



Historic England

YORKSHIRE OFFICE

Mr M Parkes  
Harrogate Borough Council  
Department of Development Services  
Knapping Mount, West Grove Road  
Harrogate  
North Yorkshire  
HG1 2AE

Direct Dial: 01904 601961

Our ref: P00743096

2 January 2018

Dear Mr Parkes

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND COMPRISING FIELD AT, 425731 458769, HAMPSTHWAITE, NORTH  
YORKSHIRE  
Application No. 17/04923/OUTMAJ**

Thank you for your letter of 14 December 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Summary**

The proposed development will detract from the setting of the Church of St Thomas a Becket, a Grade II listed building, Laurel Cottage, a Grade II listed building, several buildings of local interest, and the character and appearance of Hampsthwaite Conservation Area. The open character of the proposal site makes a positive contribution to the significance of the heritage assets affected. The fundamental change of character and urbanisation of this area would not be compatible with preserving or enhancing the significance of the heritage assets. If minded to grant consent for the proposal, in reaching your decision great weight should be given to the conservation of heritage assets in the planning balance, no other consideration is given greater weight. You should also be satisfied that there is a clear and convincing justification and that the public benefits of the proposal outweigh the harm to the significance of the heritage assets affected.

**Historic England Advice**

**Significance of the heritage assets affected**

The proposal site adjoins the boundary of the Hampsthwaite Conservation Area, a designated heritage asset, and the open rural character along the western edge of the conservation area makes a strong and positive contribution to its setting. The historic farm complex that marks the north western edge of the settlement, alongside Elton



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Lane, and the Grade II listed Church of St Thomas a Becket, both have a direct relationship with their rural settings to the west.

The Hampsthwaite Conservation Area Character Appraisal (HCACA) (February 2009) Map 4 Landscape character analysis identifies two Key Views across the proposal site, one from Elton Lane looking south-west, the other from the side of the Grade II listed Laurel Cottage on High Street. It is the open rural character looking out of the conservation area that is important in these views and the contribution this makes to the setting of the conservation area.

Paragraph 7.10 of the HCACA states:- “The village is surrounded by a green envelope of open fields, which are important in ensuring that the settlement nestles unobtrusively into the landscape. The capacity of this settlement to absorb new development is limited if the pastoral landscape is to be retained. For example, should the land around Garthside Cottage or the field opposite be developed, vital elements of Hampsthwaite’s character would be lost”.

The conservation area extends to include the green open space to the west of the Grade II listed Church of St Thomas a Becket. This area is also identified as ‘important open spaces’ on Map 4 ‘Landscape character analysis’. The HCACA highlights the importance of the approach to the village from Clint and Birstwith which runs through the river valley and St Thomas a Becket’s Church forms a focal point set within the peaceful meadowland”.

Viewpoint 4 in the Design Development Landscape document submitted with the planning application shows the view looking south-west from Thomas a Becket Church. This viewpoint shows how the proposal site, gently rising field in the view, contributes positively to the setting of the listed church from within the churchyard. This viewpoint is also on the Nidderdale Long Distance Route which means that these views are multiple and dynamic in terms of allowing the rural setting to be appreciated.

### **Impact on the historic environment**

The definition of significance (for heritage policy) in the National Planning Policy Framework (NPPF) (March 2012) is that significance derives not only from the heritage asset’s physical presence, but also from its setting. The proposed development would detract from the open rural character and setting of the heritage assets affected. The proposed housing development would extend the uncharacteristic cul-de-sac developments which currently wrap around the south western edge of the conservation area and detract from its setting.

We objected to the allocation of this site and recommended that it should be deleted. We agreed with your assessment that there would be harm caused to the significance of the heritage assets affected but also expressed the view that it would not be possible to mitigate this harm.



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In view of the acknowledged importance of this area in the HCACA to the character and landscape setting of the conservation area and the harm it would cause to the setting of the Church of St Thomas a Becket, residential development on this currently undeveloped site would be inconsistent with the conservation of these assets as is required by national policy guidance.

Paragraph 132 of the NPPF states that the significance of a heritage asset can be harmed through development within its setting. Given that harmful impacts will occur within the setting of several heritage assets in a manner which harms their significance, the public benefits needs to be carefully weighed in each case and considerable weight should be given to the conservation of the heritage assets affected.

The lack of a Heritage Statement to support the application brings into question whether the application complies with paragraph 128 of the NPPF which requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.

### **Recommendation**

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 128, 131 - 134 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

**Kerry Babington**

Inspector of Historic Buildings and Areas

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cc:



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