HERITAGE IMPACT ASSESSMENT

November 2025

GHMPLANNING

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1.0 Introduction

1.1 This Heritage Impact Assessment has been prepared in support of the application to change the use of the outbuilding into an annexe/holiday let together with associated alterations at Ridgeway House, Ridgeway Lane, Belper, Derbyshire DE56 2JT.

1.2 This statement should be read in conjunction with the accompanying documents which include:

- Plans and drawings
- Application forms

1.3 This statement provides a historic assessment of the site and locality, considers the significance of the site and surroundings and provides a historic analysis of the proposals.

2.0 Site Description

2.1 The site is located on the north-western side of the highway where Slack Lane becomes Ridgeway Lane. The site accommodates a dwelling and associated outbuildings with the gable of the dwelling adjacent to the highway and outbuildings to the rear.

2.2 The site is bordered along the highway by a stone wall of varying heights with landscaping beyond. This wall continues into the access road to the front of the dwelling with the façade facing north-west.

2.3 The site occupies a countryside location with occasional dwellings to the south and west. There are fields to the north, east and south with the highway to the west.

2.4 The outbuilding comprises an L-shaped of one and two-storeys, set to the rear of the dwelling.

2.5 The barn is of stone and slate with multiple openings, the majority of which are on the courtyard elevations. Three rooflights are on the rear roofslope of the two-storey element of the barn with limited openings on the walls to the side and rear elevations.

2.6 To the side of the barn is a flat roof single storey addition.



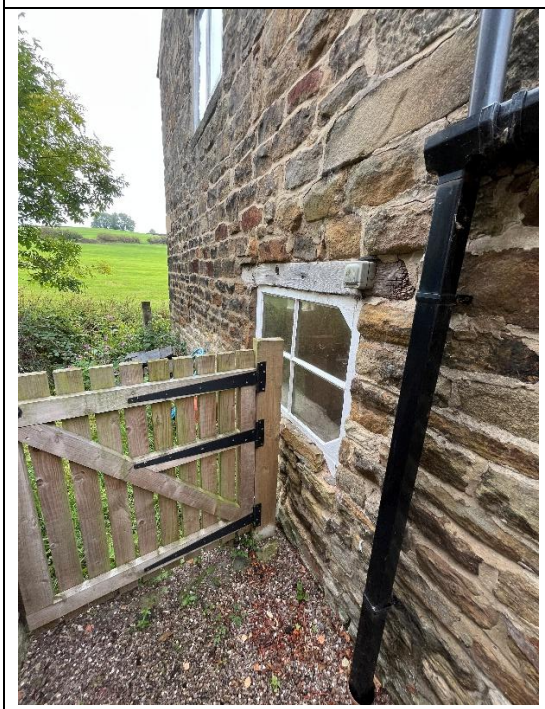
Front elevation with courtyard.



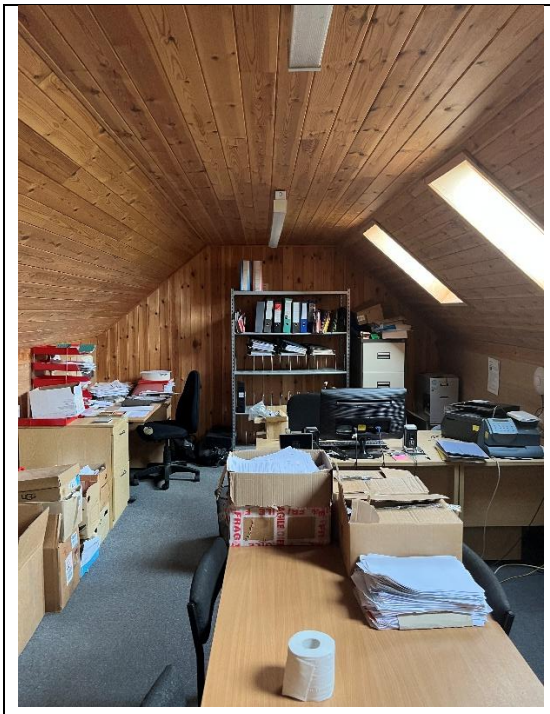
End elevation with double garage to side.



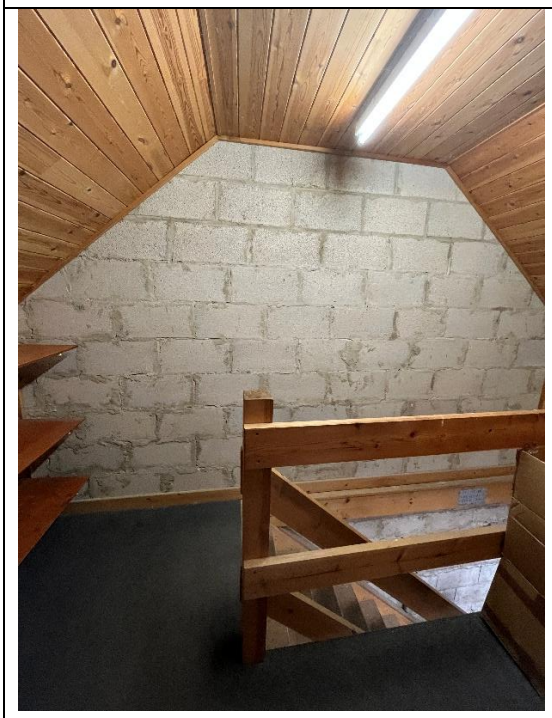
End elevation of flat roof element of outbuilding.



Two-storey side elevation of barn.



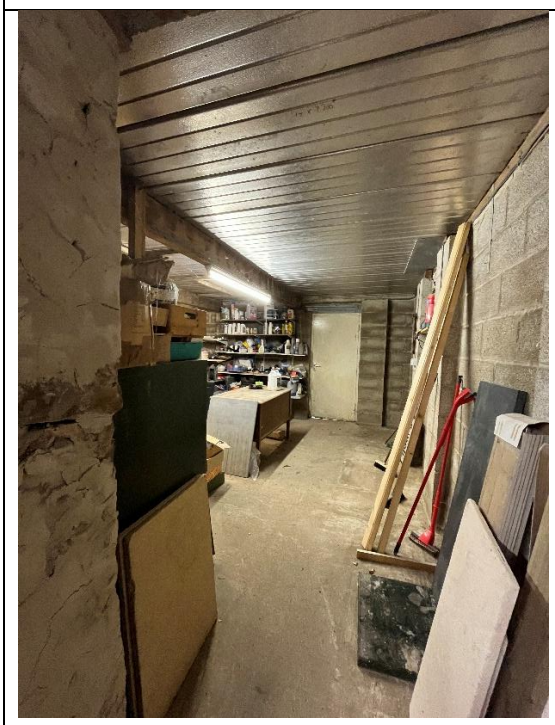
Attic on first floor.



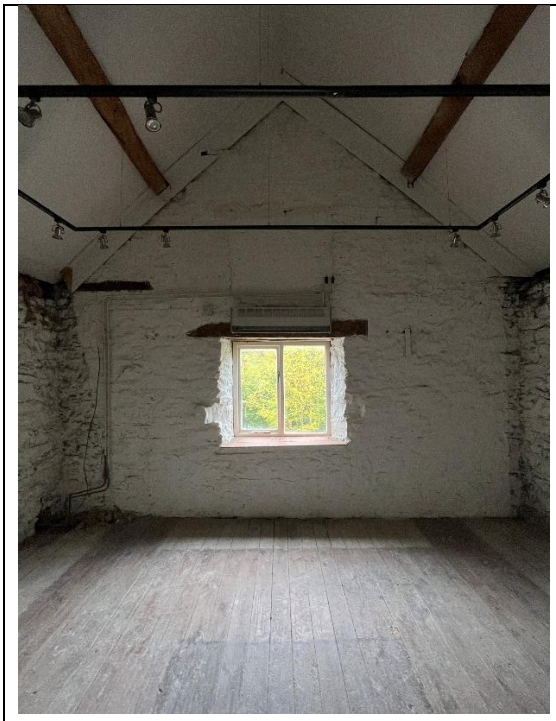
Staircase from attic to ground floor.



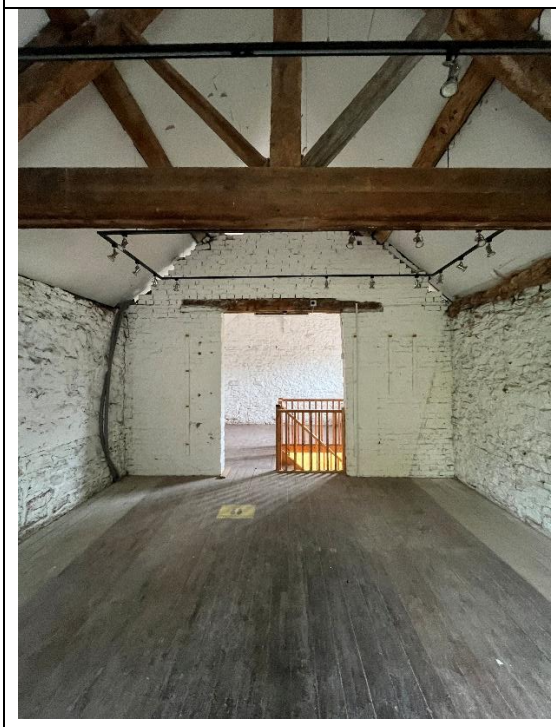
Left-hand part of two-storey element of the barn on the ground floor.



Right-hand part of barn on the ground floor.



Left-hand part of barn on the ground floor.



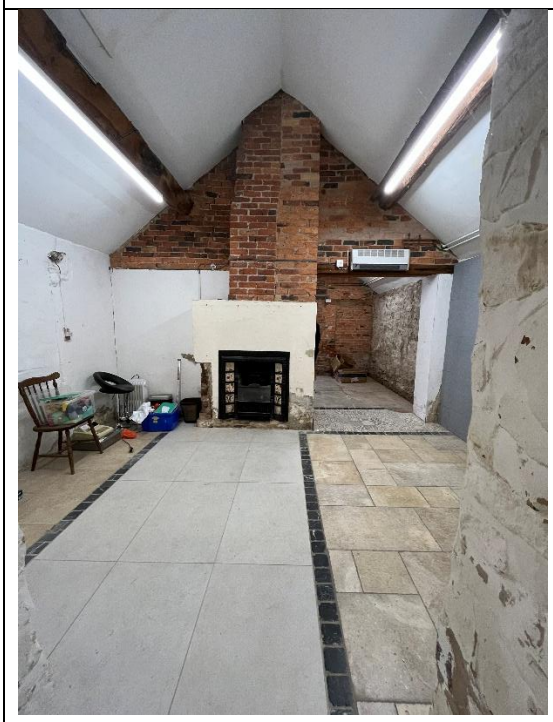
Left-hand part of barn on the first floor.



Left-hand part of barn behind the double doors on the ground floor.



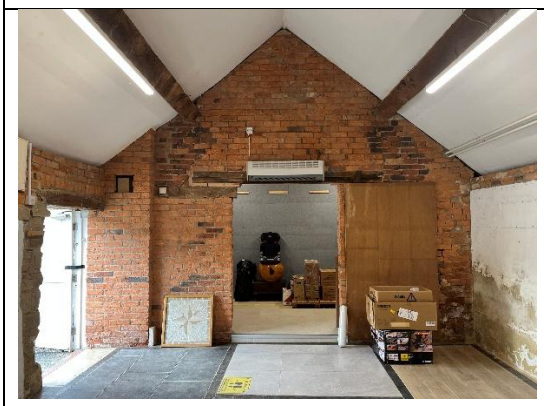
Left-hand ground floor room.



Front wing of barn, central rooms.



Rear room on ground floor wing.



Front room on ground floor wing.

3.0 Relevant Planning History

3.1 AVA/2021/0713 - Demolish existing porch and rebuild - Approved.

3.2 AVA/2004/1506 - Proposed new double garage – Approved.

3.3 AVA/2003/1370 - Proposed extension of retail outlet to form staff water closet – Approved.

3.4 AVA/2003/1387 - Listed Building Consent for proposed extension of retail outlet to form staff water closet, re-roofing of existing store buildings and pruning of existing tree - Approved.

4.0 Proposed Development

4.1 The proposal comprises the conversion of the outbuilding into an annexe/holiday let, forming a combined four units. The accommodation would be over two floors and would utilise part of the outbuilding.

4.2 The proposal would form the first unit utilising the rooms on the northern-most corner of the outbuilding where the two wings link. This would comprise an entrance from the inner courtyard leading to a kitchen/living room with access into a bedroom with en-suite. An opening into the remainder of the outbuilding would be infilled.

4.3 The second unit would be formed in the eastern wing of the outbuilding with access from the courtyard leading to a bedroom and en-suite on the ground floor with a staircase to the first floor which would accommodate a kitchen/living room with a second bedroom and en-suite. On the ground floor a wall would be erected to subdivide an existing room to form the en-suite. A stud wall would be added on the ground floor to subdivide the room to form the bedroom. A further stud wall would be added on the first floor to create the en-suite.

4.4 The third unit would be formed as the outbuilding width projects to the rear with access from the courtyard to the ground floor accommodation which would comprise a living/kitchen area with bedroom and bathroom. This would require stud partitions to form the separate rooms. An opening into the eastern-most part of the outbuilding would be blocked off.

4.5 The final unit would be in the eastern-most part of the outbuilding with access off the courtyard leading to the staircase which provides access to the first-floor accommodation which would comprise a living/kitchen area, bathroom and bedroom. This would include stud partitions to form the rooms and a new opening from the existing first floor into the newly created roof area.

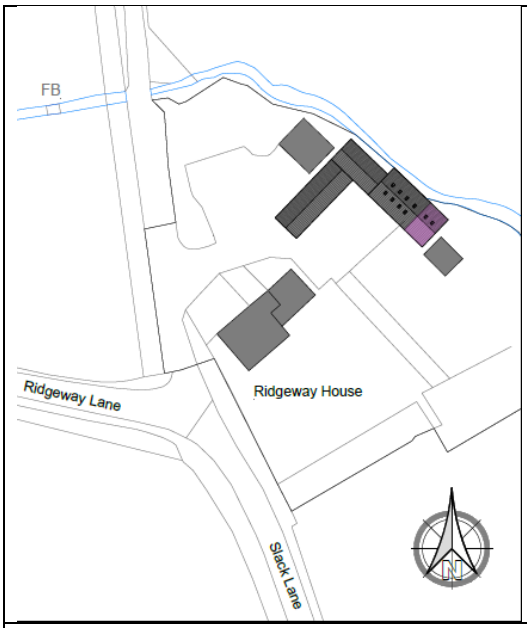
4.6 This latter accommodation would in part be within an extended part of the outbuilding. This currently forms a mono-pitched roof single storey element; this would be replaced with a matching footprint and a roof to match the eaves and ridge heights of the adjacent part of the barn.

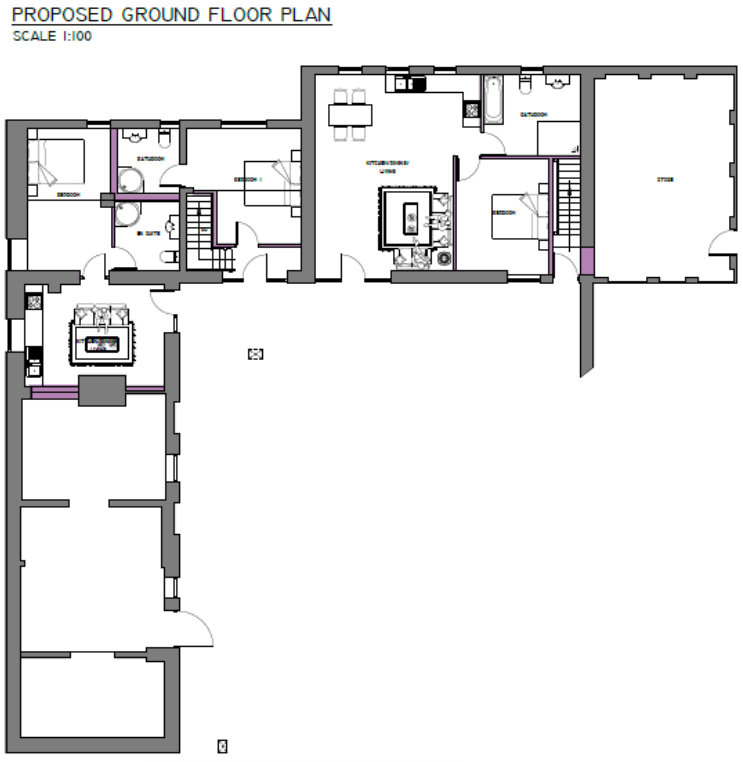
4.7 Internally, there would be little alteration to historic fabric with only the limited changes set out above. Existing walls and staircases would be retained.

4.8 Externally, on the front elevation existing openings on the two-storey element would be retained with a new door and glazed side panels inserted into the double door opening. The adjacent garage door opening would be replaced by a central door with glazing to each side. A new door and window opening would be inserted into the ground floor element. Four new conservation rooflights would be inserted into the single storey roof.

4.9 On the rear elevation two new ground floor windows are to be inserted into the two-storey section. Three additional conservation rooflights would be added into the single storey roofslope and four new windows added in the single storey wall.

4.10 In the side elevation one new door would be inserted with side glazing panel and in the other side elevation one new window would be inserted.





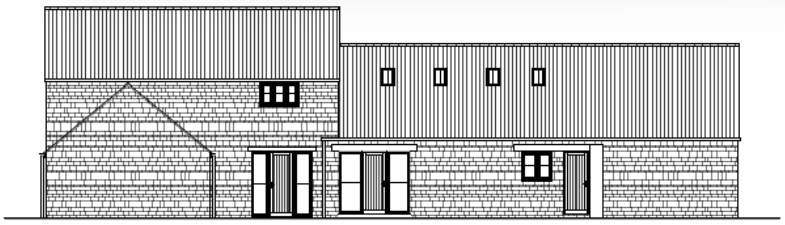
PROPOSED FIRST FLOOR PLAN

SCALE 1:100

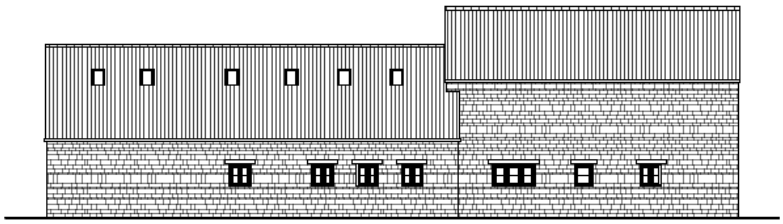


PROPOSED ELEVATIONS

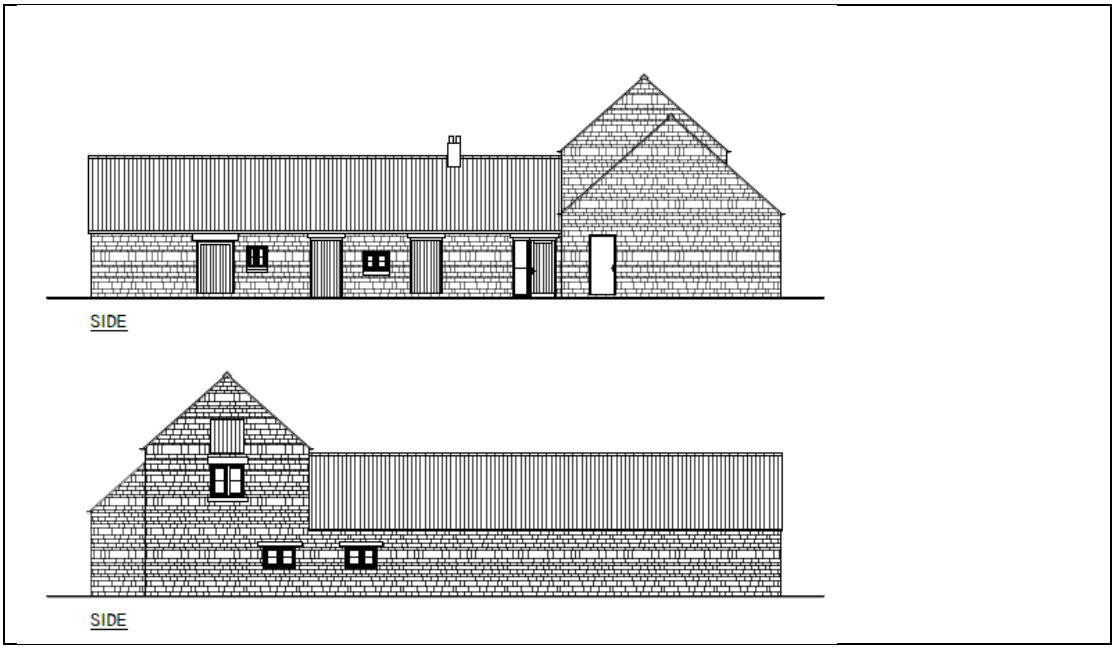
SCALE 1:100



FRONT



REAR


SIDE
SIDE

5.0 Legislation

5.1 Section 16 of the NPPF relates to heritage. Paragraph 207 states in determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

5.2 Paragraph 208 states local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.3 Paragraph 210 states in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.4 Paragraph 212 states 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.

5.5 Paragraph 213 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) 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.

5.6 Paragraph 214 states where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public

benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

5.7 Paragraph 215 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.8 Paragraph 216 states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.9 Paragraph 217 states local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

5.10 Paragraph 219 states local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

5.11 Paragraph 220 states not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

5.12 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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**.**

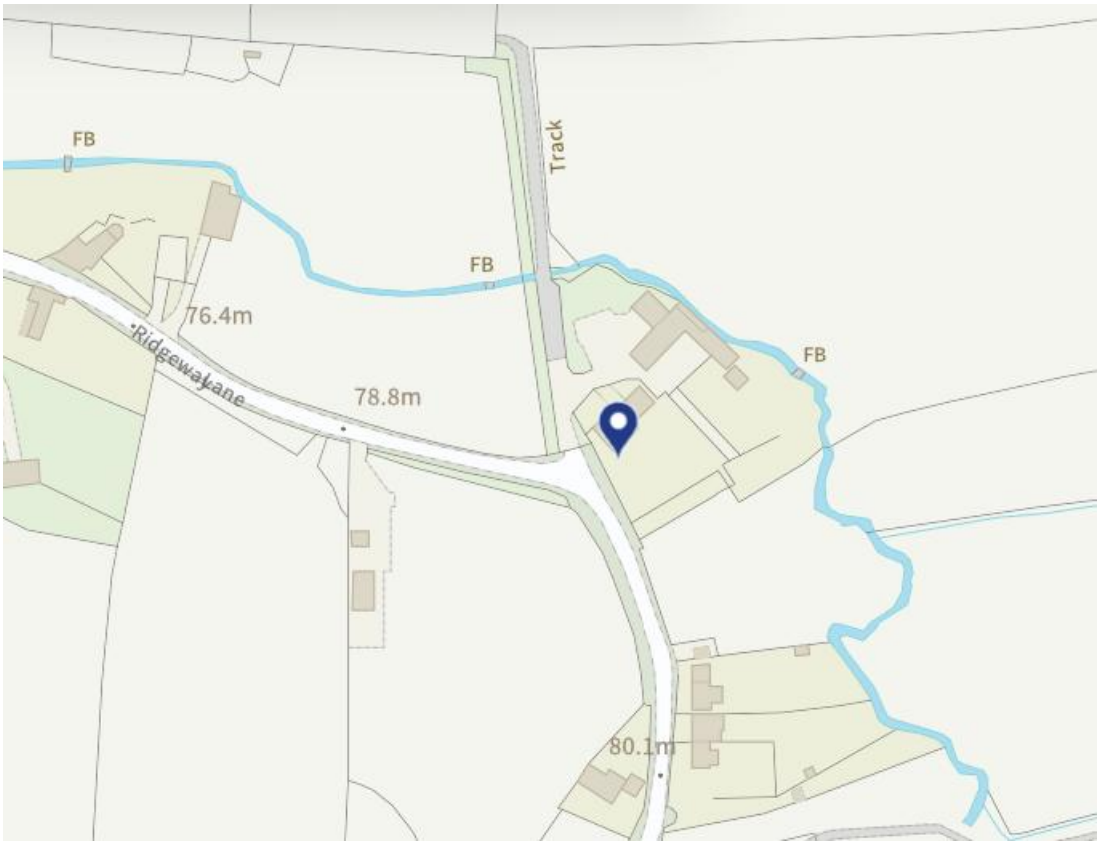
5.13 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that

area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.

6.0 Heritage Implications

6.1 The Historic England website, HER, Pevsner and the Council's relevant documents have been consulted to identify heritage assets that may be affected by the proposal.

6.2 The site accommodates Ridgway House, a grade II listed building; there are no nearby listed buildings. This is depicted on the Historic England Search Map below.



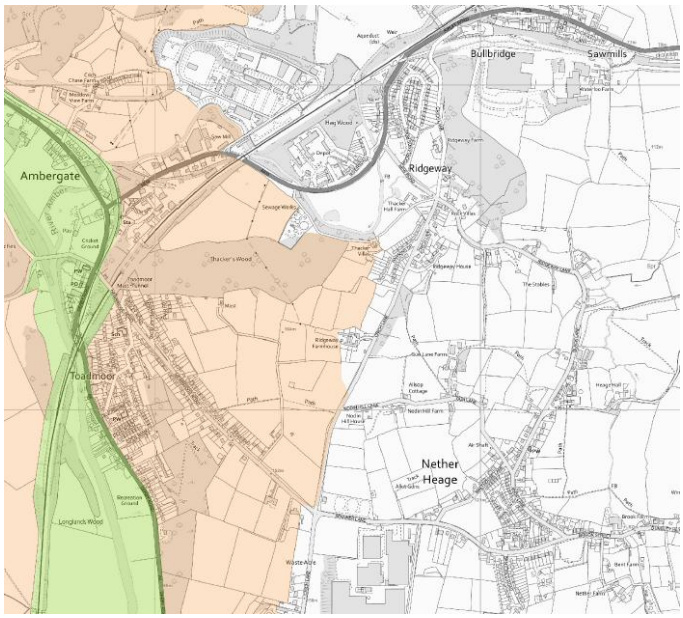
6.3 The table below details the listed building.

Name	Grade	Description
Ridgeway House 	II	House. 1720, refronted in early C19 with C20 additions. Coursed squared stone and ashlar with ashlar dressings. Plain tile roof with stone coped gables on plain kneelers, stone gable end stacks with blue brick tops and coved eaves cornice. Two storeys and 3 bays plus 2 bay C20 addition to east. Early C19 south front has plinth, raised quoins and tooled dressings. Central semi-circular headed doorcase with raised impost blocks and keystone, has

		moulded arch, 6 raised and fielded panelled door and fanlight. Plain sashes to either side in raised plain surrounds plus projecting impost blocks and sills. 3 similar smaller windows over with raised band at lintel level. Rear elevation has flush quoins and off-centre stone porch with diamond leaded windows to sides covering plain doorcase with lintel inscribed '1720 TSR'. To either side 2-light flush mullion windows with glazing bar casements and above 2 similar windows with single pane casements. Slightly off-centre to west there is a full height transomed staircase window. C20 addition in similar style of no special interest.

6.4 The site is not a registered park or garden and there are no scheduled ancient monuments in the area. The site is not within a conservation area.

6.5 The site is outside of the Derwent Valley Mills World Heritage Site and Buffer Zone as depicted below:

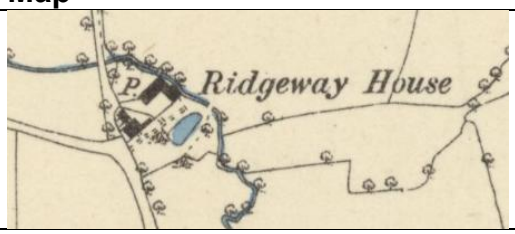
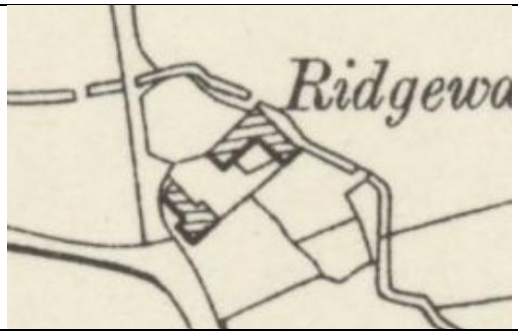
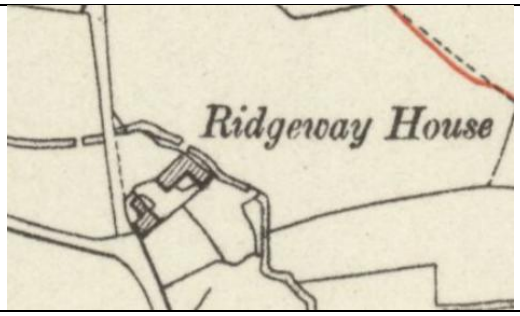


6.6 Pevsner makes no reference to the property.

6.7 Therefore, the assessment will consider the impact on the listing building.

6.8 The significance of the listing building is in part derived from the age of the building, its architectural detailing, its location within the rural setting and the economic historical connection to the countryside with the range of historic outbuildings. The detailing of the building adds to its significance with elements of formality through the quoins and stone coped gables. The materials and heavy window treatments are typical of the area and add to the significance. The building is enhanced by the range of single and two-storey outbuildings and the relationship between the two buildings. Further significance is derived from the setting of the buildings on the site, within a countryside setting, connecting the buildings to agriculture and the wider rural economy. This setting also comprises the courtyard between the buildings.

6.9 The historic mapping of the site is set out below.

Date	Map	Description
1885		The OS map clearly depicts the main dwelling and the L-shape range of barns to the north-east.
1890		This remains the case on the next published OS map.
1921		This remains the case in 1921.

1939		The site remained unchanged.

6.10 The proposal comprises the conversion of the building and associated alterations. On the front elevation all three existing openings would be re-used to provide three separate points of access. One additional small window would be added and four small conservation rooflights inserted.

6.11 These proposals would have a limited visual impact on the façade, retaining the large areas of uninterrupted stone with new openings kept to a minimum to facilitate the conversion.

6.12 On the single storey part of the barn facing onto the courtyard there are five existing openings; these would be retained and re-used. One additional opening would be inserted to provide an additional door with sidelight. Again, this follows good conversion principles of utilising existing openings and minimising new openings. The proposed new opening would be set adjacent to the junction with the two-storey part of the barn, thereby limiting the visual impact.

6.13 On the rear elevation, it is again proposed to utilise all existing openings and to add new openings only where necessary. These would provide a uniformity in appearance without appearing overly domestic. Additional rooflights would be inserted into the rear roofslope. The proposed new windows would all be at ground floor level, thereby leaving the upper floor uninterrupted. Conservation rooflights would be used.

6.14 On the remaining side elevation, all existing openings would be used and only one additional window inserted.

6.15 Overall, it is considered the proposals would have a minimal visual impact on the external elevations of the barn. Although new openings would be added, the robust agricultural character of the barn would be retained and there would not be an unduly domestic appearance as a result.

6.16 It is also proposed to remove the sloping roof section at the south-east end of the barn and to replace with an extension to match the existing barn in terms of eaves and ridge heights and materials. This would remove an unsympathetic addition which would benefit the building. The replacement extension would be in keeping with the existing barn and would enhance the outbuilding.

6.17 The changes would however result in some harm to the curtilage listed building through additional openings and the resultant loss of historic fabric. This is assessed to be at the lower end of the less than substantial level. It is

considered there is public benefit to outweigh this harm and this is discussed further below.

6.18 Internally the proposal would largely retain all existing walls and features. There would be the occasional infilling of walls to create enclosed spaces, the use of stud partition to create rooms and a new opening between the existing barn and the proposed addition to the side. This would result in the loss of some fabric; however, the loss would be minimal and is not considered to be harmful.

6.19 The interior of the building has been much altered with the provision of new flooring, internal panelling, the addition of breezeblock walls, modern staircases and the whitewashing of stone walls. The result is an interior that does not reflect the historic age of the building and requires substantial refurbishment in order to bring the building up to a higher standard.

6.20 Overall, the proposed internal works would not be harmful to the building. The less sympathetic interventions would be removed and the standard of the fabric of the building enhanced. A suitably worded condition could be imposed to control waste and water details/service runs etc. Given the high level of harmful intervention historically, the proposals would not result in harm to the appearance or fabric of the building and would improve the building.

6.21 The proposals would create several separate units; however, externally, there would be no subdivision of the courtyard and no additional boundary treatment between the host dwelling and the range of barns. As such, the physical and spatial relationship between the two would remain as existing.

6.22 The proposals would have a limited impact on the elevations of the building as set out above. The barns are intervisible with Ridgeway House and play a key role in its setting. However, the changes to the barns are relatively minimal and relate largely to additional fenestration. Other than replacing the poor quality single storey element to the side, there would be no change to the existing roofscape and overall this part of the proposal would enhance both the barns and the setting of Ridgeway House, removing an unsightly element.

6.23 It is therefore considered that the proposals would not be harmful to the setting of the host listed building and there would be some gain through the extension to the side.

6.24 It is however considered that the new openings cumulatively would result in less than substantial harm at the lower end of the scale. The additional openings are required to illuminate the proposed accommodation. The building is currently underused with part being used for storage. A suitable, more intensive use for the building is required to facilitate the upgrading of the building hence the proposed mixed use.

6.25 The proposed new uses of the building would result in the enhancement of the building, including the removal of some of the less sympathetic historic interventions.

6.26 Paragraph 215 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm

should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

6.27 In this case, the proposed change of use would result in a more viable use of the building, a more intensive use and would result in the significant refurbishment of the barn to a high standard. The combination of this would safeguard the future of the barn and ensure its continued use and maintenance. This is assessed as a public benefit as sympathetic conservation is a gain for all and the weight of this benefit, and securing a viable new use, is considered to outweigh the less than substantial harm.

7.0 Conclusion

7.1 It is considered that the proposal, through the additional new openings, would result in less than substantial harm, at the lower end of that scale. There are however public benefits from the proposal which would secure a viable new use for the barns and the substantial refurbishment and upgrading of the building. This would represent a conservation benefit which would outweigh the limited harm.

7.2 On this basis, it is respectively considered that the proposal meets the tests set out in the NPPF and Act.