

[6/2021/0072/MAJ](#) and [6/2021/0071/LB](#) – Objections

As with the original planning application (6/2019/0217/MAJ), we have no objection to restoring Northaw House and its existing out-buildings, if the intention of the developer is to retain original features and to restore sympathetically and in keeping with the site heritage, surrounds and environment.

Looking at the proposed buildings within the Walled Garden (on the Heritage Statement document) – these are not in keeping with the character of the existing dwellings.

We also object to the construction of brand new, additional dwellings. This in our view is over-developing a heritage Grade 2 listed site and detrimentally impacting its character, place and setting by increasing the number of buildings on this site.

We appreciate that Northaw House has been left derelict and in dire need of repair and it is commendable that a developer wants to help return this to its former glory. Equally, we appreciate that re-development costs will certainly be high, but these undoubtedly, will be re-couped through the sale of the developed properties.

It is somewhat surprising that the viability of this development project is now under question by the developer, unless the 6 additional dwellings are brought back into the scheme. They were specifically removed from the initial scheme/planning application – at that time, it was jointly agreed by both the developer and Council that the additional properties were not necessary to make the project financially viable.

We contest the Heritage Statement – in our view, the addition of 6 new buildings cannot be absorbed into the fabric of the setting and will materially harm the heritage value of the Grade 2 listed site. This is plain outright over-development.

*“While proposing additional built form than the consented scheme, the proposals have been based on an understanding of the significance of the buildings, their character and ability to absorb change to their fabric and setting without resulting in undue harm to significance. In accordance with Part II of this report the proposed development is not found to result in any increased level of harm than that identified as part of the 2020 consented scheme, i.e. the 6 proposed units do not harm the significance of setting of the grade II listed Northaw House and Stable Block.”*

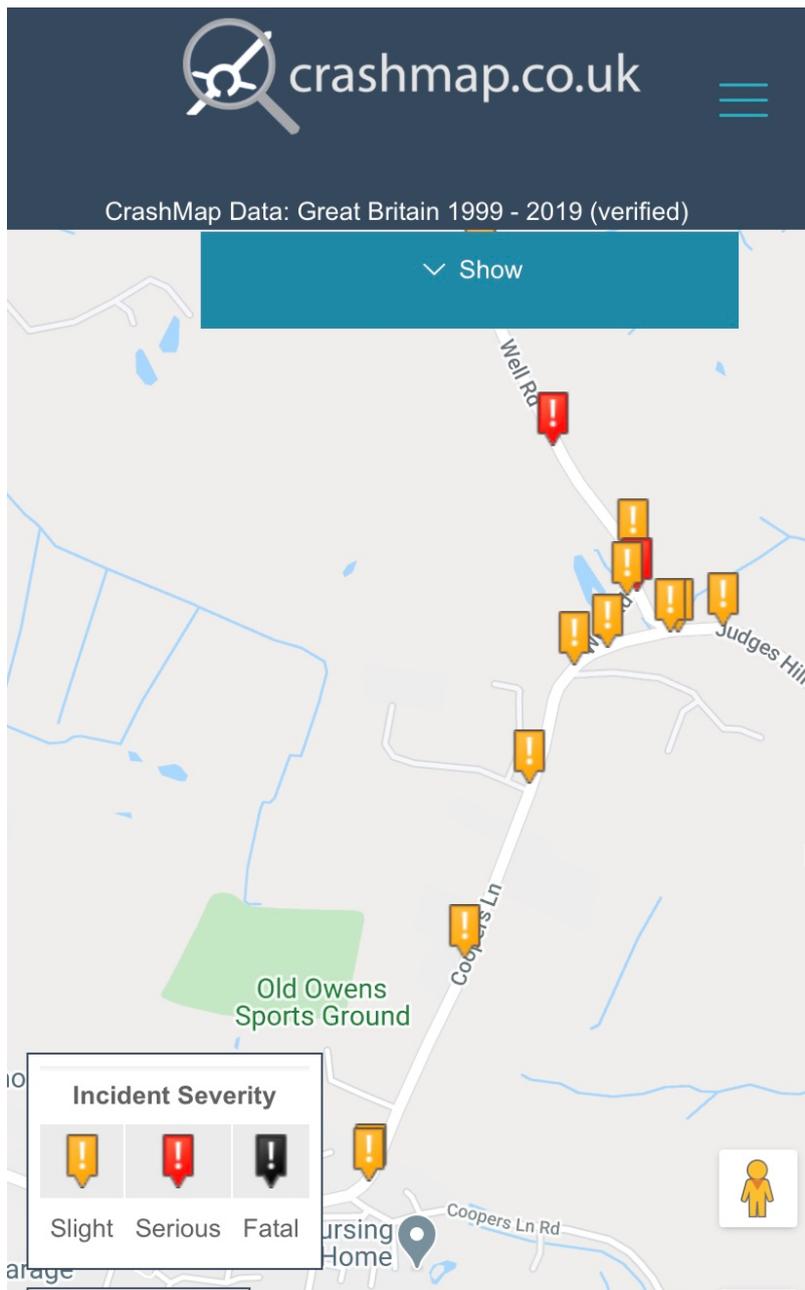
Nor do the benefits outweigh the harm incurred.

There are no special circumstances that warrant new dwellings being built on Green Belt. The construction of additional newly erected dwellings adversely affects the openness of the land, designated as Green Belt and thus consent for their construction should not be permitted.

Further development of new dwellings adjacent to Northaw Village will completely change the rural character and openness of the land and will negatively impact the aesthetic of the place and setting.

The historic heritage of Northaw House will be diluted if not wholly deteriorated, by the construction of the new-build properties.

From a road safety perspective, the junction of Coopers Lane, Well Road, Judges Hill and the entrance to Northaw House is an existing hotspot for road traffic accidents (see photo below taken from [Crashmap.co.uk](http://Crashmap.co.uk) which derives its source data from the government Stats19 database)...



More dwellings will result in more vehicles in and around Northaw and will increase the risk of further accidents.

Also, this stretch of road is prone to flooding. Having recently met with representatives from the Council and Ringway, we are aware that works are underway to introduce gullies by Judges Hill, but unless regular drain clearing and road and pavement clearing is undertaken by the Council, this section of road will continue to be perilous for both road users and pedestrians alike.

We trust that the Council Planning Department will stand firm by upholding their original decision of excluding these additional dwellings from the scheme.

