

Appeal by Castleoak Care Developments Limited in respect of proposals for land to the rear of Burston Garden Centre St Albans AL2 2DS

Local planning authority reference: 5/20/3022 PINS reference: APP/B1930/W/21/3279463

Effect upon Designated Heritage Assets – matters of common ground

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Introduction

- 1 In respect of heritage matters that are the subject of this appeal, we consider the following to be common ground between the appellant and the local planning authority.

The heritage assets that are affected by the appeal scheme

- 2 The heritage assets affected by the appeal scheme are two designated heritage assets north of the site: the Grade II* listed 'Burstone [sic] Manor House' and the Grade II listed 'Outbuilding Immediately to East of Burston Manor House'. No other designated heritage assets are affected. The proposed development has the potential to affect archaeological remains, and it is agreed that this is a matter that can be addressed by the recommended planning condition.

The heritage significance of the heritage assets affected

- 3 It is agreed between the local planning authority and the appellant that both the Manor House and the Outbuilding have aesthetic, historical and evidential value.
- 4 It is agreed that great weight should be given to the conservation of designated heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm.

Visual screening

- 5 It is agreed between the local planning authority and the appellant that visual screening is provided by the planting of trees within the Manor House site and that this limits inter-visibility with the site.

Change in the setting of the heritage assets over time

- 6 It is agreed between the local planning authority and the appellant that the wider setting of the Manor House has changed over time and that it does not now resemble its previous rural or agricultural context.


The nature of the appeal scheme site and its effect on the setting of the heritage assets

- 7 The LPA consider that the low level polytunnels, planting beds and grasslands to the eastern and southern parts of the Appeal Site offer a semblance to the original open and agricultural setting of Burston Manor House. It is agreed between the local planning authority and the appellant that the, condition and appearance of the appeal scheme site detracts ('contributes negatively') to the setting of the listed Manor House and Outbuilding, to the extent that the inter-visibility with the site allows an effect to occur.

The effect of the appeal scheme on the setting of the heritage assets

- 8 It is agreed between the local planning authority and the appellant that a certain level of less than substantial harm is caused to the significance of the heritage assets affected by the appeal scheme. The local planning authority assert that the degree of less than substantial harm causes is at the lower end of moderate harm and the appellant considers that only a very low level of less than substantial harm is caused, that is just within the threshold of less than substantial harm.

Signatories:

KM Heritage	GCPP
	
Kevin Murphy	Shaun Greaves
On behalf of Appellant	On behalf of St Albans City and District Council
Date:	Date: <i>26 November 2021.</i>