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Heritage Statement

Proposed Extension to 31 High Street, Needingworth.

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 a listed building.

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

3. The existing bungalow is constructed with brick walls with concrete interlocking roof tiles to the roof. The is an existing flat roof extension to the rear along with a conservatory. The proposed single storey extension is to provide a family sized Kitchen Diner. The pitched roof ensures is in keeping with the surrounding buildings with the height being determined as a result of matching the existing roof pitch. The impact is minimal on the properties either side as the roof has a hipped end.

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. There is an adjacent grade II listed at No. 29 High Street. However, the extension is not only on the same footprint as the existing conservatory and flat roof extension, but it is also sited as far away as possible and is also entirely screened from sight by the existing bungalow. As such, it is not considered that the proposal will impact significantly upon either the setting of the listed building. However, this is not to say that this relationship was therefore discounted during the design and review of the proposals.

6. It is considered that the proposals would not cause demonstrable harm to the acknowledged interest of any designated or undesignated heritage assets as a result of the erection of the proposal and associated works. As such, and in accordance with guidance in this respect, the proposals should be supported and Planning Permission granted.