)

G.V. II

Gatehouse and bridge over moat. Mid C18. Red brick in Flemish bond, hipped slate roof. A small square building built on top of a brick bridge with segmental arches. To front and back are semicircular headed archways, giving access to the pathway, the front one has a planked door. The sides are open above the bridge parapet and screened by turned balusters.

[3] Old Hays moated site and associated manorial earthworks, Ratby

Official list entry

Heritage Category: Scheduled Monument

List Entry Number: 1017584

Date first listed: 29-May-1952

Date of most recent amendment: 21-Jan-1991

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

Old Hays is a well-preserved example of a Leicestershire moated enclosure which is unusual for the depth of the surrounding moat. The significance of the site is greatly increased by the range of historical documentation relating to the manorial complex and its association with Leicester Abbey.

Details

The monument includes the remains of a Medieval moated enclosure and its associated manorial earthworks. The moated enclosure is rectangular in shape measuring some 40m by 50m in maximum external dimensions inclusive of the 10m wide moat. The partially dry moat has been infilled along part of the south and east arms, elsewhere it varies in depth between 3m and 4m with its inner edge faced with masonry. The moated island is level with the surrounding land and contains the upstanding remains of Old Hays farmhouse and an outhouse building. The farmhouse was built in 1733 and is a grade II listed building. The upstanding remains of these buildings are excluded from the scheduling although their below-ground remains are included as they are considered to preserve the remains of earlier buildings and features. Entrance to the site is via a covered bridge building (the upstanding remains of which are similarly excluded from the scheduling). Immediately to the north and west of the moated enclosure are the well-defined earthwork remains of two rectangular enclosures and a series of small rectangular hollows, comprising a related manorial complex. The enclosures each measure some 90m by 40m and have been constructed to form terraces adjacent to the moat. The enclosures are defined by low banks, scarps and ditches. Between the enclosures are a series of at least three hollows measuring about 8m by 6m, considered to mark the sites of contemporary peasant cots. The hollows are located along a slight scarp slope which joins a 40m long length of ditch running

south- east dividing the two enclosures. Two low banks west of the moat define a further small enclosure.

Sources

Other

L.M.S. record office, Graf, A, (1989)

Ordnance Survey Record, A.J.T., Ordnance Survey Record, (1981)

SMR record, R.F.H., SMR Record, (1986)

OS MAPS Showing Local Context

Figure 11: Extract from OS Map 1886

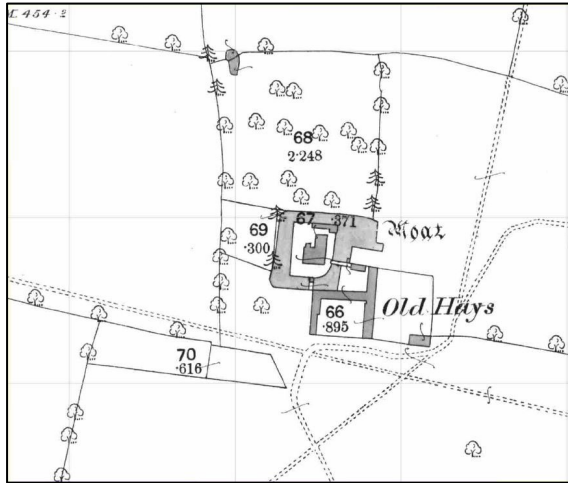


Figure 12: Extract from OS Map 1903

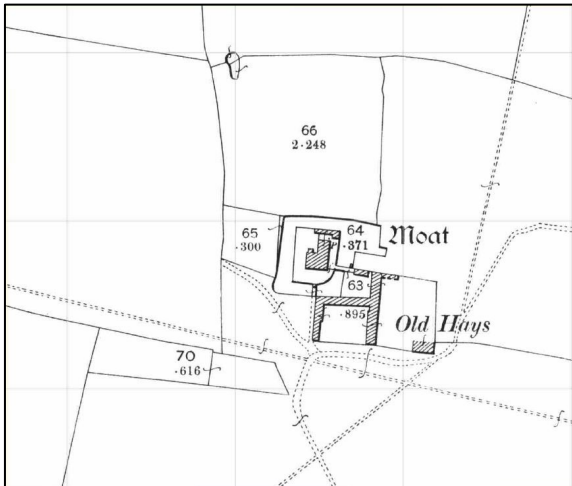


Figure 13: Extract from OS Map 1915

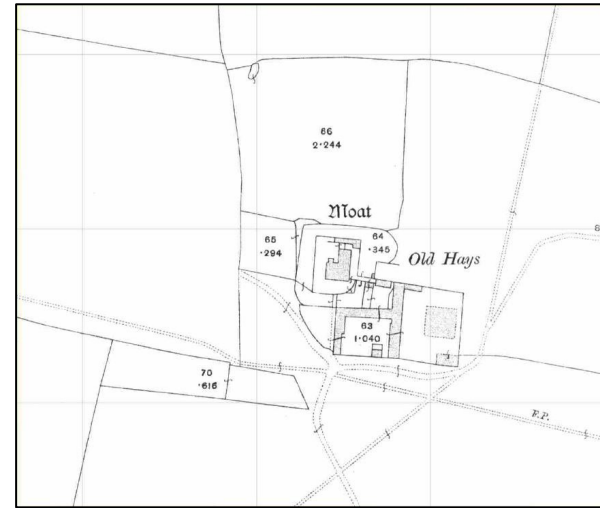
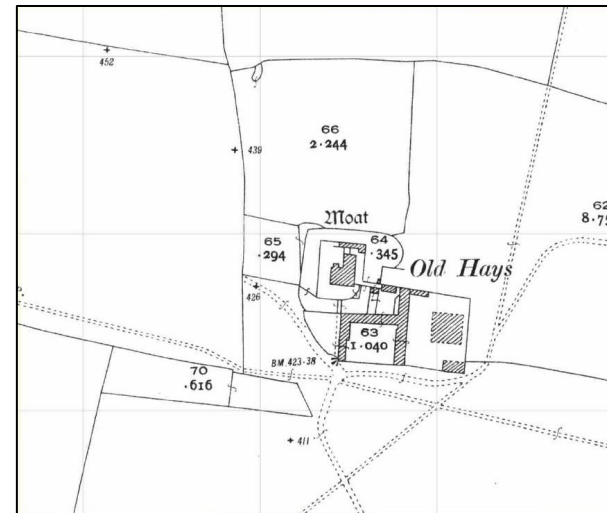


Figure 14: Extract from OS Map 1930



OS MAPS

Figure 15: Extract from OS Map 1959

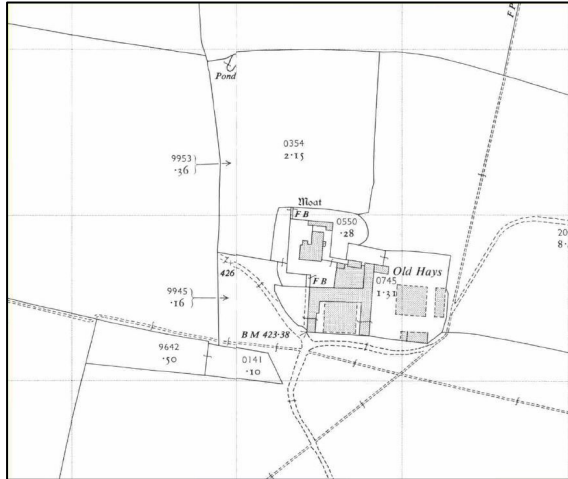
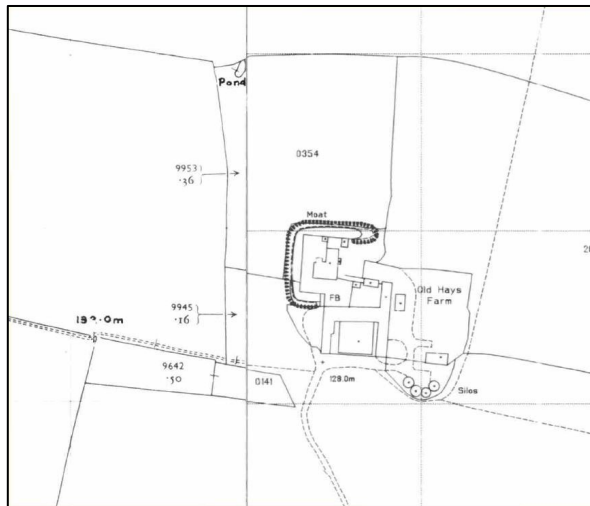


Figure 16: Extract from OS Map 1994



OS MAPS Showing Building Context

Figure 17: Extract from OS Map 1886

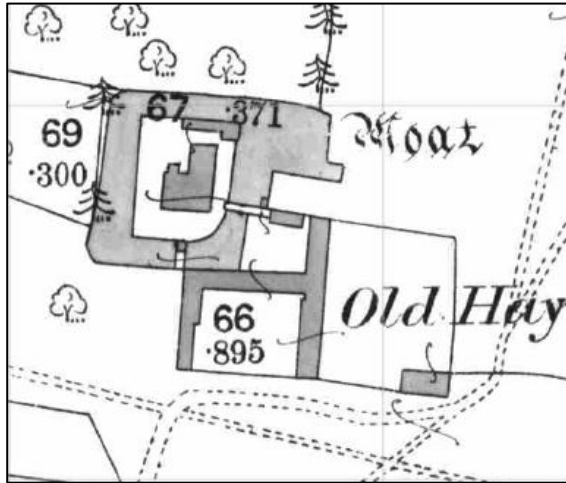


Figure 19: Extract from OS Map 1915

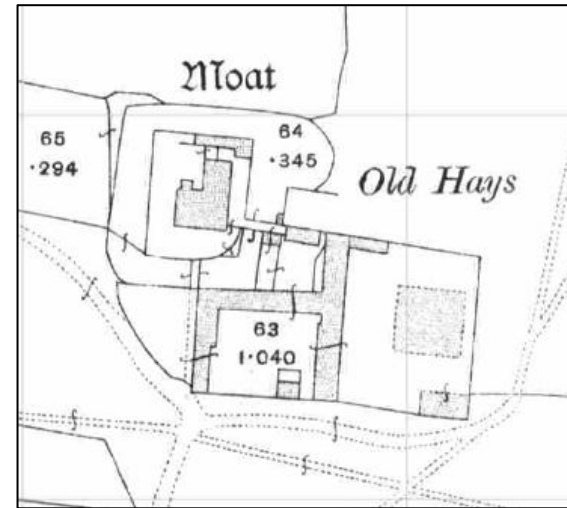


Figure 18: Extract from OS Map 1903

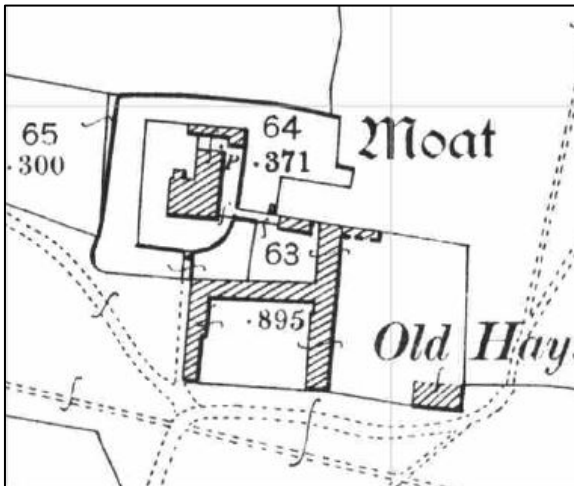
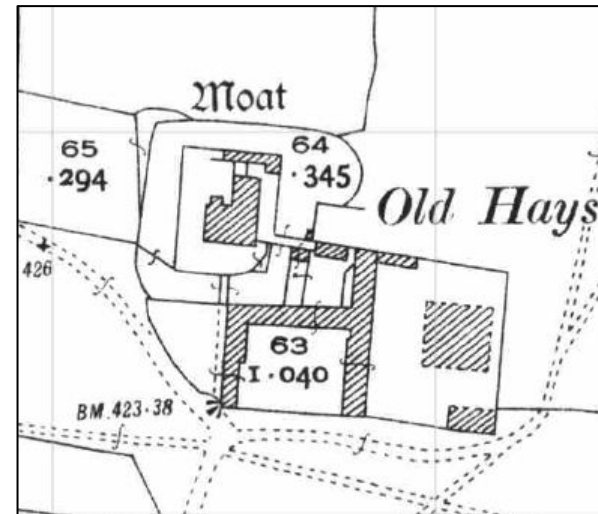


Figure 20: Extract from OS Map 1930



OS MAPS

Figure 21: Extract from OS Map 1959

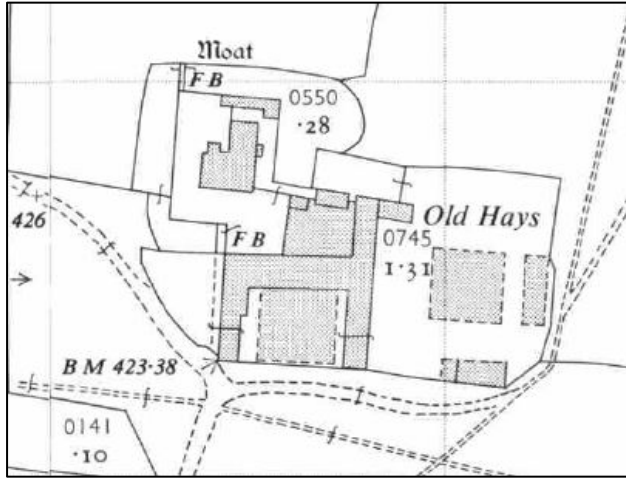


Figure 23: Extract from OS Map 2003

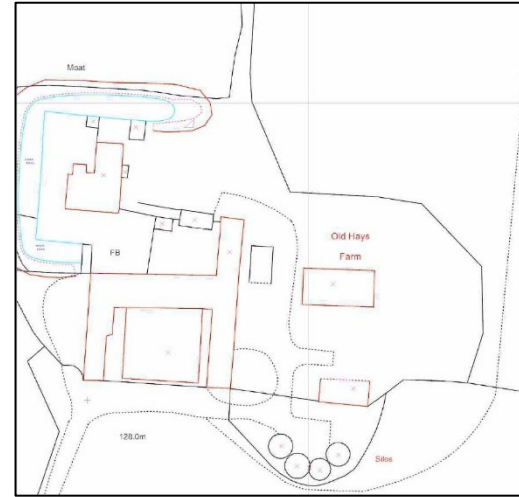
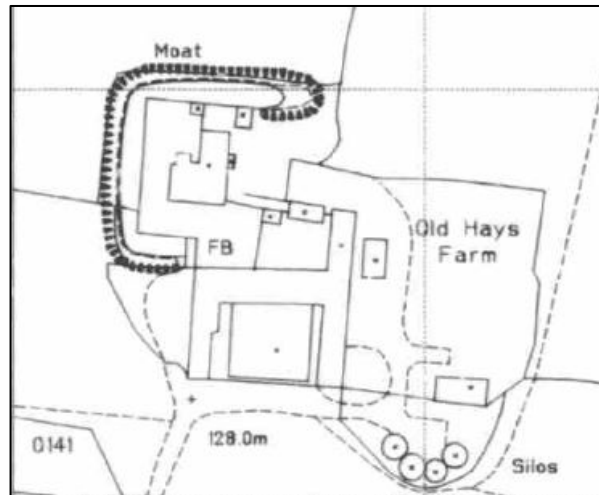


Figure 22: Extract from OS Map 1994



Historic Photographs

Figure 24: Historic Photo circa 1900 – showing eastern elevation and eastern moat before being partly filled-in



Figure 25: Historic Photo circa 1906 – showing Farmhouse Frontage and Gatehouse
/Bridge over moat



Figure 26: Historic Photo circa 1930's – showing part of moat



Figure 27: Historic Photo circa 1939 – showing Front Door to Farmhouse



Figure 28: Historic Photo circa 1950's – showing Frontage of Farmhouse and Gatehouse



Figure 29: Historic Photo circa 2000 – showing norther and western elevations



Development Stages

3.1 It is highly likely that the original farmhouse/manor house was formed on the same footprint as the early-C18 (circa 1733) with an original stone wall incorporated into this house on the northern gable, with ancillary outbuildings within the remainder of the moat island.

3.2 The main farmhouse roof was raised sometime during the late C18. The rear brick extension has similar brick stringer detailing as the frontage of the main house and does not have a southern gable wall (it is built into the rear wall of the main farmhouse – indicating that it was an extension rather than an earlier building.. The existing timber work within this extension confirm that it was not originally constructed as a stand along building but was built as an extension. The extension for the dairy was built as a further two storey extension, with a then further single storey wrap around extension to the west and north at a later date within the C19 (incorporating some earlier stone walls or more likely, the material from earlier stone outbuildings. At sometime during the C20, the covered central passage was added to create lobby/boot room before entry into the farmhouse proper.

Figure 30: Likely Development Stages



Figure 32: Existing and Proposed Front (South) Elevation



Figure 33: Existing and Proposed Rear (North) Elevation



Figure 34: Existing and Proposed East Side Elevation



Figure 35: Existing and Proposed West Side Elevation [No change in Elevation View]



Figure 36: Existing and Proposed Section through Extension

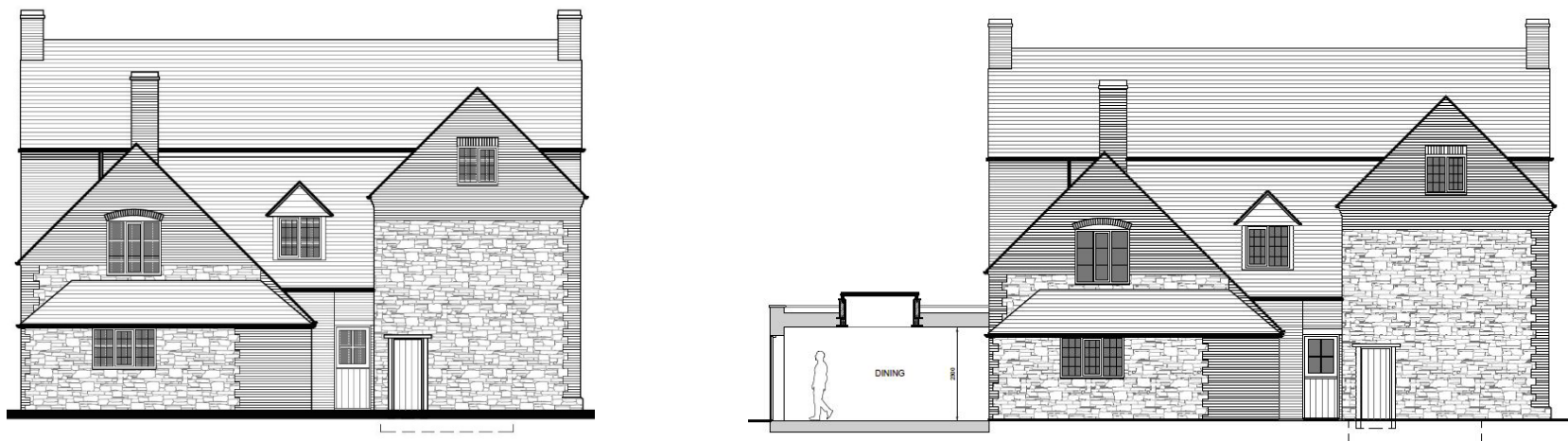


Figure 37: Proposed Plan of Pool & Gym

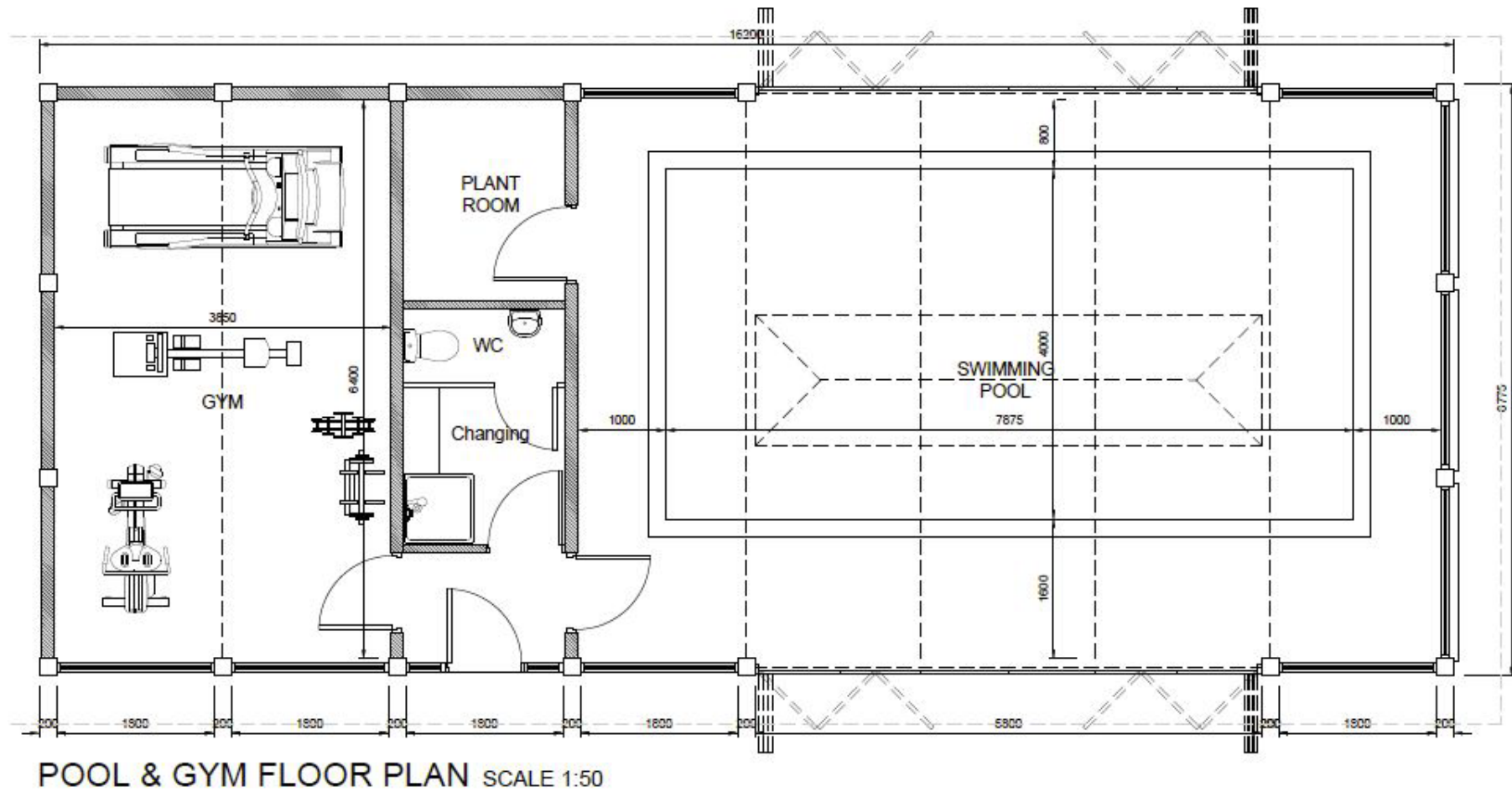
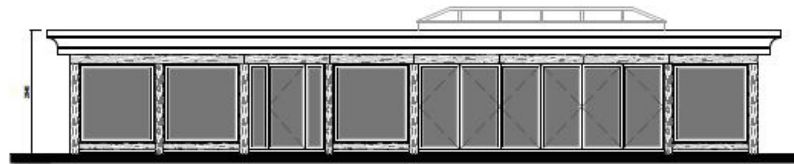
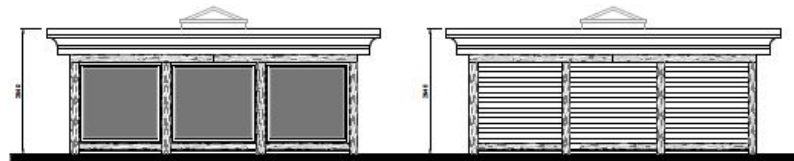


Figure 38: Proposed Elevation and Roof of Pool & Gym

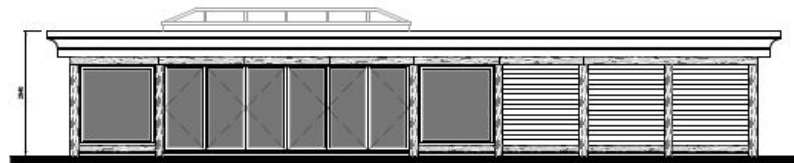


FRONT (HOUSE SIDE) ELEVATION SCALE 1:100

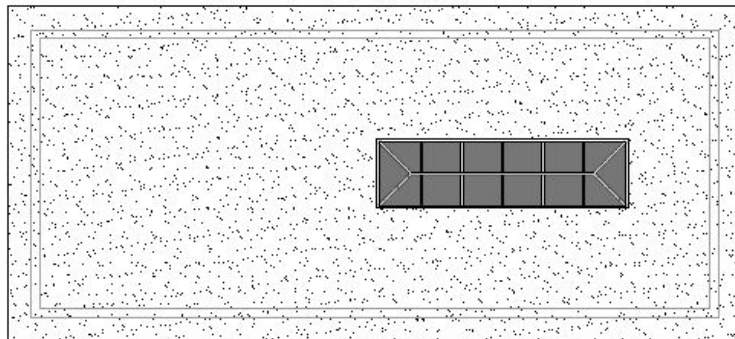


SIDE ELEVATION SCALE 1:100

SIDE ELEVATION SCALE 1:100



REAR (LAKE SIDE) ELEVATION SCALE 1:100



POOL & GYM ROOF PLAN SCALE 1:50

Summary of Proposed Changes

A: New Kitchen extension

A1: Demolition of kitchen eastern exterior wall and doorway

A2: Excavation of foundations for new kitchen extension

A3 Construction of new kitchen extension

B: New Pool and Gym

B1: Excavation of foundations and service trenches for new Pool and Gym

B2: Construction of new Pool and Gym

5.0 ASSESSMENT OF THE IMPACT OF THE NEW DEVELOPMENT

Heritage Issues

5.1 The key heritage issues are: will the proposed revised alteration works adversely affect the heritage significance of the Scheduled Monument and the Grade II Listed Building, the adjacent listed building (gatehouse) and their settings.

Assessment Methodology

5.2 This evaluation has followed the standard IHBC methodology of assessing the heritage value of the elements proposed to be changed and assessed the magnitude of the impact of the change - which then provides an assessment of the significance of these changes.

Evaluation of Significance of Impacts of Change

Table 1 Matrix showing evaluation of Heritage value against Magnitude of the Impact of the Change - based on the principles of heritage impact assessment (ICOMOS, 2011) and IHBC approved BS 7913:2013 guidance (2013)

Heritage Value	Very High	Beneficial	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Beneficial	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Beneficial	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Beneficial	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Beneficial	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	Detrimental	Beneficial	Neutral	Beneficial	Beneficial	Beneficial	Beneficial
		Beneficial	No change	Negligible	Minor	Moderate	Major
Magnitude of Impact of Change							

Heritage Value Definitions

Table 2: Heritage Value and Impact Definitions based on ICOMOS (2011) Guidance

Value Grading	Built Heritage
Very High	Buildings or structures of recognised/designated value that have internationally important architectural features and fabric (aesthetic value); and/or internationally important meaning to people (communal value); and/or internationally important potential to yield evidence from the past (evidential value); and/or internationally important associations (historic value).
High	Historic buildings or structures of recognised/designated value (e.g. Grade I and II*) that have nationally important architectural features and fabric (aesthetic value); and/or nationally important meaning to people (communal value); and/or nationally important potential to yield evidence from the past (evidential value); and/or nationally important associations (historic value). Important architectural features and/or layout that contribute directly to the heritage significance of the designated asset. Architectural features and/or layout that directly contribute and/or in their own right to the national heritage significance of the designated asset.
Medium	Historic buildings or structures of nationally designated value (e.g. Grade II) that have important architectural features and fabric (aesthetic value); and/or important meaning to people (communal value); and/or important potential to yield evidence from the past (evidential value); and/or important associations (historic value). Architectural features and/or layout that contribute directly to the national heritage significance of the designated asset, inc. lesser features of Grade II*.
Low	Historic buildings or structures of recognised/designated local value that have locally important architectural features and fabric (aesthetic value); and/or locally important meaning to people (communal value); and/or locally important potential to yield evidence from the past (evidential value); and/or locally important associations (historic value). Architectural features and/or layout that do not directly contribute to the national heritage significance of the designated asset.
Negligible	Historic buildings, structures, features, fabric of: no architectural merit; and/or no meaning to people; and/or, no potential to yield evidence from the past; and/or, no important associations.

Detrimental	Buildings, features of buildings or building fabrics that have an intrusive character or that are detrimental to the heritage significance of a historic building or structure.
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Heritage Impact Definitions

Table 3: Heritage Impact Definitions based on ICOMOS (2011) Guidance

Impact Grading	Built Heritage
Major	Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is totally changed; or, a comprehensive change to the setting
Moderate	Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is significant modified; or, a change to the setting such that it is significantly modified
Minor	Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is noticeably changed - but not so that the heritage significance of the whole is significantly modified; or, a change to the setting such that it is noticeably modified but not so that the heritage significance of the whole is significantly modified
Negligible	Slight changes to a historic building (or structure) or setting that hardly affect it
No Change	No change to structure, fabric or setting.
Beneficial	A change that removes or beneficially enhances an element of detrimental and/or neutral element, fabric or setting

Significance of Impacts of Heritage Change

Table 4: Heritage Impact Definitions based on ICOMOS (2011) and NPPF (2019) Guidance

Impact Grading	Built Heritage
Very Large	Upper End of Range of ‘Substantial Harm’ to a Heritage Asset – Full demolition/comprehensive change which cannot normally be balanced in planning terms by public benefit
Large/Very large	Lower End of Range of ‘Substantial Harm’ to a Heritage Asset – Virtually full demolition/comprehensive change which cannot normally be balanced in planning terms by public benefit
Moderate/Large	Top end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Moderate	Upper end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Slight/Moderate	Middle of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Slight	Lower end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Neutral/slight	Very lower end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.

Neutral	No significance of impact to heritage asset and/or setting
Beneficial	Beneficial change to heritage asset – which can be delivered without any adverse consequences to the heritage significance of a heritage asset or its setting

Box 3: NPPF Planning Assessment Process for ‘Substantial Harm’

NPPF: Para 195. “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use

Heritage Assessment

Table 5: Matrix showing Evaluation of Significance of Impacts of Change of Proposed Amended Alterations

Ref.	Proposed Change	Existing	Heritage Significance Value	Proposed Works	Mitigation	Impact Assessment	Significance of Impact
A: New Kitchen extension							
A1	Demolition of kitchen eastern exterior wall and doorway	Exterior kitchen wall and doorway – not original but likely early C19 extension to main house.	Medium [Defined as: Historic buildings or structures of nationally designated value (e.g. Grade II) that have important architectural features and fabric (aesthetic value); and/or important meaning to people (communal value); and/or important potential to yield evidence from the past (evidential value); and/or important associations (historic value). Architectural features and/or layout that contribute directly to the national heritage significance of the designated asset, inc. lesser features of Grade II*.]	Carefully demolish kitchen eastern exterior wall and doorway	Care taken to minimise damage to historic fabric - in the wider area associated with these works.	The works will involve the loss of non-original historic fabric in terms of exterior brick wall and doorway. Minor Impact [Defined as: Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is noticeably changed - but not so that the heritage significance of the whole is significantly modified; or, a change to the setting such that it is noticeably modified but not so that the heritage significance of the whole is significantly modified]	Slight [Defined as: Lower end of range of 'Less than substantial harm' to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.]

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Ref.	Proposed Change	Existing	Heritage Significance Value	Proposed Works	Mitigation	Impact Assessment	Significance of Impact
A2	Excavation of foundations for new kitchen extension	Area has been filled in early to mid C20	Negligible [Defined as: Historic buildings, structures, features, fabric of: no architectural merit; and/or no meaning to people; and/or, no potential to yield evidence from the past; and/or, no important associations.]	Excavate foundation in made up ground	Care taken to minimise damage to historic fabric. Foundation designed for minimum excavation.	Excavation of foundations for new kitchen extension in C20 made up ground have no harmful effect on the scheduled monument or listed building. The works do not change the architectural character and historic significance of the listed building. Negligible Impact [Defined as: Slight changes to a historic building (or structure) or setting that hardly affect it]	Neutral [Defined as: No significance of impact to heritage asset and/or setting]
A3	Construction of new kitchen extension	Historically this is rear garden which is now on modern made up ground. This space does contribute to the setting of the listed building.	Medium [Defined as: Historic buildings or structures of nationally designated value (e.g. Grade II) that have important architectural features and fabric (aesthetic value); and/or important meaning to people (communal value); and/or important potential to yield evidence from the past (evidential value); and/or	Construct new simple kitchen extension.	Care taken to minimise damage to historic fabric.	Construction of new kitchen extension will alter the setting of the listed building. The extension will be clearly legible to future generations as a modern extension. Minor Impact [Defined as: Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is noticeably changed - but not so that the heritage significance of the whole is significantly modified; or, a change to the setting such that it is noticeably modified but not so that the heritage significance of the whole is significantly modified]	Slight [Defined as: Lower end of range of 'Less than substantial harm' to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.]

Heritage Matters: Heritage Statement – Old Hayes Farm, Ratby

Ref.	Proposed Change	Existing	Heritage Significance Value	Proposed Works	Mitigation	Impact Assessment	Significance of Impact
			important associations (historic value). Architectural features and/or layout that contribute directly to the national heritage significance of the designated asset, inc. lesser features of Grade II*.]				
B: New Pool and Gym							
B1	Excavation of foundations and service trenches for new Pool and Gym	Grass area to east of scheduled monument area	Negligible [Defined as: Historic buildings, structures, features, fabric of: no architectural merit; and/or no meaning to people; and/or, no potential to yield evidence from the past; and/or, no important associations.]	Excavation of foundations and service trenches for new Pool and Gym. Material spread on agreed area of site outside the SAM.	Care taken to ensure any potential archaeology is recorded.	The excavation does not effect the scheduled monument area. No Change Defined as: No change to structure, fabric or setting.]	Neutral [Defined as: No significance of impact to heritage asset and/or setting]
B2	Construction of new Pool and Gym	Grass area to east of scheduled monument area which lies in the wider setting of	Negligible [Defined as: Historic buildings, structures, features, fabric of: no architectural	Construction of new Pool and Gym	Designed to minimise impact of simple building massing with this wider historic landscape.	Construction of new Pool and Gym building will alter the setting of the listed building. The standalone building will be clearly legible to future generations as a modern insertion with the landscape..	Neutral/Slight [Defined as: Very lower end of range of 'Less than substantial harm' to the heritage significance of a heritage asset and/or its setting – to be

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Ref.	Proposed Change	Existing	Heritage Significance Value	Proposed Works	Mitigation	Impact Assessment	Significance of Impact
		the listed building	merit; and/or no meaning to people; and/or, no potential to yield evidence from the past; and/or, no important associations.]			Minor Impact [Defined as: Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is noticeably changed - but not so that the heritage significance of the whole is significantly modified; or, a change to the setting such that it is noticeably modified but not so that the heritage significance of the whole is significantly modified]	weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.]

Summary

5.3 The summary of the assessed revised Heritage Significance Impacts are shown below:

Box 4: Summary of Heritage Significance Impacts of Revised Alterations

No. of Impacts	Impact	Definition
2	Slight	Lower end of range of 'Less than substantial harm' to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.]
2	Neutral/Slight	Very lower end of range of 'Less than substantial harm' to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
1	Neutral	No significance of impact to heritage asset and/or setting

5.4 In summary, the proposals will not significantly adversely affect this listed building, the settings of the nearby listed gatehouse or the scheduled monument. The kitchen extension and nearby new standalone Pool and Gym building would have no significant adverse effect upon the special architectural and historic interest of these designated heritage assets.

5.5 Therefore, the proposals do not directly conflict with any local or national heritage policies.