

70114 – Clarkes Hill House, Clarkes Hill, Whitefield.

Outline application for erection of 1 no. dwellings (all matters reserved).

The four dwellinghouses to the northeast of the site; Dudley House, Clarkes Hill House, Clarkes Hill Cottage and Hurstwood are all Non-Designated Heritage Assets (NDHAs).

The impact of the proposed development on the heritage setting and significance of the NDHAs can only be assessed at Reserved Matters stage once all the details of the proposed development are understood. The application for reserved matters must include a statement of heritage significance for the NDHAs describing their significance and the impact of the proposal on their significance and setting in accordance with paragraph 194 of the National Planning Policy Framework (NPPF). This is required to enable the local planning authority to assess the impacts identified on the NDHAs and their setting in accordance with paragraph 195 of the NPPF and a balanced judgement as to the scale of any harm or loss to significance in accordance with paragraph 203 of the NPPF.

The statement of heritage significance must only be carried out by suitably qualified heritage conservation professional.

Mark Kilby

Conservation Officer

15/12/23