

## **APPENDIX 4 - Historic England Comments:**

The proposal includes demolition of the northern section of the hall and the adjacent outbuildings, and addition of a two-storey extension. The proposal also includes sports pavilion, music hall and outdoor study centre. We consider that this proposal would constitute major change within this important historic site and it is likely to have significant impacts upon the various heritage assets identified. Historic England has been consulted because the application site falls within a conservation area and has an area of 1000 square metres or greater. Whilst in strict listed building terms the Hall would fall outside of Historic England's statutory remit – by dint of its grade II listed status, it's contribution to the conservation area is such that we believe it would be necessary for us to comment on this occasion.

**Proposal and Impacts Extension to Hall** It is proposed that the northern wing of the Hall along with the ancillary outbuildings are demolished to allow space for the new extension. Whilst we appreciate that these parts of the building are part of a later phase of (1860s), they are nevertheless historic and have clearly been designed with an eye to the scale, detailing and features of the main building and they have a sympathetic relationship with the main hall. We therefore consider that they contribute positively to the overall significance of the Hall and believe that their removal would result in loss of historic fabric and form and would have a negative effect upon significance of both the hall and the conservation area.

The proposed extension to the hall would take the form of a two-storey, flat-roofed wing of L – shaped plan, with full-height glazed curtain walling. The drawing suggests that the footprint of the proposed extension would be approximately double that of the Hall and would run immediately adjacent the south wall of the walled garden for approximately 2/3 of its length. We note that the extension would have a lower roofline than the Hall.

The proposed extension would introduce a sizeable new element into the historic estate/conservation area - as illustrated in the Design and Access Statement. The illustrations suggest that the extension would be prominent- particularly within the context of the hall and the walled garden, and in our opinion would compete with the hall as the preeminent building within this site. It also seems likely that the extension would be prominent within views of the front of the hall from the approach driveway. The architectural design and palette of materials have a very contemporary and urban character that is wholly at odds with the local vernacular character of the Holt estate and the wider conservation area.

We note that the local authority's Conservation Area Appraisal for Glaven Valley is very clear on the importance of new development within the conservation area ensuring that it is sympathetic to the traditional architectural forms and materials as stated by the following :

- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials.
- The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.
- Traditional local vernacular materials should generally be used for new development, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic.

We consider that the proposed extension would not be in accordance with the Conservation Area Appraisal and we consider that it would have a negative effect upon the architectural

composition of the hall and the distinctive character and appearance of the wider holt estate and this part of the conservation area. We are also concerned that the intervisibility and spatial relationship between the hall and the walled garden would have a negative effect upon the way it is appreciated and experienced. That is to say, the presence of the modern extension is likely to appear prominently in southerly views from the garden and would intrude upon/obscure the existing views of the hall.

The proximity of the new extension to the walled garden would also in our opinion appear cramped and would result in the erosion of the historic layout that has remained largely intact since the mid/late C19.

We note also that a large two-storey, multi-purpose hall is also proposed immediately adjacent the east wall of the walled garden. It is some distance from the hall but has the potential to impact upon its setting to some extent, and is also likely to compound the visual impact of the new building around the south-eastern corner of the walled garden. The impact could be mitigated by way of sensitive design and detailing that take account of the local context and the historic architectural precedents. We defer to the local planning authority conservation officer to comment on the proposed internal alteration to the hall given its grade II status.

**Historic England's Position** The proposed scheme will result in significant change to the character and appearance of the historic estate – particularly the Hall, and by extension, the character and appearance of the conservation area. It would increase the quantum of built form, and other infrastructure which we believe would impact negatively upon the visual amenity of the historic estate in a way that would affect the way in which the hall and conservation area are experienced and appreciated as heritage assets.

We therefore believe that the proposed development would result in harm to the significance of the grade II listed building and the conservation area. In terms of the NPPF we consider that harm would be less than substantial. It would therefore fall to the local planning authority to weigh the harm against the public benefits that the development would yield. We believe that a revised scheme that is more reflective of the form, massing and materials of the hall would be a more appropriate response in heritage terms and would help to mitigate the harmful impact upon those affected heritage assets.

#### **Further comments received 26.07.2024**

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 195, 205, 206, 208) of the NPPF. In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess; and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice.