

From:Honor Whitfield

Sent:25 Oct 2021 12:59:04 +0100

To:'Palmer, Leanne';'Skinner, Helen'

Cc:'Ruchi Parekh';'Adam Partington';Helen Jones;'Mike Elliott';Simon Smith;'Harry Ramsey';Paul Burrell;conor.mcallister@jbm-solar.com;Andrew Cook;Gail Stoten;AndrewB@no5.com

Subject:3279533 - Land North of Halloughton, Halloughton, Southwell - Listed Building Clarification

Good afternoon Leanne/Helen,

The Council writes to clarify the query raised by the Appellant (and echoed by the Inspector) at the CMC regarding the reason for refusal relating to Listed Buildings within Halloughton as described in the Council Statement of Case.

For the avoidance of doubt, the reason for refusal in respect of the impact on Listed Buildings within Halloughton is in the Council's view broader than the two assets explicitly mentioned (Grade II Church of St James and Grade II* Halloughton Manor Farmhouse). The identification of less than substantial harm on the setting of "*listed buildings*" (plural) within Halloughton Conservation Area was not exclusive to those two buildings – they were simply "*notably*" (not *exclusively*) mentioned. This is clearly expressed by the language used in the reason for refusal.

Further, it is evident from the Committee Report and comments made by the Conservation Officer when read as a whole that the impact of the development on all Listed Buildings within Halloughton was considered in reaching the conclusion that the proposal would result in less than substantial harm to Halloughton Conservation Area (CA) and all listed buildings therein (noting the assets are listed individually within both documents). The Council also notes that the Appellant's Heritage Impact Assessment similarly groups the listed buildings within the CA for assessment (see Paras 4.24, 5.4, 5.7 – 5.11, 5.21 and 6.4). The structure of the Conservations Officer's assessment is clearly drawn directly from the principal evidence-base and assessment provided by the Appellant at the point of application and this translates into the reason for refusal.

In order to address any outstanding issues in this regard, and in respect of the impact upon the listed buildings within Halloughton CA, we provide the following summary:

The Council considers the proposed development will bring about a less than substantial degree of harm to the Halloughton CA and all listed buildings within the CA. These are as follows:

- Halloughton Manor Farmhouse (Grade II*, List ID: 1178664)

- Church of St James (Grade II, List ID: 1045555)
- Barn at Halloughton Manor Farm (Grade II, List ID: 1045556)
- Pigeoncote, Granary and Stable Block at Manor Farm (Grade II, List ID: 1370180)
- Barn at Bridle Road Farm (Grade II, List ID: 1178708)

The Council notes that these Listed Buildings are agreed as listed at para 2.10 of the most recent draft SoCG and again at para 9.5 as a matter of dispute (Impact of the Development on the Listed Buildings within Halloughton Conservation Area – Scale of Harm).

In respect of Listed Buildings within Halloughton Conservation Area, the Council considers the proposed development will bring about a less than substantial degree of harm, at the higher end of the spectrum, to:

- Halloughton Conservation Area;
- Halloughton Manor Farmhouse (Grade II*, List ID: 1178664);
- Church of St James (Grade II, List ID: 1045555);
- Barn at Halloughton Manor Farm (Grade II, List ID: 1045556); and
- Barn at Bridle Road Farm (Grade II, List ID: 1178708)

Due to its more relatively intimate setting, it is considered that the proposed development will bring about a less than substantial degree of harm, at the lower end of the spectrum, to:

- Pigeoncote, Granary and Stable Block at Manor Farm (Grade II, List ID: 1370180)

The reason for refusal also references “*designated heritage assets within the Brackenhurst complex (Grade II) and South Hill House (Grade II)*”, for the avoidance of doubt the individual assets within the Brackenhurst complex include:

- Brackenhurst Hall and Attached Coach House, Orangery and Garden Wall (Grade II, List ID 1369927)

- Gateway and Railings at Brakenhurst Hall (Grade II, List ID: 1289246)
- Lodge to Brakenhurst Hall (Grade II, List ID: 1213102)
- Garden Walls and Potting Sheds 100 Metres North East of Brakenhurst Hall (Grade II, List ID: 1046108)

The Council considers the proposed development would result in a less than substantial degree of harm, at the lower end of the spectrum, to all of these assets and to South Hill House. These are again agreed as listed at para 2.10 of the draft SoCG and again at para 9.6 as a matter of dispute.

We trust this clarifies any outstanding issues relating to the reason for refusal.

Many thanks,

Miss Honor Whitfield MRTPI MSc

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Please note that any advice is given at officer level only and will not prejudice any future decision made by the Council.



