

# Internal Memorandum



**Development Management Case Officer:** Mike Cole

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**Application:** Demolition of existing house, workshop and outbuildings and erection of 4no. new dwellings

**Reference Number:** 20/P/0285/FUL

**Location:** Wallflower House 30 Coronation Road Bleadon  
Weston-super-Mare BS24 0PG

**Date:** 14/04/20

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## Comments from the Conservation & Heritage Officer regarding the above application:

The proposed new dwelling will be within the setting of Grade I listed Church of St. Peter and St. Paul. Views of the church tower can be seen throughout the village and add greatly to the character of the area these views should be protected as they add to the setting of the listed church in which the church is appreciated; the image below shows the view of the church at present across the proposed plot.



The application has not provided any proposed street scenes to fully understand the affect the proposed dwellings could have on views across the plot towards the church, but as the plot rises and dwellings 3-4 are within this open green area, they are likely to interrupt views towards the church.

### **Relevant Legislation / Planning Guidance:**

*Planning (Listed Buildings and Conservation Areas) Act 1990*

*National Planning Policy Framework, principally paras 189 – 202 (2019)*

*North Somerset Core Strategy (CS5: Landscape and the historic environment)*

*North Somerset Sites and Policies Plan (DM4: Listed Buildings)*

*Historic Environment Good Practice Advice in Planning Note 3 -The Setting of Heritage Assets (2015)*

Reducing the number of houses on the plot to retain some of this green area would protect views across from Coronation Road toward the listed church. If a street scene could be produced it may help to illustrate what impact the proposed buildings would have on views towards the church from Coronation Road.

Currently the proposed new dwellings will harm the setting of the Grade I listed church, and as a result is contra to part I section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and policy DM4. The proposed alterations will also cause less than substantial harm, although at the lower end, to the setting of the listed building paragraph 196 of the NPPF needs to be applied to the planning decision. Although the application will cause is less than substantial harm to the listed building great weight still needs to be given to the planning decision as set out in paragraph 193:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’

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