

Appendices

Appendix 1: List Descriptions

NORTHAW HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NORTHAW HOUSE

List entry Number: 1100970

Location

Northaw House, Cooper's Lane

The building may lie within the boundary of more than one authority.

County: Hertfordshire

District: Welwyn Hatfield

District Type: District Authority

Parish: Northaw and Cuffley

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Aug-1972

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 158491

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Details

Northaw TL 20 SE NORTHAW AND COOPER'S LANE CUFFLEY (east side)

12/227 Northaw House

22.8.72

GV II

House, built in 1698, now office. Painted plaster on red brick. Slate mansard roof. 2 storeys and attics over sunken basement. 7-window elevation stepping forward in 3 shallow projections, the centre 2 projections and the angles with chamfered quoins. Continuous moulded eaves cornice with square modillions. 1st floor band. Pedimented to 3-window centre with bullseye window. C1800 semicircular porch with 2 Doric columns and pilaster responds fluted at the necks. Flush panel door in moulded frame. 6 stone steps and plain iron railings, similar railings fronting ditch. Recessed 1st floor sash windows. Ground floor french windows. Box dormers. Flanking quadrant red brick walls. Stone flag entrance hall with groin vaulting and reeded door surrounds each side. C19 replica staircase. Original service staircase with barley twist balusters on right centre.

Plainer 2-3 storey service blocks on W join with late C18/early C19 former stable block in painted brick, the slate roof with central ventilator. 1:4:1 windows, the outer bays recessed and with 2-storey relieving arches. (Pevsner (1977)).

Listing NGR: TL2745802412

Selected Sources

Books and journals

Pevsner, N, Cherry, B, The Buildings of England: Hertfordshire, (1977)

National Grid Reference: TL 27458 02412

Appendix 1: List Descriptions

STABLE BLOCK AT NORTHAW HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STABLE BLOCK AT NORTHAW HOUSE

List entry Number: 1100971

Location

Stable block at Northaw House, Cooper's Lane

The building may lie within the boundary of more than one authority.

County: Hertfordshire

District: Welwyn Hatfield

District Type: District Authority

Parish: Northaw and Cuffley

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Aug-1972

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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UID: 158492

Asset Groupings

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List entry Description

Details

Northaw TL 20 SE NORTHAW AND COOPER'S LANE CUFFLEY (east side)

12/228 Stable block at Northaw House 22.8.72

GV II

Stables. Mid-late C18. Red brick. Hipped slate roof with central clock turret. 2 storeys. Bands at sill level and to eaves. 1st floor segmental-headed blocked windows. Plain pilasters each side of central door. N elevation has 2 dummy windows. 7 similar windows on E side. Turret has square base, open arched belfry with moulded cornice. Ogee leaded dome with ball finial and weathervane.

Listing NGR: TL2748902407

National Grid Reference: TL 27489 02407

Heritage Statement: Part 2 - Impact Assessment



Northaw House, Judge's Hill, Cuffley, Enfield

On Behalf of LW Developments

December 2018

Project Ref: 2618A

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Project Number: 2816A **Date:** 18/12/2018
Authored by: Sara Davidson **Document Version:** Final
Reviewed by: Jonathan Edis

Part I: Introduction

1. This Heritage Statement has been prepared by Heritage Collective on behalf of LW Developments,. The application relates to Northaw House, Judge's Hill, Cuffley, Enfield within Welwyn Hatfield Borough Council (WHBC herein).
2. This report, Part 2 of 2, presents an assessment of the impact of the proposed development on the significance of the designated heritage assets identified within Part 1 of the Heritage Statement which include:
 - Northaw House, a grade II listed building dating from 1698 with subsequent extensions and alterations;
 - The Stable Block, a grade II listed building dating from 1775;
 - The Walled Garden, a curtilage listed building dating from c.1800; and
 - A variety of outbuildings located to the west of Northaw House and most considered to be curtilage listed.
3. As with Part 1, this report covers only heritage matters dealing with built heritage, specifically listed buildings and associated structures and their settings. All matters dealing with below ground archaeology are dealt with separately within a specific Archaeological Desk Based Assessment, Archaeology Collective 2017.

Proposed Development

4. In 2009 planning permission was granted for the residential conversion of Northaw House and the Stable Block and the provision of residential development within the surrounds (commonly referred to as the walled garden and the settlement area). The consent has now lapsed without implementation and is no longer valid. LW Developments now seek to gain permission for a similar permission which



Figure 1: Aerial photograph and site location plan

would deliver 27 residential units on the site through a combination of residential conversion and provision of new build.

5. The proposals for the site have been based on an understanding of the significance of the buildings, their character and ability to absorb change to its fabric and setting without resulting in undue harm to significance. Numerous phases of pre-application discussion have been undertaken with WHBC throughout 2016 and 2017 and the advice received has informed the design of the development (the most recent pre-application enquiry has the reference 6/2017/0405/PA).

Purpose of the Study

6. The purpose of Part 2 of this Heritage Statement is to assist with the determination of the applications by informing the decision takers on the effects of development on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised. The heritage assets affected have been observed and assessed by the author following numerous site visits made in 2016 and 2017 typically in good weather.
7. Specifically, this report presents an assessment of the effect on the historic built environment as a result of the proposed development. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2018 and local planning policy.



Plate 1: Northaw House

Part II: Impact Assessment

8. This section appraises the impact of the proposed works on the heritage significance of the identified heritage assets, specifically Northaw House, its Stable Block and associated curtilage listed structures. It seeks to support the Local Planning Authority in their decision making process.
9. In order to make this section as user friendly as possible it is arranged in various sections which consider firstly the principle of the development then works to specific areas of the application site. The following section, Part III, considers the scheme's compliance with policy.

Principle of Development

10. It is understood and acknowledged that the application site, including two grade II listed buildings and curtilage listed structures, is in a poor state of repair and without the provision of an active and viable use across the estate the condition will continue to deteriorate.
11. In 2007 planning permission was granted for the residential refurbishment and redevelopment of the estate including the conversion of Northaw House and the Stable Block and the provision of new development within the walled garden and the 'settlement area' (the area between the house and walled garden). Despite its approval this scheme proved to be unviable and the permission is now lapsed.
12. LW development now seek to provide a new scheme, based on the consented scheme, for the residential redevelopment of the site.
13. The main goal of this application is to provide development sufficient to cross fund the restoration and repair of the significant heritage assets of the site, specifically the grade II listed Northaw House, the grade II listed Stable Block and the curtilage listed walled garden.
14. Thorough understanding of the significance, character and historic development of the site and various pre-application discussions the following is now proposed:
 - Residential conversion of Northaw House to provide 8 residential units;
 - Residential conversion of the Edwardian Wing to provide 3 residential units;
 - Residential conversion of the Ballroom Wing to provide 2 semi-detached houses;
 - Residential conversion of the Stable Block (Coach House) into 1 residential unit;
 - Refurbishment of Oak Cottage to form 1 residential unit;
 - Construction of new build enabling development comprising:
 - 3 detached houses within the Walled Garden;
 - 2 detached 'Gate Lodges' on the east and west drives; and
 - 7 new build dwellings within the 'settlement area'.
 - Landscaping works including the restoration of the orchard.
15. A full Financial Viability Statement has been prepared which confirms that the proposed development is the minimum required in order to restore the estate in a viable manner.
16. Historic England prepared criteria for Enabling Development but this considerably pre-dates the NPPF and as such the weight given to it relates to its compatibility with the more recent guidance in the NPPF. The NPPF (paragraph 202) notes that Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies. As part of one of the pre-application enquiries the LPA noted that enabling development that would secure the future of a significant place but contravene other planning policy objectives should be unacceptable unless it met a series of criteria (LPA ref: 6/2016/1356/PA, dated 28 September 2016). The application submission provides evidence as to why the proposed development meets these criteria.
17. Specifically, the assessment contained within this Heritage Statement confirms that the scheme:
 - i) Will not materially harm the heritage values of the place or its setting; and
 - ii) Will secure the long term future of the place and provide the site with a use sympathetic to its conservation.
18. Other submitted documents, including but not limited to the Financial Viability Statement and Planning, Design and Access Statement, confirm that:
 - i) The proposed development avoids fragmentation of management of the place;
 - ii) The proposed development is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid;
 - iii) Sufficient subsidy is not available from any other source;
 - iv) It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place and that its form minimise harm to other public interests; and
 - v) The public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.

Works to Northaw House (grade II)

19. In order to provide the grade II listed Northaw House a functional and viable use the proposals entail the conversion of the building (and its Edwardian Wing) into a series of 11 residential units. These units comprise:
 - Four 1 bedroom units - two located at basement level and two at second floor;
 - Six 2 bedroom units - three to the ground floor and three at first floor; and
 - One 4 bedroom unit - located within the roof structure of the main house at second floor.
20. The following sections consider firstly the principle of the building's residential conversion, and secondly the effect of the physical works required to facilitate the change of use.

Principle of Residential Conversion

21. The building is currently used as offices but this is clearly not its originally conceived use. Constructed originally in the late 17th century the building started its life as a dwelling house and was subsequently extended and altered in accordance with the changing requirements of this domestic use. The building appears to have retained a residential use until the c.1943 whereby it was converted to children's hospital before being converted to its current office use.

Part II: Impact Assessment

22. In principle, the conversion of the building back to residential use is appropriate, reinstating its original use and one which will evidently lead to investment in the structure and its surroundings. This investment will ensure the grade II listed building's long term conservation and maintenance and remove the current risk the building faces (from both vandalism and general deterioration associated with the lack of a viable use).
23. It is established that the existing office use of Northhaw House is not viable or capable of providing the investment needed for the upkeep of such a large building. Resulting from this the principle of residential use has been established both as part of the 2007 approval (whereby consent was granted for the building to be converted into a single family dwelling) and by way of more recent pre-application discussions with the LPA.
24. While a departure from a single residential use there can be no question that a residential use is an appropriate one for the building (and indeed wider site) and has the benefit of reinstating the original use to the grade II listed building alongside the public benefit of provision of residential units. Previous proposals (2003 by Vincent & Gorbing) demonstrated that it was physically possible to convert the main house into eight apartments while retaining the essential floor plan and important features like the principal staircase and the conservatory. Given the scale of the building the use of the structure as a series of residential units is found to be its optimum viable use. A single residential use is also not a realistic option - it would require a single end user of a similar type to those who historically occupied the building, but such a person has not come forward, despite the building having been available for several years - it is not realistic to expect this outcome, and if the Council were to insist on waiting for someone to come along, the building would continue to be at risk in the meantime. The application proposals are a realistic and pragmatic attempt to safeguard the building and give it a suitable future use.
25. Resulting from the planning history of the building and recent pre-application discussions the principle of the conversion of the building to multiple residential units has been accepted in principle by the Local Planning Authority (provided that the detailing of the scheme, considered below, is acceptable).
26. The conversion of the building into a series of residential units is likely to result in a far less intensive level of use than the existing office use due to the more limited number of building occupants. Due to their invested interest in the upkeep of the building it is often the case that residential occupants take greater care over the maintenance of their structures and in order to ensure the building's future conservation and maintenance, once converted, a management company will be set up to deal with such issues further ensuring that the condition of the building is kept to a high standard. Service charge will go towards cleaning, redecoration and general maintenance with any surplus funds put into a sinking fund for unplanned expenditure.
27. It should also be noted that a multiple unit residential scheme does not necessarily mean that there will be future undesirable changes to the building. Once converted, should any further changes to the building be desired by the future occupants (either building wide or related to individual flats) these would require listed building consent, and potentially planning permission, and would be dealt with by the LPA on a case by case basis and judged on their own merits. In this respect the LPA have control over future alterations to the listed building.
28. The change of use of the building into a series of ten residential units will clearly require some level of subdivision. However, due to the existing cellular plan form of the building and the presence of a number of existing staircases, the subdivision can be achieved without the need for high levels of alteration to fabric or plan form. The physical alterations to the fabric of Northhaw House necessary to facilitate the change of use are considered in the next section.



Figure 2: Proposed 3D views of Northhaw House

Physical Alterations

29. The external envelope of the building is highly important and a key element of its significance and special interest. In reverence to this the elevations undergo very little change bar the refurbishment and maintenance of the existing fabric. One key element of the works will be the repair and refurbishment of the roof structure which has deteriorated (due to lead theft) and, as a result, cause water ingress to the building. A temporary scaffolded roof was erected in 2017 to halt deterioration.
30. Unlike the previously permitted scheme it is proposed to retain the Edwardian wing. However, some works of demolition to Northhaw House are proposed which include the 20th century link to Ballroom Wing, the 20th century toilet block and a number of further 20th century additions, including the rear escape staircase and partitions. These features are found to be detrimental to the significance of the listed building being inappropriate in their location, design and form and their removal will be beneficial to the building's significance.
31. The subdivision of a building such as Northhaw House (the Edwardian wing is considered separately below) into a number of residential units is inevitably going to result in some effect on the plan form

Part II: Impact Assessment

- of the building. However, due to the existing layout of the building, in this specific case, the subdivision can be primarily achieved via relatively minor works in the vein of those proposed in 2003 by Vincent & Gorbng and previously permitted by the Council.
32. In many places the subdivision can be achieved through the sealing of existing openings and installation of minimal new partitions. As such, control of access and circulation around the building can predominantly be achieved in a reversible manner without any meaningful change from the existing layout or plan form. Where existing historic door openings are proposed to be sealed doors, if historic, will be locked shut and, where between private and communal areas (or between separate units), sensitively sealed to one side rather than removed in order to retain the character of spaces within the grade II listed building.
 33. In a small number of areas changes to the plan form include the loss of fabric and are more permanent. In some cases fabric to be lost is modern and will not result in any effect on heritage significance. In other cases fabric proposed to be lost in order to facilitate a functional floor plan is historic. This is typically limited to the creation of a number of new door openings, removal of some partitions and levelling of floors in the second floor. In these situations fabric to be lost is typically non-original (often 19th century in date) and the minor effect on circulation and plan form would not result in harm to the significance of the building or would, at most, have a very minor effect.
 34. Throughout the building the majority of room (including principle rooms) retain their existing and often original proportions.
 35. The front ground floor left hand side room is proposed to be converted to a bedroom and will feature a small ensuite. In order to avoid any detrimental subdivision of this room and the retention of room's proportions the ensuite will be a lightweight glazed, non-full-height addition. The room itself is already altered having undergone changes to access and the windows and having lost its fire place (originally located to the wall opposite the windows). This alteration would not result in any harm to the significance of the listed building.
 36. One area proposed for more notable subdivision is the double height room to the rear right hand side. This area is likely to have been the 18th century kitchen extension. It is only the double height space which reflects this former use; other paraphernalia or detailing which could be suggestive of the use of this part of the building has long since been removed. In order to provide a functional residential space within this part of the building it is proposed to subdivide the space both horizontally and vertically. The loss of the double height character of this space will result in loss of the remaining ability (however slight) to appreciate this part of the building as the former, though not original, kitchens. This will result in a minor degree of harm to the significance of the listed building.
 37. It is important to note that the proposals see for the retention and full refurbishment of the 19th century conservatory, currently a dangerous and at risk structure, which will be incorporated into one of the ground floor units. This will ensure that the conservatory is provided with an active use which will see for its long term maintenance and conservation. The original 19th century encaustic tiles will be retained as part of the works.
 38. Vertical circulation within the building is particularly important and, by virtue of the careful design of the scheme, both the main staircase (a 19th century replica of a 17th century feature) and the original late 17th century service staircase are retained in active use.
 39. The basement to ground floor service staircase is proposed to undergo a minor change. The top part of the flight will be rotated by 90 degrees so that it can be accessed from the hallway. The door to the staircase can either be sealed shut and retained in situ or relocated to the hallway. While the proposals will result in the loss of some historic (and potentially original) fabric it is an essential alteration to facilitate the introduction of the small passenger lift (see paragraph 41) which itself is considered to be an integral feature of the building in terms of viability.
 40. Within the main building only one staircase, a small late 19th or early 20th century half flight at first floor level, is proposed for removal. As a later feature the designed to facilitate ease of movement between different phases of the building's construction the loss of this staircase will not result in any harm to the heritage significance of the building.
 41. The main change to the building's vertical circulation is the introduction of a small passenger lift from the basement level to the second floor. The lift will be a clearly modern element of vertical circulation and will result in a limited amount of historic fabric being removed (associated with a small loss of floor structure which has the potential to contain historic fabric). The location of the lift has been carefully minimised to avoid any significant detrimental effect and, of upmost importance, it should be noted that the lift is sited outside of the 17th century core of the building. The lift itself fits well within the existing layout of the building near to the 17th century stair and typically within existing hall areas. The introduction of the lift will only result in a very minor effect on the significance of the listed building and would result in the benefit of making the building accessible to wheelchair uses as well as helping to maximise the sales values thus reducing the need for greater levels of new build within the building's setting.
 42. Overall, the proposed changes to the layout and circulation of the building in order to facilitate the change of use into a series of residential units are, on balance, limited and will not affect key features such as the historic elements of vertical circulation, proportions of principle rooms or the hierarchy of spaces. The subdivision works will, by virtue of the effect on plan form, circulation and loss of some limited historic fabric, result in a very minor level of harm to the heritage significance of the building. This harm (demonstrably low and within the less than substantial range of the NPPF) should be weighed against the benefits of the conversion scheme (see paragraph 51).
 43. With regards to the Edwardian wing this part of the building is much changed internally and is of low significance and sensitivity to change. While the structure itself is to be retained its interiors are capable being modestly reconfigured without resulting in any detrimental effect on the building. The proposals to reconfigure the interior spaces of the Edwardian Wing seek to retain, where possible, as much of the early 20th century plan form as possible though do result in the loss of some partitions of this date. These alterations will not result in any effect on the significance or special interest of Northaw House as a whole. The retention of this part of the structure also allows for the preservation of the ancillary yard to the side of the main house.
 44. Following the subdivision, proposals entail the general refurbishment of the building's interiors which includes the retention and preservation of all decorative features, including windows and ironmongery, joinery, panelling, timber and stone flooring, decorative plasterwork, fire surrounds and grates etc., unless specifically discussed elsewhere in the assessment. Historic doors and windows are to be retained throughout the building and where modern features are present it is proposed to replace these with more traditionally appropriate elements, resulting in a modest enhancement to its architectural and historic interest. New windows and doors, where required, will be traditionally detailed to match existing features.
 45. As part of a package of enhancement works it is proposed to provide appropriate joinery, decorative plasterwork and fire surrounds in a number of the rooms where such detailing has previously been removed. The new decorative surface features will be appropriate to the age and character of the listed building and will result in a modest enhancement to its architectural and historic interest. Similarly, where water damaged decorative plasterwork and joinery is present it is proposed to restore these features in accordance with their original appearance and by way of traditional methods.

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46. Where new kitchen fittings are proposed these will be scribed around decorative dados mouldings and skirting boards and adhered to the structure with minimal fixings into historic fabric. These elements of the proposals are entirely reversible and will not result in harm to the significance of the building.
47. As a result of the change of use of the building alterations to services will be required. Due to limitations on opening up works firm plans for these alterations have not yet been established. However, a general services strategy is in place which seeks to ensure the significance of the building is not adversely affected by such alterations and it is expected that further information on this element of the scheme can be conditioned. The general services strategy proposes:
- Existing drainage will be retained where necessary for proposed bathrooms and kitchens. All redundant drainage, will be removed and walls and floors made good. Where possible and where historic features allow externally run pipes will be relocated internally in order to rationalise and improve the aesthetic value of the building's exterior;
 - Existing exposed conduits, cabling, trunking, wall mounted features and lighting associated with the recent office use will be removed and walls and floors made good;
 - New electrical installations, where historic fabric allows, will be chased into walls to preserve the building's existing internal character;
 - The heating systems will respect the original building with appropriate radiators selected and flues to boilers;
 - Upgrading of floors and walls for fire and sound will follow detailing as specified for existing and listed buildings and working with the requirements of building regulations. Important existing fabric and detailing will be retained so that the building can be reverted back to its original state before the works were carried out.
 - Separating floors will be achieved through the installation of a proprietary fire proofing system inserted between the existing joists. Existing floor boards will be re-laid as existing and all skirting boards will remain unaffected;
 - Acoustic upgrades to floors, where required, will be achieved through the installation of an acoustic flooring system on top of the existing joists with historic floor boards, where present, re-laid; and
 - Where doors are to be retained and sealed, approved infill structure will be provided behind the closed door with minimal fixings provided to historic fabric.
50. An important part of the strategy has been to propose few alterations to the earlier and more sensitive parts of the building and instead, within these parts of the building, ensuring that fabric is conserved and repaired to a high standard as required. Resulting from this the sensitive front elevation and all sensitive historic fabric within the late 17th century core is preserved by the proposed works.
51. It is acknowledged that the proposed conversion will result in a slight effect on the significance of the listed building by virtue of the effect of the subdivision on the plan form and circulation of the building in combination with the low levels of loss of historic fabric.
52. However, alongside the public benefit of providing 11 residential units, there are considerable heritage based public benefits which can be summarised as:
- Removal of risk to the currently unoccupied building which lacks a viable use;
 - Reinstatement the building with an active use (demonstrably its optimum viable use) consistent with the conservation of the asset;
 - Reinstatement of the building's (and estate's) original residential use;
 - Physical works to the building to halt deterioration including refurbishment of the roof and internal repairs to water damaged fabric;
 - Removal of inappropriate 20th century extensions and additions;
 - Landscape benefits and the removal of parking from the area immediately in front of Northaw House; and
 - Modest benefits associated with reinstatement of lost decorative features.
53. It is an understood concept (discussed within the NPPG) that harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. In this case it is clear that the use of the building is the optimum viable use and the harm is minimised through careful design and respect to the building's development and special interest.
54. On balance, when considering the harm and benefits of the building's conversion the proposal will preserve the significance of the grade II listed building and, based on available information, provide the best opportunity for providing a viable use to Northaw House.

Works to the Stable Block (grade II)

Principle of Residential Conversion

Summary

48. The proposed conversion of Northaw House is based on a thorough understanding of the character of the listed building, its historic development and significance and have been informed by documentary research and an on-site assessment of surviving historic fabric. The proposals have been sensitively designed to provide a long term viable use for the building consistent with its conservation and ongoing conservation while being sensitive to the unique heritage values of the grade II listed building.
49. While it is acknowledged that the proposed use is not the original use, which was in effect single occupancy, this is unlikely ever to be achieved again. The effect of waiting for an ideal solution, which may never happen and which involves considerable risk while the building remains unused, is likely to be far greater than the effect of conversion; this is evidenced by the deteriorating state of the building, following previous unsuccessful attempts to create a viable enabling development scheme.

55. It is established that the stable block has long since lost its original use, and it is virtually inconceivable that the original use will ever be reinstated. Now in increasing need of reuse and investment, it will be necessary to accept a degree of internal and external alteration in order to preserve this important 18th century listed building.
56. It is proposed to refurbish and convert the stable block to single residential use, with the cart shed providing parking. The ancillary outbuilding in the north east corner of the courtyard will also be retained and refurbished.
57. Office use in the main house, and elsewhere within the estate, has failed to provide the investment necessary to keep the former stable block properly repaired. As such, residential use offers the best option for the preservation of this listed building.

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58. The National Planning Practice Guidance (NPPG) explains that sustaining heritage assets in the long term often requires incentivising their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. In this case the residential use is considered to be an appropriate viable use consistent with the conservation of the building.
59. The NPPG notes that development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the fact that it may cause some harm or loss of significance provided that harm has been minimised. In this respect the scheme has resulted from an assessment of the heritage sensitivities of the listed building and the minimum level of alterations have been proposed in order to provide a functional residential dwelling. Considerable pre-application discussions have also informed the scheme.
60. The proposals seek to reinstate a use at the listed building which would provide for its long term conservation and maintenance. A residential scheme is considered to be such an appropriate use insofar as it will lead to occupation of the building which will ensure capital for the long term conservation and maintenance of the asset. As such, the change of use is considered to be viable, acceptable and consistent with the significance and conservation of the former Stable Block.

Physical Alterations

61. As with Northaw House some alteration will be needed in order to convert the building and specifically provide appropriate levels of light to the interior. These physical works are discussed below.
62. The building is in an exceedingly poor state and has been neglected for a number of years. As such, considerable works are necessary to reinstate stability to the building and leave it capable of supporting a functional use. A key intention of the works is to retain the character of the building as a Stable Block.
63. One of the most notable changes to the building will be the introduction of new windows within the blind openings as per the previously consented schemes. The number of windows required has been minimised to reduce the effect on the buildings particularly to the north and west elevations which are closest to Northaw House in order to retain the existing character of the building from these views as much as possible.
64. A small timber framed porch is also proposed to the external elevation of the building. This has been carefully designed to ensure that the feature respects the character of the original building as a converted stables while providing a functional purpose for the residential building
65. Following pre-application discussions cart shed is now proposed to remain as existing to provide car parking for the dwelling. However, this part of the building is in a poor state of repair and inspections confirm that it will need to be carefully dismantled and reconstructed. As much as possible historic fabric will be re-used and where new fabric is required this will be aesthetically to match the existing structure.
66. The eastern most bay of the cart shed is divided from the rest and this will be incorporated into the main house as a small study – the currently open north side will be provided with full height glazing behind the cart doors to retain the existing character of this part of the building but provide a functional use to this space which is too small and too close to the building's face to be effectively used as parking.
67. To the eastern side of the Stable Block is the 19th century single storey extension. This part of the building is now entirely dilapidated and little more than a series of half collapsed walls. It is proposed to reinstate this addition as a two storey element in order to provide additional first floor accommodation in support of the building's viable use. The extension will be traditionally detailed and make use of existing historic fabric and detailing where possible. In order to ensure subservience to the main Stable Block the ridgeline to this part of the building will be reduced and the accommodation provided within the roof structure, dormer windows will provide natural light.
68. In accordance with officer comments (due to the use of the cart shed as parking) it is proposed to provide a modest extension to the eastern side of the Stable Block adjacent to the existing later addition. This red brick and glazed addition will provide much needed additional ground floor space while being sensitive to the grade II listed building and was suggested by the Council's Conservation Advisor.



Figure 3, 4 and 5: Proposed 3D views of the Stable Block

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69. Internally, within the building works have been carefully considered so to, where possible, minimise demolition and retain original features. Elements of the building's interior will, of course, need to be removed and altered in order to facilitate the residential conversion. There are a number of key features within the Stable Block which include a moulded cornice with hay racks across the majority of the building's rear wall, a number of original stable partitions and the staircase which provides access to the first floor.
70. The majority of the rear cornice will be retained and incorporated into the design of the living room and hallway and the staircase itself is retained to provide access to the first floor.
71. All stable partitions are also retained, however, a number of these will be relocated in order to accommodate a functional internal layout. The living room will be flanked by two stable partitions, retained in their original locations and the existing divide against the southern wall will also be kept as it. Any other stables divides will be displaced as a result of the scheme but will be reused elsewhere in the stables in order to retain both character and historic fabric.
72. Floor surfaces within the Stable Block have also been considered and, in order to retain the existing character of the Stable Block, proposed floors include flag stone and timber boards.
73. As part of the residential conversion of this part of the site, and in accordance with pre-application advice, the square brick built shed located to the north of the Stable Block and the walls surrounding the building are also proposed to be retained. The areas enclosed by the walls will provide for the immediate gardens of the dwelling.

Summary

74. Reinstating an active use to the grade II listed Stable Block, one which can be considered the structure's optimum viable use and which is consistent with the conservation of the asset, is a considerable heritage benefit.
75. Resulting from this the works would remove the risk the building currently faces as an unoccupied building in a very poor state of repair. The physical works proposed in order to convert the building would halt deterioration and reinstate structural stability to the building while retaining key original features and allowing the character of the stables to be preserved. While the proposed development would result in the loss of some of the Stable Block's fabric due to the carefully considered scheme the works would, on balance, preserve the significance of the Stable Block.
76. In summary, the proposed works to the Stable Block would not, in the meaning of the 1990 Act and NPPF, result in any harm to the significance of the grade II listed building or other heritage assets on the site.

Works to the Ballroom Wing (grade II as part of Northaw House)

77. The two storey range now known as the Ballroom Wing likely dates to the 18th century and was part of an earlier service range prior to its incorporation into the main accommodation prior to its office conversion. The building is much altered and now, bar its external envelope and a small number of structural walls, features modern fabric and surface finishes.
78. Proposals to this part of the site entail the conversion of the current office into two 2 bedroom two storey dwellings (a less intensive conversion than previously consented which converted the building into a terrace of three units).



Figure 6: Proposed 3D view of the Ballroom Wing

79. The main structure, its external envelope, floor structure and historic load bearing walls featuring projecting chimney breasts, are retained as part of the proposals (all parts identified as being of some significance). Internally, the design for the two houses minimises demolition of original walls. As with the previously approved scheme the internal alterations would allow the possible future removal of the new construction and restoration of the original internal layout and fabric.
80. The scheme has been carefully designed to retain the existing character of the elevations, the most valuable part of the building, and while new doors are required to serve the two residential units these have been sited and designed sensitively with respect to the building's existing symmetry and form. The external modern painted steel staircase to the northern elevation of the building is also to be removed which is considered a benefit.
81. Overall, the proposed works to the Ballroom Wing would entirely preserve the heritage significance of the building (grade II listed as part of Northaw House) and the heritage significance of the site as a whole.

Redevelopment of the Settlement Area

82. Following officer advice provided at various pre-application stages proposals to the west between the main house and walled garden (referred to as the Settlement Area) have been designed to provide a series of seven residential units in the form of estate farm type structures and influenced by the existing built form on the site.

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83. As part of these proposals the existing building on this part of the site are proposed to be demolished. As identified in Part 1 of the Heritage Statement some of these features would, due to their pre 1948 date and ancillary character, be considered curtilage listed. However, the individual heritage value of the buildings proposed for demolition has been identified as low. Any group value they contribute towards Northaw House and the Stable Block is due to their overall character and appearance as a group of vernacular farm structures which serve the main house, rather than any inherent significance in their own right.
84. Due to their limited heritage value and the way in which they contribute to the significance of Northaw House the demolition of these buildings will not necessarily result in any harm to the heritage significance or setting of the site's listed buildings provided that appropriate replacement built form is established on the site which is reflective of the former character and appearance of this ancillary and agricultural area of the site.
85. The series of seven residential units has been designed to reflect the both the historic use of this part of the site and the design of these structures has been influenced by the existing buildings on this part of the site in order to provide an authentic farmyard vernacular. units provide:
- A farmhouse style property (four bedroom)
 - A small detached dairy style property (three bedroom)
 - A detached barn style property (four bedroom); and
 - A series of four semi-detached barn style properties (each four bedrooms).
86. This group of new buildings, alongside their respective landscaping proposals (discussed below) create a strong sense of place within this part of the site. A thorough assessment of the regional and local architectural detailing and materials of vernacular farm buildings has been undertaken and this has informed the designs of these buildings. Overall, the proposed development in this part of the site provide a series of high quality agricultural buildings of modern interpretation.
87. Broadly speaking the buildings are arranged as a former farmstead with the main dwelling, styled as a farmhouse, being the prominent building of the group. The layout of the buildings is arranged so to provide a courtyard area between the farmhouse and its associated ancillary buildings, where possible the units are sited on areas currently occupying built form. This arrangement provides clear visual and physical links to the walled garden.
88. The farmhouse is designed as a red brick three bay, two storey property with a clay tile roof, flanking chimneys, string course and casement windows. It has been informed by the vernacular built form of the surrounding area, particularly late 18th/early 19th century farmhouse style buildings.
89. The three barn type properties (providing five dwellings) comprise a combination of dark stained horizontal weatherboarding, red brick (dwarf plinth walls and some side elevations) and large areas of glazing. Though varying in detail, due to their palette of materials, these buildings provide a consistent character and sense of place to the Settlement Area.
90. Adjacent to the farmhouse a small red brick building, designed as a unit influenced by traditional dairies/brewhouses/bakehouses, is proposed. Such buildings would have always featured a chimney, often either single or two storey with windows for natural light and would have typically been sited close to the farmhouse.
91. The variety of materials and detailing proposed across the settlement area provides the area with a rich textured character. Materials include weather board cladding, red brick and red clay roof tiles. Where possible historic materials from the demolition of the existing buildings will be retained and worked into the proposed built form.



Figure 7: Proposed 3D view showing an example of a barn type property within the Settlement Area



Figure 8: Proposed 3D view showing the Farmhouse and Dairy within the Settlement Area

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92. Detailing is also locally appropriate and provides visual and contextual links between the buildings of the settlement area and Northaw House. A specific example of this is through the provision of large arched blind openings which reflect those to the existing Ballroom Wing.
93. The development in the settlement area, by virtue of the careful design of dwellings, retains the existing group value between Northaw House and the site. These buildings will be viewed as contextual and ancillary to the listed buildings on the site and despite the loss of the existing buildings, overall, will not result in any harm to the heritage significance of either Northaw House or the Stable Block.

Development within the Walled Garden

94. As established through pre-application advice the large walled garden offers an opportunity to provide new development within a physically contained and now redundant historic space. This will have the effect of providing the walled space with a new use, which is a heritage benefit in its own right, and which will encourage the better repair and maintenance of the curtilage listed walls that currently have no beneficial use or prospect of investment.
95. Pre-application proposals for the walled garden have undergone considerable change over time. Originally proposals involved a classically designed single dwelling and then later a set of two classically designed dwellings. However, in accordance with the latest pre-application advice, and to maximise the potential of the walled garden, proposals now entail three dwellings of modern

character, form and appearance which are influenced by traditional glass house structures which may once have been present here.

96. The walled garden is proposed to be laid out in a series of quadrants separated by a cross axial path which was part of the garden's original layout. Each of the three dwellings will be located within one quadrant and the fourth quadrant, located adjacent to Oak Cottage and nearest to the Settlement Area, will be used as a communal open space with links to the rest of the site.
97. As part of the works the wall itself be retained and sensitively restored as necessary, and a derelict lean-to structure of little or no heritage value will be removed.
98. The siting of the dwellings has been carefully considered and the main bulk of the residential units are proposed to be located within the corners of the walled garden so that the openness of the space can be fully appreciated while also offering more opportunity for landscaping. Though located within the corners the dwellings are not physically connected to the wall. Offsetting the development from the walls in this way ensures that the integrity of the wall as a single rectangular structure will be preserved.



Figure 9: Proposed 3D aerial view of the new development within the Walled Garden



Figure 10: Proposed 3D views of the new development proposed within the Walled Garden

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99. The dwellings themselves, while remaining at two storeys in height, comprise a lower ground floor and ground floor meaning that the above ground projection of each unit is of only one storey. This will minimise new visual massing within the walled garden and keep the proposed dwellings demonstrably lower than the walls. A landscaped lightwell provides light to the lower ground floor rooms.
100. The above ground portions of the dwellings are predominantly glazed so to provide a high quality modern interpretation of traditional glasshouses. The predominant use of glazing to these buildings allows the historic brickwork of the wall itself to take prominence within the walled garden.
101. At present there are two main openings within the walls; main access to the centre of the north wall (though the original opening has been enlarged as a result of a small collapse in bad weather) and a small pedestrian gate in the centre of the east wall which links to the settlement area. Both these access points are proposed to be retained and kept in active use.
102. The existing main access point this provides a key view into the walled garden views into the walled garden and, responding to this, the proposed development is sited in such a way that this view will not be materially affected; the channelled view down the centre of the walled garden to its southern wall will remain free of development and obstruction.
103. As part of these proposals the walled garden's landscaping has been viewed as an integral element and a key component of the proposals has been to ensure the retention of as much open space as possible.
104. Little is known about the historic landscaping of the walled garden with only one OS map (the 1880 OS map) showing internal features in the form of a cross axial path with the four quadrants planted with trees. The remnant of this arrangement can be seen on modern aerial photography.
105. As identified the original cross axial paths of the walled garden are proposed to be reinstated and used as both pedestrian and vehicular routes. The arrangement of these route means that, on standing in the centre of the walled garden, the viewer can appreciate all four walls and the full extent of the garden.
106. The open landscaped quadrant is set out with a range of features including topiary spheres, cottage style planting, pergolas with climbers and fruit trees planted against the wall thus introducing an original element back into the walled kitchen garden. Other features include a water feature and sculptures, both of which would commonly have been found in kitchen gardens historically.
107. The individual gardens of the dwellings have been designed so to be as open as possible. They comprise a large private amenity area which is bordered by a low hedge to provide privacy without obscuring views of the walls from the cross axial paths.
108. The landscaping works, combined with the careful siting of the dwellings, assists in preserving the historic wall as a boundary feature by giving it a purpose once again.
109. In summary, the proposed redevelopment of the walled garden will not only conserve the historic structure but it will also enhance and regenerate the significant historic area of land providing for its long term conservation and maintenance. The proposals for the walled garden were found to be acceptable from a heritage perspective at the latest pre-application stage.
110. The dwellings will be contained by the wall in such a way as to minimise its effect on Northaw House and the dwellings will not compete for dominance with the grade II listed building. As such, resulting from this element of the proposals the significance and setting of Northaw House will be preserved. With regards to the grade II listed Stable Block there will be no material effect on the setting of this asset and the setting and significance of the building will be preserved.



Figure 11: Proposed 3D views of the refurbished Oak Cottage

Residential Conversion of Oak Cottage

111. Attached to the north east corner of the walled garden is a small gardener's cottage (known as Oak Cottage and referred to as Building 1 in Part 1 of this Heritage Statement). The building likely dates to the second half of the 19th century and is considered to be a curtilage listed building which, though altered both internally and externally, is a reasonably good example of a later 19th century gardener's cottage/bothy and possesses a degree of group value with the walled garden and Northaw House. Overall, the building is of medium significance.
112. As part of the site's residential development Oak Cottage is to be retained and converted to a single residential unit. This is an appropriate use for the building which reinstates the original residential use of the former gardener's cottage. The proposals involve the retention of the historic portions of the building and the demolition of the later single storey extension which is a poor quality feature at odds with the character of the historic building. In its place a two storey extension is proposed in a consistent architectural manner to the retained historic portions. Between the old and new a predominantly glazed centre section is proposed. In main views of the building from the settlement area this will assist in providing for an understanding of the building's historic development.
113. Overall, Oak Cottage will be sensitively extended with due care and attention paid to the character of the later 19th century cottage while providing additional footprint necessary to create a functional dwelling. By virtue of the building's extension there would be no adverse effect on the significance of any other of the site's heritage assets, specifically Northaw House, the Stable Block and the curtilage listed walled garden.

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114. At pre-application stage comment was made regarding the potential for overlooking between Oak Cottage and the nearby eastern most walled garden dwelling. This is due to part of the wall in this area being lowered likely in an attempt to provide increased natural light into the garden of Oak Cottage likely either during the late 19th or 20th century. As agreed on site with the LPA as part of the pre-application proposals reinstating the original height of the wall here (through the use of appropriate materials and traditional techniques) would not raise any objection. Indeed, this element of the proposal may be considered to partly restore this corner of the historic walled garden and therefore be a benefit
115. In summary, this element of the scheme would retain and sensitively convert one of the site's curtilage listed building. These works would preserve the medium significance of Oak Cottage and the significance of surrounding heritage assets. Overall, this element of the scheme should be considered as an enhancement to the site's heritage value.

Two Lodges on the East and West Drive

116. At either end of the main drive (known as the West Drive and East Drive) two small scale residential structures are proposed in the form of lodge buildings.
117. These two architecturally coherent buildings are both single storey and are constructed from rendered facades with slate roofs. The lodges have a simplistic classical architectural approach which references Northaw House without being detracting or dominating features of the area. They are designed in such a way as to reflect the character and appearance of buildings found on the former estate and, by virtue of their siting, character and appearance, are of a form where it would be reasonable to believe that past developments of this kind might have been built on such an estate.
118. No key views of the site's listed buildings (including Northaw House as the site's primary focus) will be affected as a result of the introduction of the two lodge buildings. Additionally, the proposed



Figure 12: Proposed 3D views of the Lodges

lodges will not, to any material degree, affect aspects of the listed buildings' setting which most contribute to the significance of the listed buildings.

119. Overall, the creation of these structures will not detract from or erode the significance of the site's listed buildings in any way and, due to their location at the ends of the main east-west drive, could be considered to slightly enhance the significance of Northaw House by better revealing, through altering passers by of, the presence of the historic estate from public vantage points.

Landscaping Proposals

120. A Landscape Masterplan has been produced (Landscape Collective, 2018) and presents proposals for the landscaping solutions to the site as a whole. Key features of this plan, with regards to heritage, are assessed below.

Underground Car Parking

121. As discussed at earlier pre-application stages car parking in front of Northaw House can be considered to form a detrimental aspect of the building's setting insofar as it obscures views of the building's front elevation and clutters the area.
122. Clearly the residential conversion of the building will result in additional parking needs and, in order to avoid the detrimental effect of car parking, it is proposed to provide a cut and cover area of parking to the north of Northaw House beneath the existing gravel turning circle.
123. This can be constructed without any direct effect on the significance of the listed building (bar the basement level connection which will result in only a very minor loss of fabric).
124. Views from the base of Judge's Hill towards the front elevation of Northaw House may undergo some change as a result of this alteration. However, these changes will, at most be minor due to careful landscaping and any effect on the building's significance as a result of this alterations will be highly limited.
125. To the west of the gravel turning circle a new drive will divert, drop down and turn south leading into the cut and cover parking area. Landscaping remedial works to build up the northern bank of the drive will effectively shield views of the parking area from the north. This is demonstrated within the aerial and 3D views within the drawn submission, specifically the view replicated at Figure 2 of this report. When standing on the reinstated gravel turning circle the effect will be one of a ha-ha with black painted metal estate type railing protecting the fall in the ground.
126. Additionally, other key views of the building (primarily from along the East and West Drives and the rear parkland) will not undergo any change.
127. While a fairly considerable element of work these proposals will allow for the majority of parking to be subterranean thus limiting the effect on the listed buildings (a heritage benefit) and will only result in a minor effect on the setting and significance of the grade II listed building (less than substantial in NPPF terms).

Rear Garden of Northaw House

128. Based on an assessment of historic mapping it appears as though the rear gardens of Northaw House were always retained as open parkland with an orchard to the west of the Edwardian Wing. Proposals seek to retain and enhance the existing parkland character of the rear garden and reinstate the

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orchard to this part of the estate. Alongside this, proposals also involve the creation of a parterre style arrangement immediately rear of the building. Parterres are formal gardens constructed of flower beds, paths and hedges arranged in symmetrical, often circular, patterns. They were popular in England from the 17th century onwards and, as such, is an appropriate feature for inclusion at Northaw House.

129. These proposals related to the rear garden of Northaw House will represent an enhancement to the significance site allowing the significance of the buildings to be better revealed.

Ground Surfaces and Boundaries

130. Throughout the site new routes (paths and roads) are proposed to be created alongside the retention of historic and existing routes. Where required these routes will be finishes with high quality surface materials which are suited to the character of the individual areas. For example through the use of agricultural floor surfaces (brick pavements and bonded gravel) within the settlement area and more refined bonded gravel to the front of Northaw House. These are appropriate to the character of the site and long lasting to ensure the preservation of an appropriate character with limited maintenance.
131. In order to avoid an undesirable fragmentation of the setting of Northaw House and the Stable Block boundary treatments demarking the individual curtilages of the dwellings have been carefully considered. To those dwellings along the East and West Drives (the lodges, Stable Block and Oak Cottage) and the 'farmhouse' of the settlement area boundaries are created through the use of low planting. This is beneficial in avoiding harsh lines and fragmentation. Properties within the settlement area are treated slightly differently with the existing combination of brick and flint walls present between buildings influencing the design. Here a variety of boundary treatments are proposed which retain a degree of consistency insofar as their material palette and agricultural character.

Part III: Policy Compliance

132. As required by paragraph 189 of NPPF (2018) Parts 1 of the Heritage Statement has described the significance of all heritage assets affected by the proposed development, specifically the grade II listed Northaw House the Stable Block and curtilage listed buildings, including the contribution made to significance by the setting of the heritage assets.
133. Dealing first with the grade II listed Stable Block, the residential conversion of this building will result physical alterations to the grade II listed building. Some of these changes, including loss of fabric, changes to plan form and changes to the building's character, will amount to a minor effect on the significance of the listed building, which is, in NPPF terms, demonstrably within the less than substantial bracket. The benefits of the stable's conversion are considerable demonstrably outweigh (neutralise) this harm. These benefits include reinstating an active use (the structure's optimum viable use) to the building, the removal of risk, halting the structure's deterioration and reinstating structural stability to the grade II listed building. On balance, due to the limited harm and scale and nature of the benefits the proposals will result in a net enhancement to the significance of the Stable Block. As confirmed in the preceding section, the setting and significance of the Stable Block will not be affected as a result of the proposals for new development within its setting.
134. With regards to the grade II listed Northaw House, proposals will also result in a degree of harm to heritage significance by virtue of:
- The building's subdivision and the way in which this will affect the structure's character;
 - Some limited loss of historic fabric associated with the residential conversion;
 - Alterations to plan form and circulation; and
 - The changes to views of the building resulting from the provision of underground parking.
135. Taking into account the significance of the building and the nature of the proposals it is clear that these works would, in NPPF terms, result in less than substantial harm to the significance of the building.
136. Other proposals (including the redevelopment of Settlement Area, refurbishment of Oak Cottage, introduction of development within Walled Garden and the introduction of two lodges on the East and West Drives) will not result in any harm to the setting or significance of Northaw House. This is due to the careful siting, scale, form, massing, palette of materials and detailing of new development.
137. It is clear that the site's residential development (comprising the residential conversion of Northaw House and numerous other buildings and provision of new dwellings) is its optimum viable use. In accordance with the PPG, on occasion, harmful development can sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. In this case the proposals would secure the continued optimum viable use of the site and its listed buildings and the effect of the works have been mitigated by careful design, siting, detailing and palette of materials.
138. While some limited harm will be incurred to the significance of the site's heritage assets, in accordance with paragraph 196 of the NPPF, the benefits of the scheme should be weighed into the planning balance. As identified in the preceding section, the proposed development will bring about considerable heritage public benefits alongside traditional public benefits insofar as the provision of 27 residential units. These heritage benefits are considerable and can be summarised as:
- Reinstatement of these structures with an active use consistent with the conservation of the assets. With regards to Northaw House the building's residential conversion is demonstrably its optimum viable use;
 - Reinstatement of the original residential use to Northaw House, the Edwardian Wing, the Ballroom Wing and Oak Cottage;
 - Physical works to the buildings to halt deterioration. With regards to the highly significant Northaw House this includes the refurbishment of the roof and internal repairs to water damaged fabric;
 - Removal of inappropriate 20th century extensions and additions to Northaw House; and
 - Modest benefits associated with reinstatement of lost decorative features within Northaw House.
139. In accordance with the findings of the Planning Statement, in combination with the public benefits, these heritage benefits will demonstrably outweigh the limited harm incurred. As such, the site's development will result in a scheme where the limited harm to the grade II listed Northaw House is neutralised by the benefits.
140. Overall, taking into account the requirement for the works (as detailed within the Financial Viability Statement) and public benefits secured by the proposals, the proposed works preserve the significance of the grade II listed Northaw House and the Stable Block (including the associated curtilage listed buildings).
141. Turning to relevant local planning policy it is only Policy R27, dealing with the demolition of listed buildings, which is saved and relevant. The proposed development is entirely in accordance with this policy as only small elements of the listed buildings and low value curtilage listed buildings are proposed for demolition for which clear and convincing evidence has been provided. Additionally, full plans have been provided and, if required at application stage in condition form, building records for demolished areas can be provided.
142. In summary, the proposed development is found to be in accordance with the requirements of the Act, and relevant national and local planning policies and guidance.
143. With regards to the Act it should be noted that the Act does not require the preservation of listed buildings per se, which is confirmed by the *South Lakeland DC v Secretary of State for the Environment and another* (1992 House of Lords appeal), i.e. legislation "*does not in terms require that a development must perform a preserving or enhancing function.*" Rather, it places a statutory duty on decision makers to ensure that the special interest of listed buildings is properly taken into account as material considerations when determining applications affecting their special interest, or the setting of listed buildings. Case law has established that the preservation of the setting of a listed building requires considerable importance and weight (i.e. the *Barnwell Manor* judgement) and that, generally, a decision-maker who has worked through the paragraphs of the NPPF in accordance with their terms will have complied with the statutory duty set out in the 1990 Act (i.e. the judgement in *Jones v Mordue & Others* [2015] EWCA Civ 1243).

Part IV: Summary and Conclusions

144. Part 1 of the Heritage Statement (separately bound) presents an assessment of the significance of the heritage assets on the site of Northaw House. This includes Northaw House itself (grade II), the Stable Block east of Northaw House (grade II) and a number of curtilage listed ancillary structures including the Walled Garden and a series of outbuildings to the west of Northaw House. The degree to which the setting of these assets contributes to their significance has also been assessed.
145. Northaw House and its associated stable block are highly significant heritage assets with a complex and overlapping pattern of heritage values combining a long history of occupation, high architectural qualities, both inside and out, and overlapping archaeological values found within the standing buildings themselves (below ground archaeology is assessed within a separate Archaeological Desk Based Assessment; Archaeology Collective, 2018). The quality and value of the ancillary structures varies with the Walled Garden being of considerable heritage value. The value of the outbuildings is much more limited with the majority being of low significance due to later alterations and loss of context.
146. This report, Part 2 of the Heritage Statement, should be read in conjunction with Part 1. This part of the report presents an assessment of the effect of the proposed development on the identified heritage assets, their setting and significance/special interest. This is followed by an appraisal against relevant legislation and local and national planning policy and guidance.
147. Though the proposals have been identified to result in a degree of harm to the significance of the identified heritage assets there is clear and convincing justification for these works (as a scheme of enabling development) and, as confirmed by the Planning Statement, the benefits of the scheme demonstrably outweigh the harm incurred.
148. Benefits include the provision of 27 residential units alongside numerous heritage based public benefits (in line with paragraph 020 of the PPG) which include securing the optimum viable use of a number of heritage assets and works to halt deterioration and remove risk.
149. As such, the proposals will preserve (and in some cases) enhance the significance of Northaw House (grade II) and its various curtilage listed structures and the Stable Block (grade II).
150. In summary, proposals for enabling development at the site are considered to be in accordance with the requirements of the Act, and relevant national and local planning policies and guidance. As part of the latest pre-application (LPA ref: 6/2018/0508/PA) officers noted:

"Accordingly, I consider that a case for enabling development is likely to be able to be put forward, which would need to refer to English Heritage's enabling policy and would clearly demonstrate the public benefit of securing the future of Northaw House and its outbuildings through enabling development which is likely to be able to decisively outweigh the disbenefits of breaching other public policies, namely Green Belt policy.

Accordingly, subject to the above and my advice to provide a robust justification in line with English Heritage's policy for enabling development and address the previous concerns raised with regard to layout and design, if an application was received on this basis with the very special circumstances set out in detail, it is likely that objections would not be raised in regard to the principle of the proposal."