From: Mark Lidster [redacted]
Sent: 13 April 2022 10:51
To: Emma Chorley [redacted]
Subject: [OFFICIAL] - 42 22 00005-7 Batch Road,Puriton

Dear Emma

Thank you for consulting me on the application 42 22 00005-A proposal that asks to enlarge an existing building within the setting of a Grade 1 listed building.

The Church of St Michaels and All Angels is a Grade 1 listed building that dates back to the 13th century and is recognised by the distinct tower shape. The existing setting is that of a typical village church that has been slowly encroached upon with low roofed residential accommodation through time. The impact of this historic encroachment has been quite well managed through the usual mechanisms of respect being afforded to the Church and the idyllic verdant setting that such a spiritual centre deserves.

The current proposal that asks to introduce a much larger structure within the setting of the listed structure without any reference of heritage impact assessment being made or submitted with the documents. At the very least some reference is expected to be made by the applicant in relation to potential harm that such a development could impose on the Grade 1 and Grade II listed structures (The Church and a 16th century table tomb)

The absence of a heritage statement or any other document that explores the potential harm especially in relation to the increased scale and massing of the alteration to the existing building indicates that this impact has not been thoroughly explored.

Within the nppf there are guidance notes that ask planning authorities to consider impact and suitability of development proposals-paragraph 130 steers the decision to develop a site are respectful of the local character and that (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate intervention or change (such as increased densities) This paragraph continues through points (d), (e) and (f) in the same thread of ensuring that enough work has been delivered that explores the impact. In this instance and in relation to the large unusual roof and increased scale of the proposal-the application is lacking information that explores this potential impact.

This proposal asks to introduce a new shaped ,very tall roof to the setting of one of the rarest and irreplaceable historic assets within the uk and also will remove the verdant visual barrier of the green hedge and trees without permitting a suitable mitigating action to disguise the new development.

Paragraphs 195,199 and 200 explain that any development and in particular a development within the setting of heritage asset should be carefully managed to ensure that harm will not be imposed upon the asset or ,in this case, the setting of the asset.

The information provided by the applicant has not submitted any assessment of the potential harm to the setting of the church and should be refused or withdrawn to permit this information to be provided. The information that assists the decision maker that is lacking should include a ridge height assessment against the nearest extant dwelling and an indication of this new ridge height specifically against the Grade 1 neighbouring property.

This part of Puriton is defined by the character of the local parish church together with the low roofed structures that bound the perimeter. The proposal as it stands asks to impose a new shape that is larger in height and mass than the other adjacent developments to the Grade 1 asset.

Thank you for consulting me on this application.

[redacted]
Mark Lidster
Conservation Officer
Planning Policy
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