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HERITAGE STATEMENT

116 St Neots Road, Eaton Ford, St Neots.

1. This Heritage Statement has been prepared in accordance with the guidance within GPA1 - The Historic Environment in Local Plans, GPA2 - Managing Significance in Decision-Taking in the Historic Environment, GPA3 – the Setting of Heritage Assets (2nd Edition) and is required as the application site is adjacent to the designated Eaton Ford Conservation Area.

2. The application site is a not a Heritage Asset in its own right.

3. The existing garage is constructed with brick walls with concrete interlocking roof tiles to the roof. The proposed single storey extension is to provide an ambulant access WC to the proposed garage conversion which will provide a physiotherapy gym for the Mr Murray. The proposed open fronted / open sided garden kitchen to the rear garden is a standalone structure. There are no nearby properties as the property is a corner plots and therefore impact is minimal.

4. When assessing the Contextual Relationships with other Heritage Assets and whether there would be any adverse impacts from the proposed development, it must be recognised that there has been considerable mid-to-late Twentieth Century housing infill in the immediate area. This has impacted significantly on the area as a whole.

5. It is not considered that the proposals will impact significantly or cause demonstrable harm upon either the setting or character of the nearest listed buildings (namely The White House and Ford House) which are both in excess of 150m away, or the adjacent conservation area with the proposed garage extension and garden kitchens' minimal size and height. However, this is not to say that this relationship was therefore discounted during the design and review of the proposals. As such, and in accordance with guidance in this respect, the proposals should be supported and Planning Permission granted.