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HERITAGE STATEMENT

Proposed Extension to 17 St Hughs Road, Buckden.

1. This Heritage Statement has been prepared to support a planning application submitted on behalf of Mr Thompson for a side two storey extension to the existing property. It should be read in conjunction with all the other application documents. It is also not proposed to consider within this statement the relative weights to be given to 'old' local planning policies.

2. It has also been prepared in accordance with the guidance within the National Planning Policy Framework (2012), the supporting Historic England 'The Setting of Heritage Assets – Historic Environment Good Practice Advice (Second Edition)' (2017) and guidance from HDC in the form of the published 'Heritage Information' requirements.

3. The Heritage Statement is provided as the application site is within the Buckden conservation area. and is therefore deemed a Heritage Asset. The proposal backs on to Buckden Towers which is a grade 2 listed building.

4. The property is a 4 bedroomed detached property built of brick construction with a concrete tile roof.

5. The proposed extension will provide an additional space to an existing bedroom along with an en-suite. The proposal is brick construction with a concrete tiled roof all to match the existing property.

6. Neither 17 St Hughs Road or its wider curtilage has any direct relationship with any designated Heritage Asset beyond the proximity to the listed buildings. It should also be recognised that there has been considerable mid-to-late Twentieth Century housing in the immediate area. This has impacted on the area as a whole. It should also be noted that similar extensions have been added to 13,19,21 & 23 St Hughs Road.

7. The listed building is not visible from the site and is approximately 200m away. Therefore, it is not considered that the proposed extension will impact significantly upon either the character of the listed buildings or the setting of the conservation area. However, this is not to say that this relationship was therefore discounted during the design and review of the proposals.

8. It is considered that the proposals provide a logical and sensible approach to providing additional habitable space that will not cause demonstrable harm to the host site or any other designated or undesignated heritage assets as a result of the proposed redevelopment works. As such, and in accordance with guidance in this respect, the proposals should be supported, and planning permission granted.