20 East Street
Kimbolton
Huntingdonshire
NGR: TL 09997 67841

A
Heritage Impact Assessment

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Summary

There are proposals to build a small garden room on the rear of Dial House, 20 East Street, Kimbolton, Huntingdonshire. The building is Grade II listed, adjacent to other listed buildings, and within a conservation area. Consequently this report was commissioned as an assessment of the potential impact of the proposals on designated and non-designated heritage assets (architectural and archaeological) within and adjacent to the study area under the guidelines of the NPPF. It is not concerned with other planning matters. It concludes that the proposals are well designed and proportionate and will have no impact on or result in harm to any designated or non-designated heritage assets.

1. Introduction

Proposals have been made to add a small garden room to the rear of Dial House, a Grade II listed building in East Street, Kimbolton. The building is adjacent to other heritage assets as well as being within a conservation area.

This Consultancy was commissioned to assess the potential heritage impact of the proposals on both designated and non-designated heritage assets within and adjacent to the study area. The remit does not extend to any other planning matters.

1.1 Report Format

The report format is quite simple. After this brief introduction, there are short sections on the 1990 Planning Act (Section 2) and the requirements of National Planning Policy Framework (Section 3). These are followed by an outline of the setting and history of the site (Section 4) and a description of it (Section 5). The proposals are outlined in Section 6 and the Heritage Impact Assessment is in Section 7; Section 8 is a short conclusion and Section 9 a list of the references used for this report.

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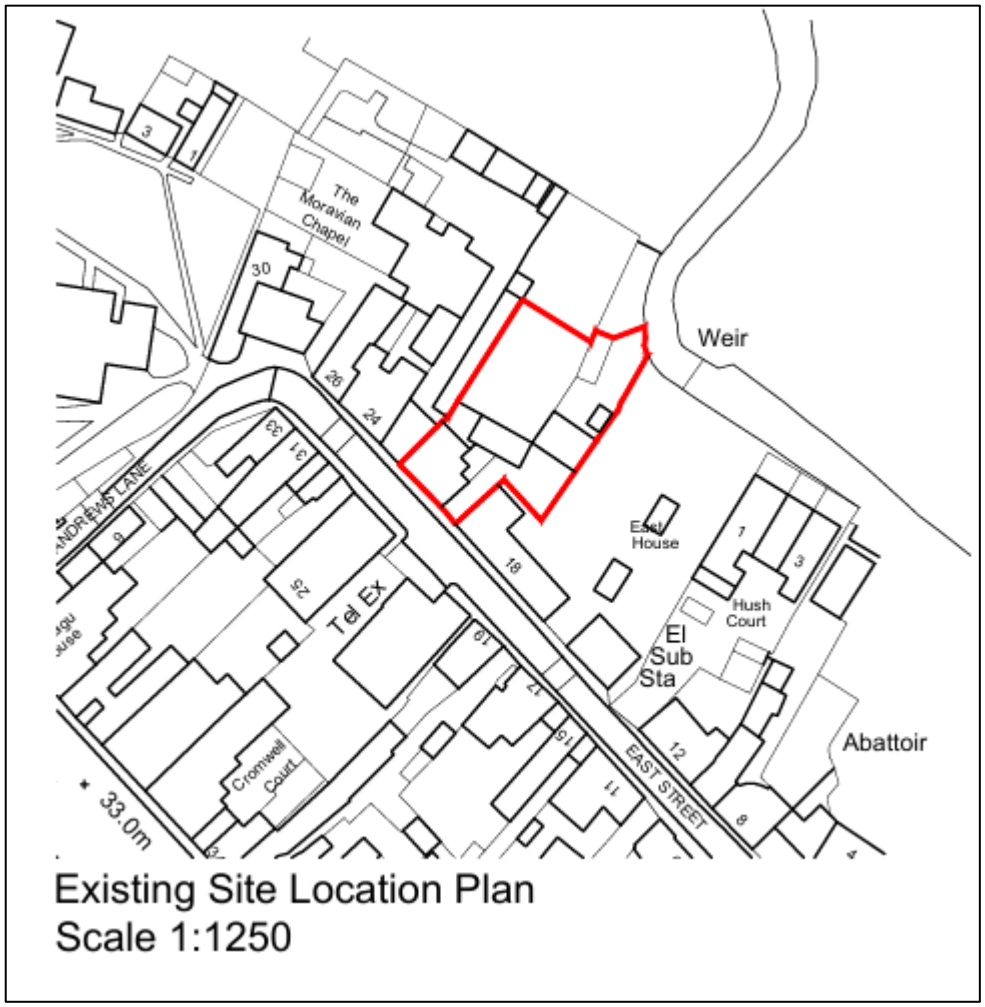

Fig.1: Location plan
(Ordnance Survey Open Data).

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2. The 1990 Planning Act

Planning law relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16(2-3) of the Act states that:

> *(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
>
> *(3) Any listed building consent shall (except in so far as it otherwise provides) enure for the benefit of the building and of all persons for the time being interested in it.*

Section 66 of the Act deals with the responsibilities of local planning authorities – the decision makers - when dealing with planning applications that could impact on heritage assets and in virtually repeating Section 16(2) states that:

> '*In considering whether to grant planning permission for development or permission in principle which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.[1]

Section 72 of the same Act states that, in relation to conservation areas:

> '*with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.[2]

3. The National Planning Policy Framework

In March 2012 the *National Planning Policy Framework* (NPPF) replaced all other separate *Planning Policy Guidelines* and *Planning Policy Statements* as part of the government's interpretation of the demands of the 1990 Planning Act.[3]

Revised versions were published in July 2018, February 2019, July 2021, September 2023, December 2023 and December 2024 before the latest – and more significantly revised version - was issued in August 2026.[4]

[1] Planning (Listed Buildings and Conservation Areas) Act 1990 c.9 section 66 (1), 41
[2] *Ibid*. section 72
[3] Department for Communities & Local Government, 2012, *National Planning Policy Framework*.
[4] Ministry of Housing, Communities and Local Government, 2026, *National Planning Policy Framework*.

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The glossary of the NPPF described 'heritage assets':

> '*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*'

The main relevant paragraphs in the revised NPPF reiterate the sections of the 1990 Planning Act but do so in a different manner than the version it replaced. At the core of the Framework's guidance on heritage matters there is a sequential set of policy sections that outline the importance of conserving heritage assets (Section HE4); assessing their significance and the potential impact on that significance through the proposals in question (Section HE5); and then more specific policies regarding the potential impact on designated (Section HE6) and non-designated (Section HE7) heritage assets respectively.

3.1 Securing the Conservation of Heritage Assets

The NPPF states in HE4(1) that:

> *Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:*
>
> *a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and*
>
> *b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.*

HE4(2) states that:

> *Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.*

with HE4(3) adding that:

> *3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.*

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and HE4(4) that:

> *Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.*

3.2 Heritage Impact Assessments

A key element outlined in the NPPF and other earlier guidelines from Historic England is a heritage impact assessment (HIA) to accompany any development proposals effecting heritage assets which will outline the significance of the asset and any potential impact of a proposal on that significance.

3.2.1 General Requirements of the NPPF

Paragraph HE5(1) of the NPPF states that:

> *'Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance*'.

HE5(2) clarifies that:

> *'Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:*
>
> *a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
>
> *b. Have no effect on the significance of a heritage asset; or*
>
> *c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
>
> *d. Cause the total loss of the significance of a heritage asset.*'

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Furthermore, in HE5(3) it states that:

> '*In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.*'

and in HE5(4):

> '*Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.*'

3.2.2 Guidance on Heritage Impact Assessments

3.2.2.01 General

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's *Conservation Principles* and *Informed Conservation,* and recent material from the its successor, Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.[5]

3.2.2.02 Definition of Setting

Setting, as a concept, is defined in the Glossary of the NPPF which describes it as:

> '*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*'

The latest version of the Historic England guidance states that:

> '*Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*'[6]

[5] English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*; Clark, K, 2001, *Informed Conservation*

[6] Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (2nd ed.)*, para.9

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The Historic England guidance also re-states the earlier guidance that setting is not confined entirely to visible elements and views but includes other aspects including environmental considerations and historical relationships between assets:

> '*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance*'.[7]

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (GPA3) of 2017 - suggests a five-step approach.[8] The steps are:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: explore the way to maximise enhancement and avoid or minimise harm;

Step 5: make and document the decision and monitor outcomes.

3.2.2.03 Definition of Significance

The glossary of the NPPF defines significance as:

> '*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*'.

[7] *Op.cit.*, Part 1, reiterating guidance in the PPG of the NPPF.
[8] *Op.cit.*, para.19

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3.2.2.04 Assessing Effects on Significance

As noted above, Section HE6 of the revised NPPF relates to the potential effect of a proposal on a designated asset or assets and states in HE6(1) that:

> *When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.*

However, in HE6(2) it adds that:

> *Development proposals which would have a positive effect on a designated heritage asset should be supported.*

and HE6(3) that:

> *Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.*

but noting in HE6(4) that:

> *Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.*

and clarifying, in HE6(5) that:

> *Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:*
>
> *a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;*
>
> *b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
> *c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and*
>
> *d. The harm or loss is outweighed by the benefit of bringing the asset back into use.*

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and that, in HE6(6):

> *Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Similar advice is given in relation to any potential effect on non-designated heritage assets in HE7. HE7(1) states that:

> *Development proposals which would have a positive effect on a non-designated heritage asset should be supported.*

Whilst HE7(2) states that:

> *Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset. Non-designated heritage assets of archaeological interest that a decision-maker considers to be equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.*

And HE7(3):

> *Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.*

Recent High Court rulings have emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to *'have special regard to the desirability of preserving the* [listed] *building or its setting*'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding impact on the setting of a listed building:

> '*It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.*'

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The judgment was endorsed by Lord Justice Lewison at the Court of Appeal, who stated that:

> '*It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused*'. [9]

[9] Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383)

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4. Setting & Outline History

Kimbolton is a small former market town on the western edge of the historic county of Huntingdonshire. It lies on the River Kim, but place-name experts attest that it does not get its name from the river but from the Old English for 'Cynebald's tun' – i.e. farm; there is another Kimbolton in Herefordshire with the same derivation. By the late Saxon period the village appears to have been fairly prosperous and already had a church. A castle was built at the opposite end of the settlement in the late-11th century. At that time the main road through the settlement passed close to the river bank following the line of East Street.

In 1200 the Earl of Essex was granted an annual fair and weekly market for Kimbolton; subsequently a broad market place was developed to the south of the original main road and traffic was diverted from it through what became High Street, accounting for the present odd alignments of the route through the town. It appears to have begun to decline in importance by the 18th century and, passing through in the summer of 1784, the often grumpy traveller and diarist John Byng dismissed Kimbolton as it '*a mean melancholy, little town – whose market is disused*'; he was probably upset in being refused admission to the Castle.[10]

The 1830's editions of Samuel Lewis' *Topographical Dictionary of England* indicate that there was still a market and that '*The town is pleasantly situated on the verge of the county, amidst sloping hills and woodlands diversified with fertile valleys*'. The population was then just over 1500 and most of the population worked in agriculture, apart from a few lacemakers. The population dwindled throughout the 19th century and was less than a thousand by 1901 and less than 700 by 1931. It has since begun to recover.

Kimbolton Castle, at the southern end of the town, was rebuilt in the Tudor period and subsequently belonged to the earls of Manchester who had it extensive rebuilt on several occassions in the 17th and 18th century. They retained ownership until 1951 when it became a school – which it remains.

Dial House lies on East Street – the former main road through Kimbolton – and its grounds back onto the bank of the River Kim. The property is made up of two formerly separate houses. The older and larger of the two dates from the 17th century and is timber-framed, though it is covered in later render and much of the southern return wall has been rebuilt. It takes it name from the sun dial on the street front.

The other house, to the north-west, is later and more modest and was latterly a shop, probably associated with the large bakery complex to the rear which abutts the grounds of Dial House. When the properties were restored and united as a single dwelling at the start of the 21st century, a new glazed link was added and a much altered timber-framed barn to the rear of Dial House was also incorporated into the accommodation.

[10] Andrews, C Bruyn, 1938, *The Torrington Diaries, Vol.IV*, 38

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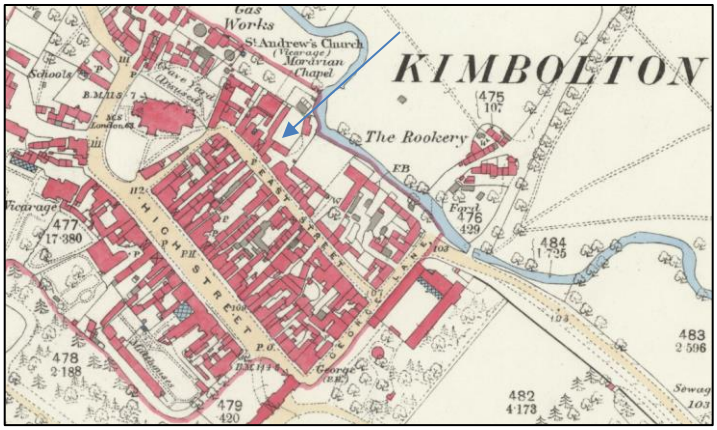

Fig.2: Detail from the 1:2500 Ordnance Survey map, surveyed in 1885.

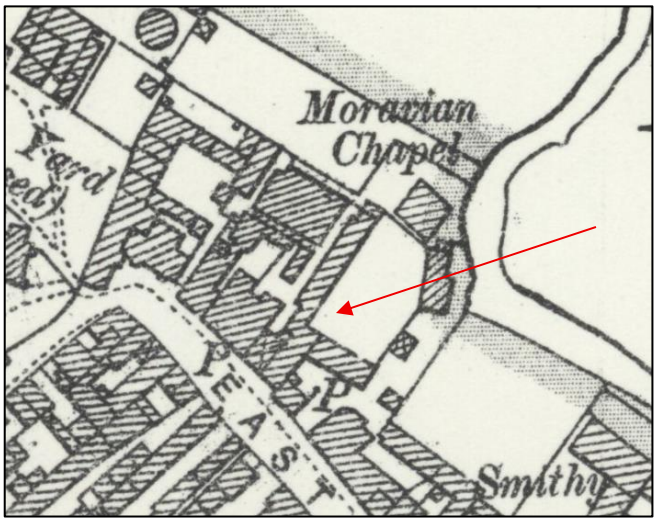

Fig.3: Detail from the 1900 revision of the 1:2500 OS map.

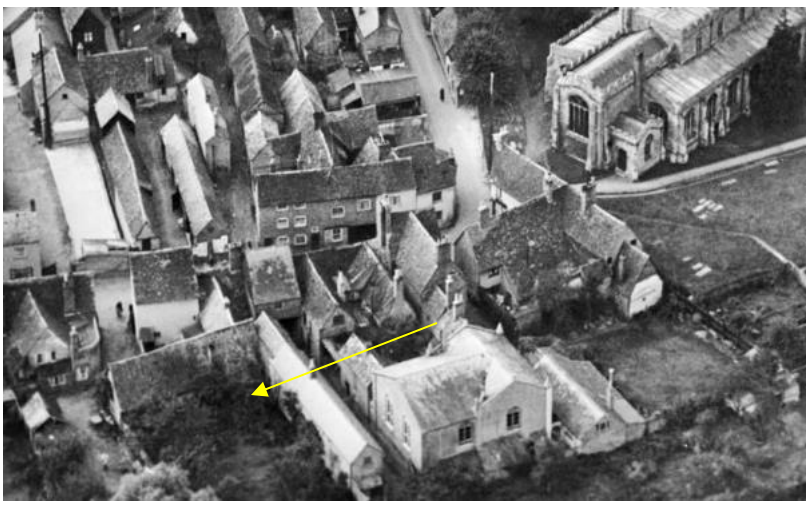

Fig.4: Detail from an aerial photograph of 1925 showing the site.
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5. Description

The property has an irregular plan form that derives from its historic evolution from two properties into one. The main Dial House fronts the street and is a rendered two storey range with timber-framed core on a slightly irregular footprint. The principal elevation to the street is of two storeys and essentially of two bays – with bay windows on the ground floor and plainer windows above – all evidently not primary.

In between the ground-floor windows is the main entrance and above that is a replica of the sundial that gave the property its present name. The cornice at the wall head is enriched with moulded plaster elements of unknown provenance that give the elevation a greater degree of architectural aspiration. None of the other elevations of the house are of any architectural significance and have been much altered on several occasions.

The other formerly separate property is humbler and also built on a slightly irregular plan – but not in line with Dial House. Its street front just has one set of vertically aligned windows to the right of the façade and a doorway to the left. To the rear a stair hall section links it physically to the rebuilt north-western end of the former barn.

The much-altered barn has some residual timber framing and was built at a diagonal angle to the street front properties – there being no obvious reason for that layout. At its north-western gable it abuts the southern end of the long brick-built 19th century bakery complex that forms the boundary of the modern gardens of Dial House.

The proposed location of the orangery is in the re-entrant angle between the garden elevation of the former barn and the southern end of the former bakery range. The former barn had already been considerably altered before it was altered again in the early-21st century to become part of the accommodation of the house.

It is single-storey and rendered under a steeply pitched plain gabled roof covered in machine-made pantile. The north-western section is lower in height and presumably associated with a later addition to the original building. This contains a set of glazed patio doors added during the recent conversion. The wall of the adjacent bakery range ends just shy of the end of the former barn range and there is a modern single-storey structure under a flat roof continuing southwards past the gable end of the barn.

The main wall of the bakery is built of hand-made buff coloured brick, presumably locally made, and is devoid of openings – though there is a blocked doorway on the ground floor that would have led into the grounds now occupied by the garden of Dial House. The modern addition at the southern end of the bakery range is of later brickwork painted grey – and the vertical construction break is very clear and rather unfortunate visually.

The aerial photograph of 1925 (*see* Fig.4, *supra*) shows that the present area of gardens north of the former barn were decidedly unkempt and overgrown. However, the area is now set to well maintained and attractive gardens. The proposed location of the orangery is a slightly raised patio area at the south-western corner of the garden, accessed, as noted above, directly from the house through patio doors.

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Pl.1: The front elevation of Dial House (right) and the view north-west along East Street.



Pl.2: The rear garden of Dial House with the location of the proposed garden room outlined.

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6. The Proposals

The proposals, by Blueprint Architectural Designs Ltd., are to erect a single-storey garden room in the angle between the rear barn element of the house and the plain brick walling of the adjacent property's former bakery range. The new build would be accessed through the existing patio doors of the remodelled barn section and have its own patio doors on the east elevation to access the gardens. There would be an additional window in the northern end of the buidling and further natrural light would be from a central lantern – the lower portions of which would be hidden by a low parapet. The proposals are shown in the figures below.

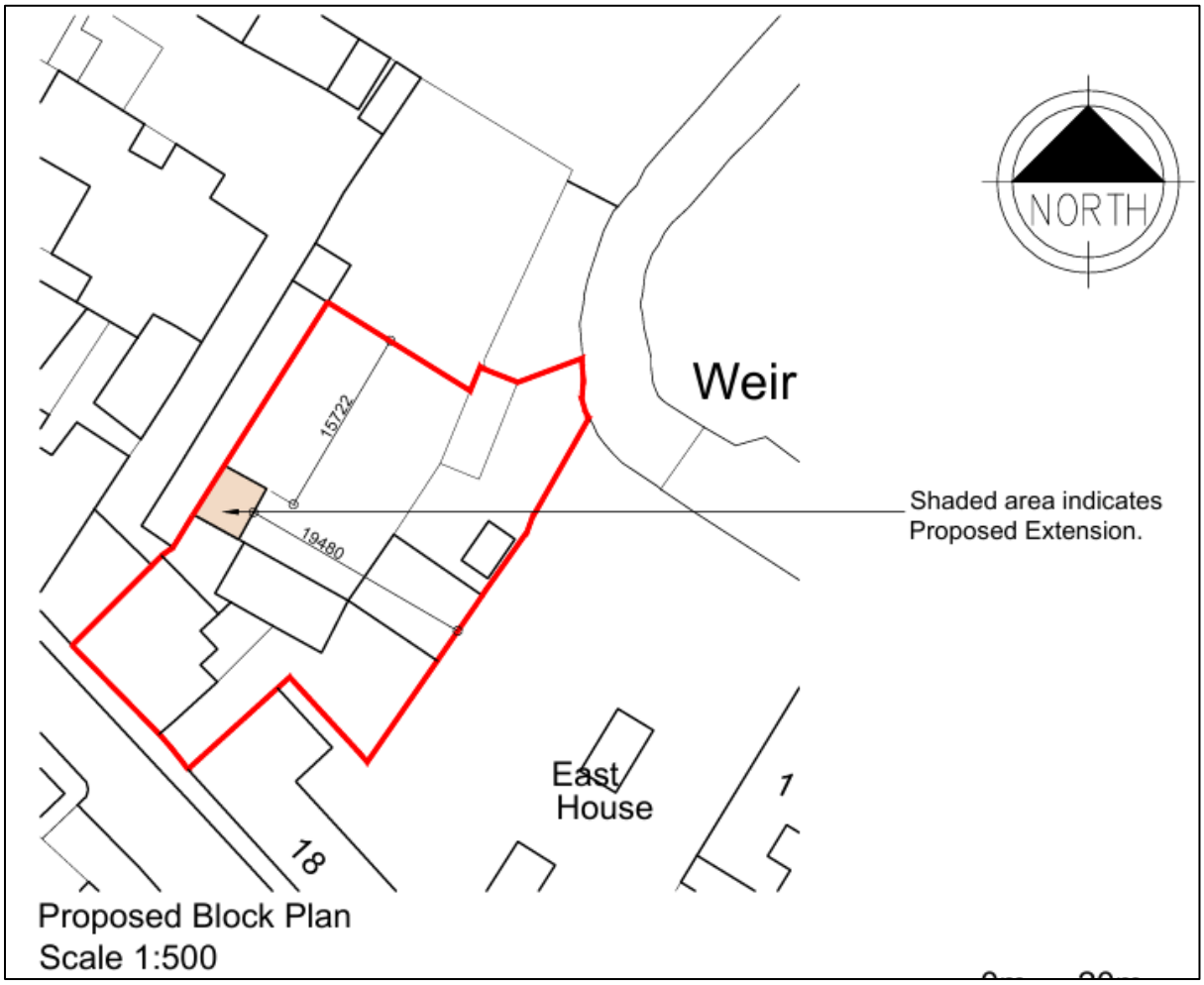

Fig.5: Proposed block plan and location of the new build.

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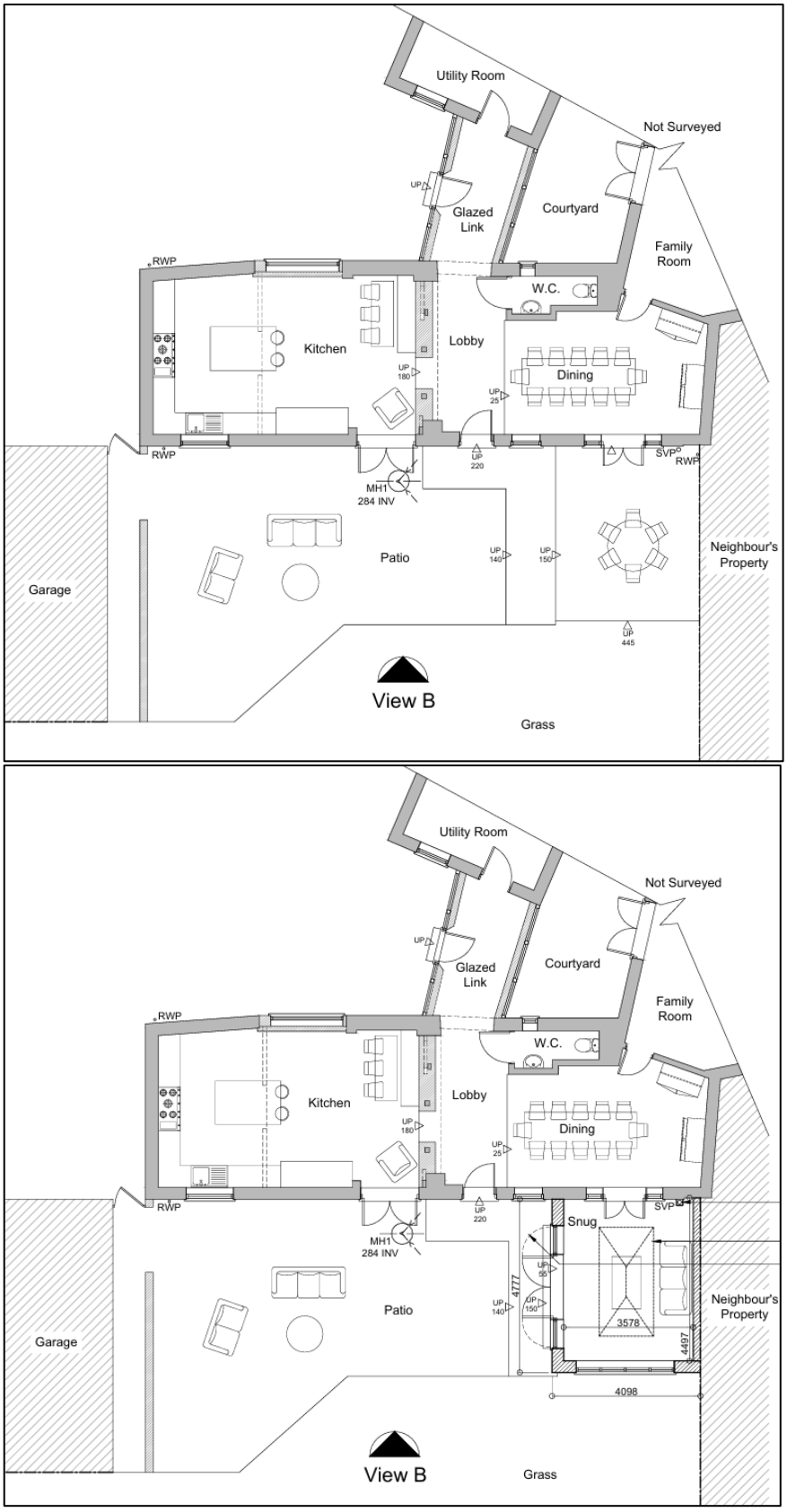

Figs.6 & 7: Existing (top) and proposed ground-floor plans.

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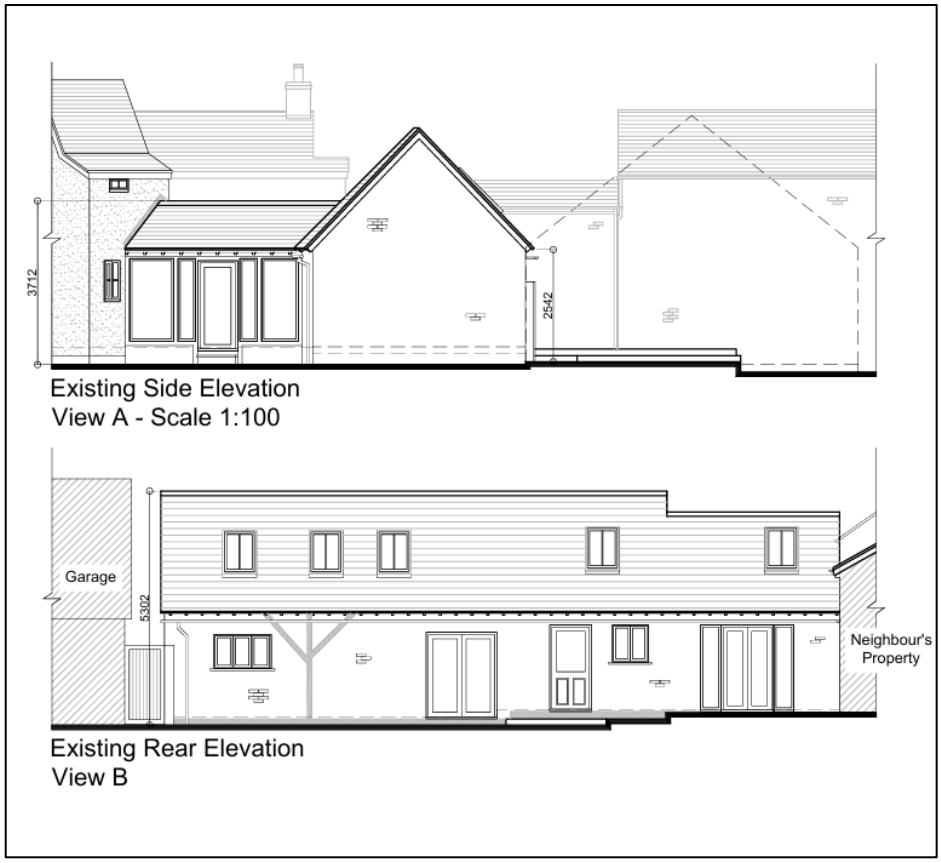

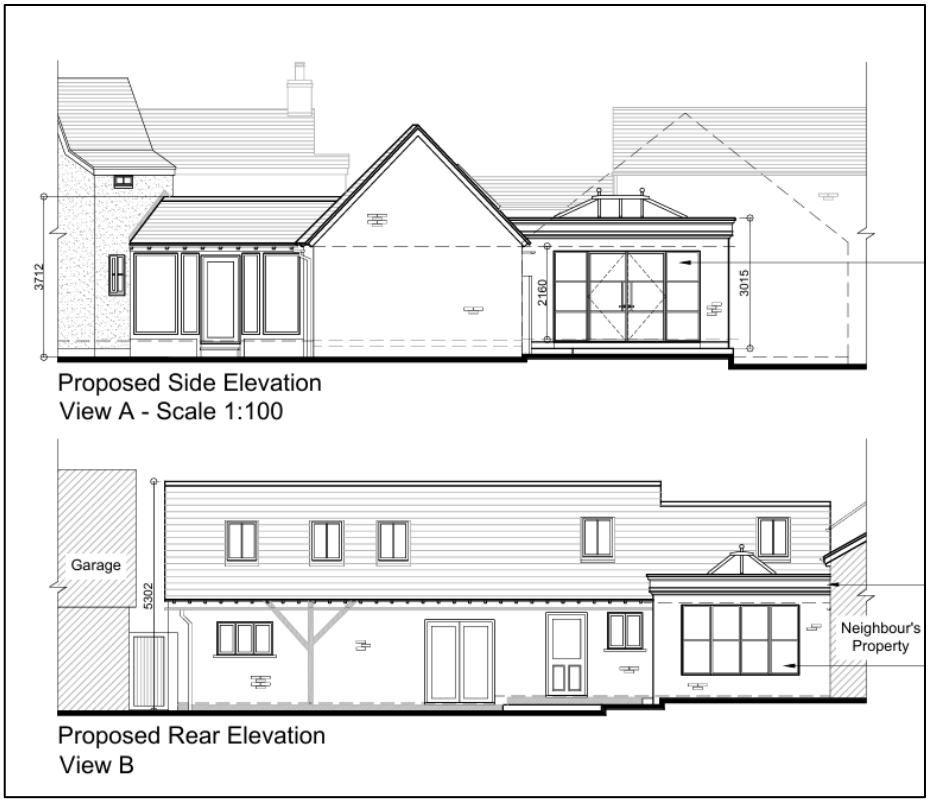

Figs.8 & 9: Existing (top) and proposed elevations.

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7. Heritage Impact Assessment

7.1 Impact on the Listed Building

Dail House was Grade II listed in 1951, presumably because of its interesting façade and its sun dial. None of the elements to the rear are mentioned in the listing, though clearly this does not mean that are not part of the listed structure. However, as noted above, the main rear elevation of the property is formed by the formerly detached barn range.

This had been radically altered long before the most recent changes to the property at the start of the 21st century and, in its present external appearance, retains little of significance. There are fragmentary timber framed elements at the eastern end but it is mostly rendered with modern windows and doorways and a modern plain-gabled and pantiled roof with five roof lights on the garden slope.

The proposed garden room will abutt the lower and later north-western end of the barn range whose rear garden elevation is largely made up of modern patio doors. This section of the elevation will not change and the present doors will be retained to provide access to the new garden room. It is not considered that the new build abutting the barn extension will result in any harm to its significance.

On the garden boundary to the north-west the garden room will be built next to the existing side wall of the former bakery range and its southern brick extension. The bakery is assumed to date to the mid-late 19th century and the extension is much later. Neither have any aesthetic merit and they have been converted to residential use.

It is not considered that the proposed garden room will impact on their limited heritage value – and, indeed, the new build will help to screen the lower part of the awkward junction of the two types of brickwork presently visible from the grounds of Dial House.

There will a small intrusion into this corner of the gardens of Dial House, but it should be noted that these gardens largely date from the more recent modernisation of the property and now extend further to the east that they did on older mapping – and that there are now less buildings on its periphery, particularly on the river side. The gardens are thus essentially modern and bear little relationship to the derelict yardage shown on the 1925 aerial view, for example.

It is considered that the proposed garden room is well designed and proportionate in scale, with appropriate design and detailing for its location. It is also a logical continuation of the evolution of the rear of the listed building which has become part of its overal character. There would be no harm to the setting or character of the listed building and therefore neither Section 66 of the 1990 Planning Act nor the relevant paragraphs of the National Planning Policy Framework would be engaged.

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Pl.3: The garden elevation of the converted barn.



Pl.4: View across the modern gardens from the rear of the house.

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7.2 Impact on Adjacent Heritage Assets

Kimbolton is an historic town with many listed buildings and others that could be considered to be non-designated heritage assets under the auspices of the NPPF. There are several listed buildings along East Street close to Dial House. However, because of the private nature of its rear gardens, and especially the bulk of the former bakery range on the north-western boundary, there are no reciprocal views to or from any such heritage asset – with the exception of the very top of the church spire.

Consequently the site of the proposed garden room, tucked away in the corner of the private gardens of Dial House, does not contribute to the significance of the setting of any of these adjacent heritage assets and no harm to such settings could arise from its construction. Therefore, neither Section 66 of the 1990 Planning Act nor the relevant paragraphs of the National Planning Policy Framework would be engaged.

7.3 Impact on the Conservation Area

Conservation areas are designated heritage assets under the auspices of the National Planning Policy Framework and have been protected – with a varying degree of success - from the adverse impact of unsuitable development through the passing of various planning Acts since 1967, the last being the consolidation Planning Act of 1990. Section 72 of that Act, regarding conservation areas, states that '*special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area*'.

Dial House lies within the Kimbolton Conservation Area which was designated in 1974, though a *Character Statement* was not produced until 2003. Whilst somewhat out of date now, 23 years later, it is fairly comprehensive and well written and still considered to be fit for purpose. The *Statement* identified East Street as a specific character area and also identified views along it as being key elements of the character of the conservation area.

However, it is clear that the private rear gardens of Dial House do not appear in such views and are not within the public domain. The gardens are also impossible to see from the public domain even down the short access of the house from the street – which is terminated by the bulk of the former barn. The proposal is not considered to result in any harm to the character or significance of the conservation area and therefore neither Section 72 of the 1990 Planning Act nor the relevant paragraphs of the NPPF would be engaged.

7.4 Archaeological Issues

Although Kimbolton is an historic town, and East Street was its original key street, the proposed garden room is a fairly lightweight structure to be built on an existing patio area – so that the necessary groundworks are minimal, as is any potential archaeological impact.

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Pl.5: View south-eastwards along East Street from in front of Dial House.



Pl.6: View from East Street past Dial House (left) towards the rear gardens.

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9. Conclusions

For the reasons outlined above the proposals for the garden room to the rear of Dial House are considered to be proportionate and well-considered. It is concluded that the proposals will not result in any harm to the listed building or to any other adjacent heritage asset – designated or non-designated. Overall it is therefore considered that neither Sections 66 or 72 of the 1990 Planning Act nor the relevant paragraphs of the National Planning Policy Framework would be engaged.

In the recent past, planning guidance has recognised that change to historic buildings is part of their history and that buildings are not and should not be fossilised in time. The prospect of such change, even to listed buildings, is anticipated in the NPPF but more clearly outlined in earlier guidance from 1996, *Planning Policy Guideline No.15* (PPG 15). This stated that:

> '*Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.*'

and was echoed in the pioneering 2008 document, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* that:

> '*Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change*'

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The Consultancy

Richard K Morriss founded this Consultancy in 1995 after previously working for English Heritage and the Ironbridge Institute of the University of Birmingham and spending eight years as Assistant Director of the Hereford Archaeology Unit. Although Shropshire-based the Consultancy works throughout the UK on a wide variety of historic buildings for clients that include the National Trust, the Landmark Trust, English Heritage, the Crown Estates, owners, architects, planning consultants and developers. It specialises in the archaeological and architectural analysis of historic buildings of all periods and planning advice related to them. It also undertakes broader area appraisals, heritage impact assessments and Conservation Management Plans.

Richard Morriss is a former Member of the Institute of Field Archaeologists and of the Association of Diocesan and Cathedral Archaeologists, archaeological advisor to four cathedrals, occasional lecturer at Bristol and Birmingham universities, and author of many academic papers and of 20 books, mainly on architecture and archaeology, including The Archaeology of Buildings (Tempus 2000), The Archaeology of Railways (Tempus 1999); Roads: Archaeology & Architecture (Tempus 2006) and ten in the Buildings of series: Bath, Chester, Ludlow, Salisbury, Shrewsbury, Stratford-upon-Avon, Warwick, Winchester, Windsor, Worcester (Sutton 1993-1994). The latest work is an Historic England funded monograph on the Houses of Hereford (Oxbow 2018).

He was a member of the project teams responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize; the restoration of the Old Market House, Shrewsbury, winner of a 2004 RIBA Conservation Award; and Llwyn Celyn, Monmouthshire, winner of the RICS Conservation Project of the Year 2019. He has also been involved in several projects that have won, or been short-listed for, other awards including those of the Georgian Group for Mostyn House, Denbigh; St. Helen's House, Derby; Radbourne Hall, Derbyshire and Cusgarne Manor, Cornwall.

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