



GS VOGT LTD

HAWTHORN FARM SOLAR FARM

**ADDITIONAL INFORMATION: HERITAGE STATEMENT FOR THE CHURCH OF ST
PAUL AND THE OLD HALL**

NOVEMBER 2021

DATE ISSUED: November 2021
JOB NUMBER: GM10971
REPORT NUMBER: 0013
VERSION: V0.1
STATUS: FINAL
PLANNING REF: DMPA/2021/0315

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THE OLD HALL**

NOVEMBER 2021

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DRAWINGS

GM10971/105 Listed Buildings

1 INTRODUCTION

- 1.1.1 This report has been prepared in respect to a Site at Scropton, Derbyshire (NGR SK 197 305) where proposals entail the construction of a solar farm. Planning permission (now lapsed) was granted for like-for-like proposals in 2015 (reference 9/2015/0688). A decision on the current application has been deferred pending additional information (DMPA/2021/0315).
- 1.1.2 This report provides additional information requested by the case officer to inform determination of the re-submission. Specifically, this report provides an assessment of the potential impact of the proposals on the significance of two designated heritage assets within the Site's vicinity. These assets comprise two Grade II Listed Buildings: The Church of St Paul and the Old Hall. Potential for impact to significance arises from change which may occur within the setting of these assets, it being recognised however that change does not necessarily equate to harm.
- 1.1.3 Proportionate assessment of the significance of these assets, including the contribution that their setting makes to their significance, are presented within this report in order to determine the level of harm which may be experienced, if any to their significance.
- 1.1.4 The assessment was undertaken in accordance with terminology expressed within the National Planning Policy Framework.
- 1.1.5 Guidance in the following documents has been adhered in proportion to the status of the asset and the anticipated impact:
- Historic Environment Good Practice Advice Note 2: Managing Significance in Decision Making in the Historic Environment (2015);
 - Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (2017); and
 - Analysing Significance in Heritage Assets Advice Note 12: Statements of Heritage Significance (2019).

2 LEGISLATION AND PLANNING POLICY CONTEXT

- 2.1.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’(Ministry of Housing, Communities and Local Government 2019, Annex 2 page:67).

Legislation

- 2.1.2 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that:

‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ (section 66).

National Policy

- 2.1.3 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications ‘great weight’ should be given to the asset’s conservation and that ‘substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional’ whilst ‘substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks And Gardens, and World Heritage Sites, should be wholly exceptional’ (MHCLG 2021, para:200).
- 2.1.4 The significance of a heritage asset (designated or non-designated) is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’ (MHCLG 2021, Annex 2 page:71).
- 2.1.5 The setting of a heritage asset (designated or non-designated) is defined as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ (MHCLG 2021, Annex 2 page:71).

- 2.1.6 Where heritage assets (designated or non-designated) are to be affected by development, 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (MHCLG 2021, para:194).
- 2.1.7 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2021, para:202).

Local Planning Policy

- 2.1.8 Policy BNE2 of the South Derbyshire Local Plan Part 1 (adopted 2016) references Listed Buildings; *"A Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time. These assets include ... Listed Buildings"*.

3 METHODOLOGY

3.1 Assessment of Significance

- 3.1.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 189).
- 3.1.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’.
- 3.1.3 For a definition of these ‘interests’ a useful reference document is Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; ‘evidential’ equating to archaeological, ‘historical and communal’ equating to historic and ‘aesthetic’ equating to architectural and artistic. A consultation draft of a revised Conservation Principles (Historic England 2017) reverts to the NPPF terminology and specifically provides a definition of archaeological interest, architectural interest, artistic interest and historic interest (see glossary).

3.2 Assessment of Setting

- 3.2.1 As stated within the NPPF ‘significance derives not only from the physical fabric of a heritage asset but also from its setting’ (MHCLG 2021, Annex 2 page:71).
- 3.2.2 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:
- Step 1 – Identify which heritage assets and their settings may be affected;
 - Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset’s significance (there may be no change);
 - Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
 - Step 5 – Make and document the decision and monitor outcomes.

3.2.3 A non-exhaustive list provided within the document (2017:11) identifies themes such as:

- Physical Surroundings;
 - Topography;
 - aspect;
 - functional relationships and communications;
 - history and degree of change over time; and
- sense of enclosure, seclusion, intimacy or privacy.
 - Experience
 - views from, towards, through, across and including the asset;
 - intentional inter-visibility with other historic assets and natural features; and
 - sense of enclosure, seclusion, intimacy or privacy.

3.3 **Assessment of Impact**

3.3.1 The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

3.3.2 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Para 19).

3.3.3 The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

4 ASSESSMENT OF SIGNIFICANCE AND SETTING

4.1.1 Change within the setting of the following assets, identified on drawing GM10971/105, has the potential to impact upon their significance:

- The Church of St Paul (NHLE reference 1096553); and
- The Old Hall (NHLE reference 1280826).

4.1.2 A description of each of the above assets' interests are presented below. These are discussed in proportion with the value of the asset and as far as is necessary in order to determine the importance of setting to the significance each asset and the potential effect of the proposals on this.

4.2 The Church of St Paul (NHLE Reference 1096553)

Historic Interest

4.2.1 The asset comprises the Scropton Parish Church which was built in 1855-56 by Benjamin Ferrey, an English architect who designed and restored a number of parish churches and who worked mainly in the Gothic revival style. As an example of Ferrey's work the asset holds historic importance.

4.2.2 Built on or in the vicinity of the site of an earlier church which was referenced in the Domesday survey (1086), its presence reflects the historic location of a medieval church, the recent rebuilding of which illustrates the importance of the continued presence of a place of worship in Scropton village.

4.2.3 Reference to the former presence of the earlier church is illustrated in the memorials within the interior of the church which include an incised slab in the nave dedicated to William Schower who died in 1495, an alabaster tomb chest of c.1510 dedicated to Nicholas Agard (and two wives) and a further wall mounted memorial which is illegible but comprises a wall tablet dated c.1704. These memorials provide a tangible historic link to the former church and important parishioners of Scropton formerly associated with it.

4.2.4 Furthermore, historic associations to events that had a notable effect on the parishioners of Scropton can be drawn from the oak lych gate providing access the churchyard. This was erected as a memorial to the sixteen Scropton men that perished in the first world war.

Architectural and Artistic Interest

- 4.2.5 The church is of linear plan incorporating a buttressed bell tower of three tiers at its western end (under a pyramid tiled roof) and a dropped height chancel. Small porches extend to the north of the chancel and the south of the nave. The body of the church is constructed of rock faced sandstone with ashlar dressings, under a plain tiled roof.
- 4.2.6 Architectural features display a gothic style typical of Ferrey's work, see Plates 4.3-4.5.
- 4.2.7 The bell tower incorporates a doorway to the western elevation and lancet and trefoiled windows.
- 4.2.8 Particularly noteworthy internal details comprise the classical alter which includes a painted panel of saints and which is set behind wrought iron and brass communion rails; choir stalls in oak; pews; and the font which comprises a circular bowl with tracery motifs on a base of clustered shafts. A black and white marbled floor to the chancel, metal panels painted with the commandments and painted decoration around the chancel arch provide further aesthetic interest.

Contribution of Setting

- 4.2.9 The historic core of the village appears to have focused on the junction of Watery Lane and Leathersley Lane, where the church is located, on the site of or in close vicinity to an earlier church which was referenced in the Domesday survey (1086). The position of the church at the heart of the historic core is an important part of its setting that adds its historic interest where the church references the location of a precursor and the importance of the church as a foci for settlement of medieval origin and the continuance of post medieval settlement in association with a religious anchor which saw a particular period of investment through mid-nineteenth century re-building.
- 4.2.10 The church is set back and raised up from the junction within a graveyard which can be accessed from the west by a wooden gate and from the east through an oak lych gate. The churchyard is bound by a low stone wall with enclosure further defined by mature trees to its northern and southern boundaries, both treelines being dominated by evergreen species (see Plates 4.6-4.8) which provide a sense of intimacy when within the churchyard and add to the experience the buildings as a religious focus. The trees to the north provide screening to Leathersley Road (see Plates 4.9-4.11) and the railway line to the south.
- 4.2.11 With respect to views towards the church, the trees within and adjacent to the churchyard screen views of the building from Leatherlsey Road with only the top stage of the bell tower being visible on approach (see Plates 4.4 and 4.8). As a consequence

the best views of the church are from within its churchyard, the open nature of the churchyard to the west and north of the church allowing appreciation of the northern and western elevation in-particular revealing its architectural interest as a gothic styled church (see Plate 4.3-4.5).

4.2.12 Long views in which the church features are possible from public footpaths to the north of the village albeit these are screened by the presence of buildings within the village and the aforementioned treeline to the north of the church (see Plates 4.13-4.17). Consequently, only the upper stage and pyramid roof of the bell tower are visible.

4.2.13 In summary the churchyard is considered to be the principal setting element for the church which most expressively adds to an understanding of its significance, with strongly defined enclosure provided by the stone wall to its perimeter which is consolidated by mature evergreen treelines to the north and south. These screen outward and inward views of the church with only the bell tower being visible on approach, the bell tower being appreciable from a number of points within and around the village dependant on the presence/absence of intervening buildings and vegetation.

4.3 **The Old Hall (NHLE Reference 1280826)**

Historic Interest

4.3.1 The asset is of seventeenth century date. By 1846 it was referenced collectively as being one of eight cottages owned by Sarah Eld and being occupied by 'John Harrison', 'Edward Slater' and 'others' (plot 138b). It survives in the plan form shown in 1846 and represents the early post medieval settlement of Scropton's historic core. Its timber frame construction, plan form and phases of change evidenced by brick infilling and partial casement in brick illustrate vernacular architecture and adaption over time which provides the building with historic interest.

Architectural and Artistic Interest

4.3.2 The architectural interest of the building arises from its vernacular construction and subsequent adaption. The seventeenth century cottage is of timber frame construction comprising two bays over one storey with attics above under a plain tiled roof which extends to the western elevation to cover a narrow outshot. It is referenced as displaying a lobby entrance plan in its listing description, the central fireplace described as remaining as an inglenook to the southern larger bay, the stack extending

within the roof (avoiding the ridge), most probably illustrating the presence of the stairwell to the western side of the house which could probably not be accommodated otherwise due to the narrowness of the asset in plan.

- 4.3.3 The timber frame to the eastern elevation displays an exposed wall plate with braces and box framing. The corner posts, principal rafters, tie beam and collar of the cross frame are exposed on the southern elevation which is otherwise encased in brick.
- 4.3.4 Overall, the brick casing and infilling appears to have obscured the original location of windows but a two light casement window to the northern bay of the eastern elevation likely references the location of an original window opening as does a three light casement window under a segmental arch to the ground floor of the southern elevation. The off-centre doorway to the eastern elevation of the southern bay is likely referencing the original position of the door opening, providing access to the larger southern bay via a lobby to the side of the inglenook.

Contribution of Setting

- 4.3.5 The asset is set side-on to Leathersley Lane, its southern lane side elevation facing the churchyard of the Church of St Paul which is thought to be located on the site of an earlier church. The earlier church and the associated settlement activity which it would have attracted were likely a key placemaking factor in the location of The Old Hall in the seventeenth century. The continuance of function provided by the later church is a positive setting element, the cottage benefiting from an understanding of its central location adjacent to a religious anchor which would have attracted settlement at the early part of the post medieval period.
- 4.3.6 Other than the relationship of the cottage with the church (and its precursor) the built development in proximity to the asset is of later (modern) date. The other cottages associated with it in the mid nineteenth century have been demolished. The asset although abutted and adjacent to other properties of clear residential character is isolated in its architectural style and period of construction such that setting elements of importance, apart from the relationship with church, referenced above, are limited with only the access track along its eastern elevation according with any design associated with its original plot.

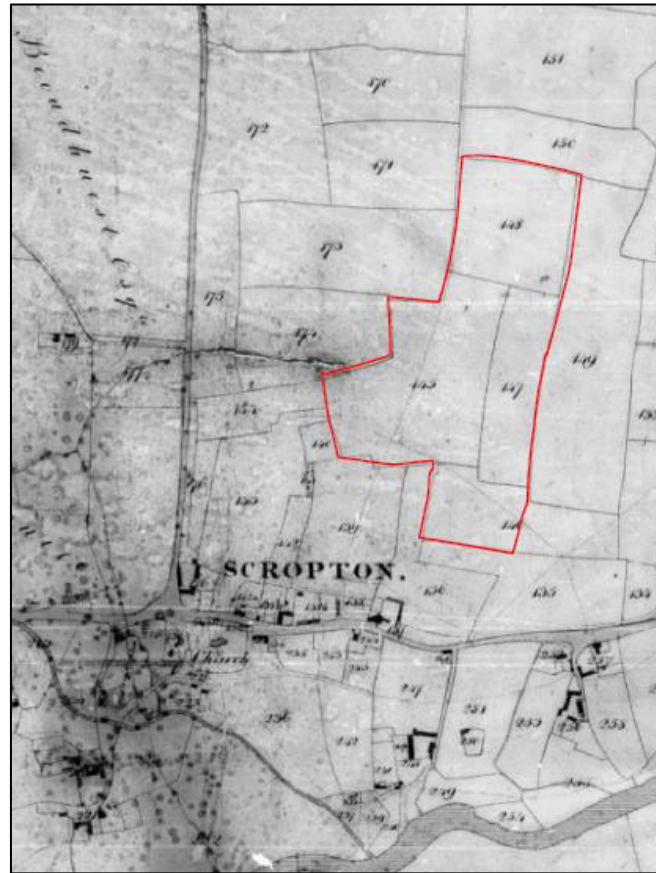


Plate 4.1a: 1846 Tithe Map



Plate 4.1b: Church and Old Hall (plot 138b)

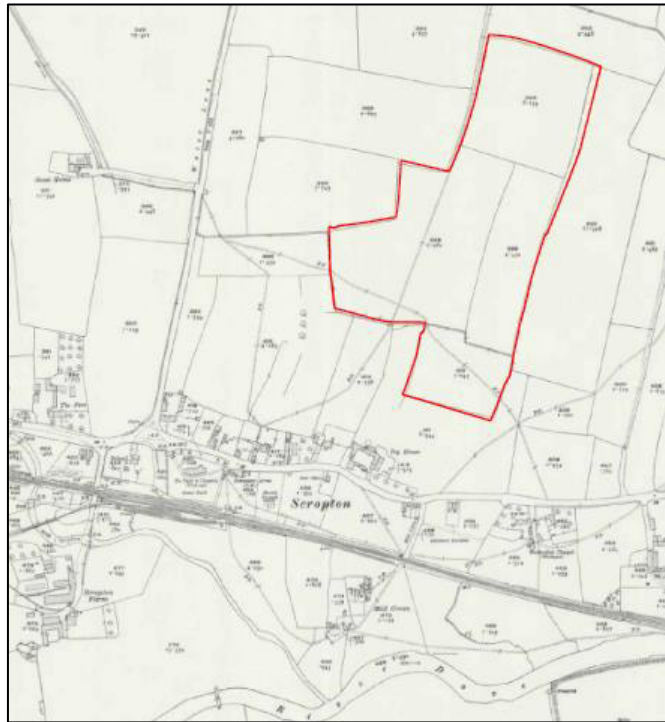


Plate 4.2: 1922 Ordnance Survey



Plate 4.3: Church of St Paul northern and western



Plate 4.4: Church of St Paul northern elevation



Plate 4.5: Church of St Paul eastern elevation



Plate 4.6: Southern boundary to the churchyard



Plate 4.7: Northern boundary to the churchyard and view towards the church from within the village to the north-west



Plate 4.8: View towards the church from the east of the village



Plate 4.9: View towards the Site from within the northern part of the churchyard (Site not visible)



Plate 4.10: View towards the Site from the western end of the church (Site not visible)



Plate 4.11: View towards the Site from the north-western part of the churchyard (Site not visible)



Plate 4.12: View towards the Site from the Leathersley Lane to the northern boundary of the church, Site not visible)



Plate 4.13: View towards the church from north-west/south-east aligned PROW in the extreme south of the Site SK 1965 3035



Plate 4.14: View towards the church from north/south aligned PROW on the boundary of the Site SK 1963 3060



Plate 4.15: View towards the church from the north/south aligned PROW in the body of the Site SK 1958 3050



Plate 4.16: View towards the church from the PROW to the immediate west of the Site SK 1950 3047. View will be unaffected



Plate 4.17: View towards church from the footpath intersection at the southern boundary of the Site SK 1957 3040. View will be unaffected



Plate 4.18: The Old Hall eastern and southern elevations



Plate 4.19: The Old Hall southern and western elevation

5 HERITAGE IMPACT ASSESSMENT

5.1.1 The potential -impact to the significance of the Church of St Paul and he Old Hall as a consequence to proposed development within the Site is discussed below.

5.2 The Church of St Paul (NHLE Reference 1096553)

Change

5.2.1 The proposals would introduce a solar farm 280m north-east of the asset to the rear of intervening residential development. The solar farm would be visible from the top stage of the bell tower, but it would not be visible from the main body of the church or from within the churchyard, these being the part of the building experienced by the general public and the principal setting of the church.

5.2.2 The solar farm would infringe on views of the bell tower from some public rights of way to the north (which cross the Site) but these views are not the only view of the bell tower on approach and within the Site the layout would preserve the view of the church from the intersection of the two public rights of way that cross the Site such that the bell tower would still be experienced and the understanding of the presence of a church within the village presented by the height and form of the bell tower would be sustained.

Impact

5.2.3 With due regard to an understanding that change does not necessarily equate to harm, Site observations and having considered the significance of the asset and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that the changes caused by the proposals as set out above would cause **no harm** to the significance of the asset. This is based on the following moderating grounds:

- The proposals would not cause direct impact to the fabric of the church which is where the historic and architectural significance of the asset lies, and which is not elucidated by the land within the boundary of the Site.
- The proposals would not be visible from the publicly accessible interior of the church which is the space where the architectural and historic interests are engineered to facilitate worship, religious celebration and contemplation.

- The proposals would not be visible from within the churchyard, the grounds which envelop the church as a place for intimate worship and reflection and which provide enclosure from later phases of development within the village.
- The proposals would not be visible on the immediate access to the church as it is approached from Leathersley Lane, where it presents as a sheltered building screened by evergreen vegetation.
- Whilst views of the bell tower on the wider approach from the north would be possible from public footpaths within the Site, the layout would conserve a view possible from the southern part of the Site where the public rights of way intersect (see plate 4.16). Furthermore, other views of the bell tower from public rights of way to the west of the Site would be unaffected (see Plate 4.17). The views affected are not regarded as important views and are not the only views of the bell tower on the footpath approach.

5.3 The Old Hall (NHLE Reference 1280826)

Change

- 5.3.1 The proposals would introduce a solar farm 230m north-east of the asset to the rear of intervening residential development. The proposals would not be visible within any views of the asset from the village. Neither would the proposals be visible from the asset.

Impact

- 5.3.2 With due regard to an understanding that change does not necessarily equate to harm, site observations and having considered the significance of the asset and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that the changes caused by the proposals as set out above would cause **no** harm to its significance. This is based on the following moderating grounds.

- The proposals would not cause direct impact to the fabric of the asset which is where the historic and architectural significance of the asset lies, and which is not elucidated by the land within the boundary of the Site;
- The proposals would not be visible from the interior of the asset, the windows to the eastern elevation being at ground level only and any views from any apex window to the north elevation (if present) being obscured by intervening residential development;

- The proposals would not intervene in any important views of the asset which are restricted to those experienced in close proximity to the asset from Leathersley Lane.

6 ASSESSMENT AGAINST LEGISLATION AND POLICY

6.1 Legislation

- 6.1.1 The proposals have been considered to cause no harm to the Listed Buildings. As such they would not engage Section 66 of the Planning and Listed Buildings Act (1990).

6.2 National Policy

- 6.2.1 The proposals have been considered to cause no harm to the significance of the two identified Listed Buildings. As such the proposals would not engage paragraphs 201 or 202 of the NPPF. However, in the event that any stakeholder should consider that harm is possible it is anticipated that this could only be regarded as minimal on the less than substantial scale and that as such the public benefits to be secured by the proposals in reference to paragraph 202 would be related to the renewable energy to be provided by the scheme.

6.3 Local Policy

- 6.3.1 The conclusions of this assessment are in full compliance with Policy BNE2; the Listed Buildings would be unaffected by the proposals such that the assets and their settings would be conserved.

7 CONCLUSION

- 7.1.1 This assessment, undertaken with due respect to guidance published by Historic England and with the utilisation of terminology in full accordance with the National Planning Policy Framework, has described the significance of designated heritage assets within the vicinity of the Site and assessed the potential impact of the proposed development on their significance.
- 7.1.2 No harm has been identified. The proposals have been assessed as being in full accordance with legislation and planning policy, but should any stakeholder disagree the public benefits to take account into the planning balance have been identified, namely the renewable energy credential of the scheme.

8 GLOSSARY

Archaeological Interest There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them

Source: Historic England Conservation Principles 2017 (consultation draft)

Architectural Interest The properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types

Source: Historic England Conservation Principles 2017 (consultation draft)

Artistic Interest The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric

Source: Historic England Conservation Principles 2017 (consultation draft)

Harm Changes for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a place that reduces their values to society

Source: Historic England Conservation Principles 2017 (consultation draft)

Historic Interest The connections between a place and past lives and events

Source: Historic England Conservation Principles 2017 (consultation draft)

Significance The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting

Source: NPPF 2021

Setting of a heritage asset The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

Source: NPPF 2021

9 BIBLIOGRAPHY

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DRAWINGS



CLIENT
Green Switch Capital Ltd

Drawing Number: GM10971/105

Revision: A

PROJECT
Hawthorn Farm, Scropton, Derbyshire

Size: A4

Scale: 1:10,000

Date: Sept 2021

Drawn By: CD

Checked By: LG

Approved By: CM

DRAWING TITLE
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