AVALON HERITAGE

Historic Environment Consultancy

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| Scope of work | Heritage Statement |
| Site address | No. 111 Church Road, Quarndon, Derbyshire |
| Client | Mr Zorran Carnell |
| Report Ref | HS/churchroad/AH51268/26/8/26V2 |
| Prepared by | Helen Martin-Bacon MCIfA |
| Date | August 2026 |

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# 1 INTRODUCTION.

## 1.1 Project Background.

Avalon Heritage Ltd (*AHL*) has been commissioned by Mr. Zorran Carnell (*the applicant)* to prepare a Heritage Statement (*HS*) in relation to a planning application to be submitted to Amber Valley Borough Council (*the LPA*) for the demolition of an existing dwelling at No. 111 Church Road (*the application building, AB*) in Quarndon (Figure 1) and its replacement by a new two storey house.

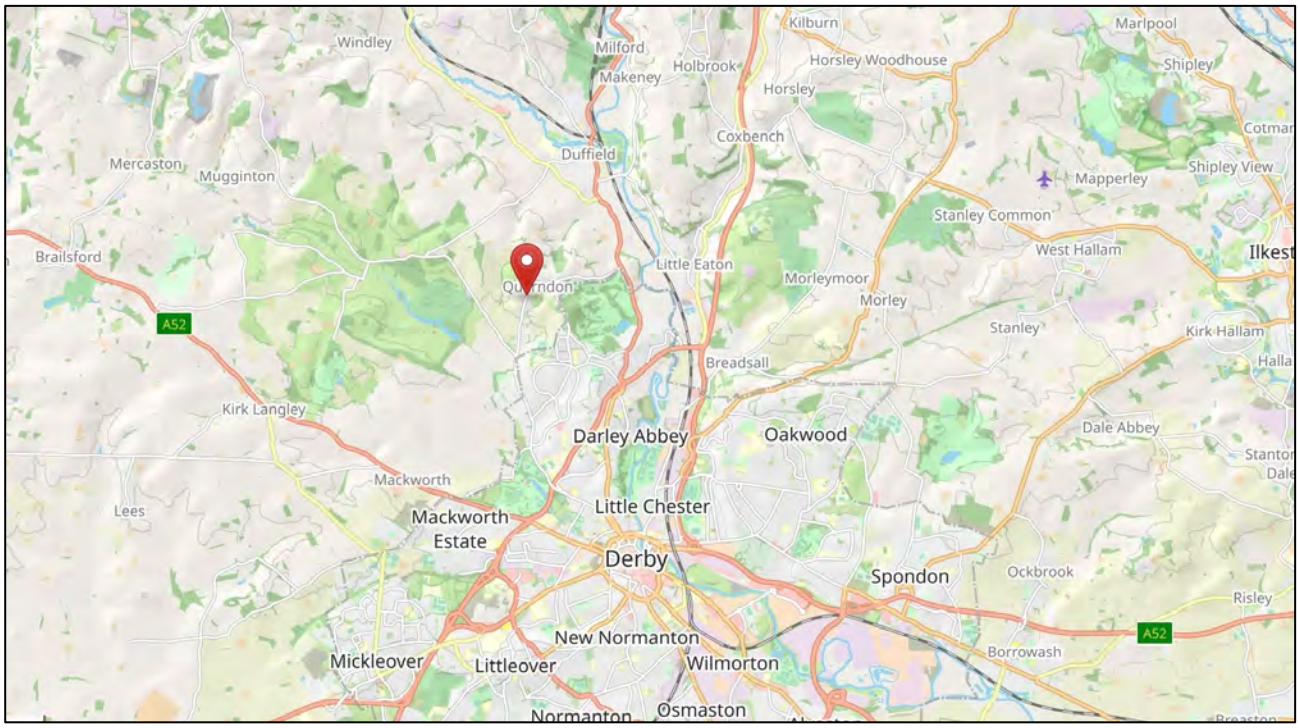

Figure 1. Location of the PDA.

**1.1.1** The PDA is located within the Quarndon Conservation Area and is near to several listed buildings. As a result of the PDA's location within and near to designated heritage assets, the applicant has commissioned a HS to accompany the planning application.

**1.1.2** The purpose of this HS is to identify the designated and non-designated heritage assets which may be affected by the proposed development, assess their significance, including any contribution made by their setting and provide a proportionate, evidence-based assessment of the likely effects of the proposal upon that significance. The assessment has been prepared to assist the decision-maker in applying the relevant statutory duties, development plan policies and the national decision-making policies contained within the National Planning Policy Framework (NPPF), August 2026.

**1.1.3** This report has been undertaken with reference to relevant guidance prepared by Historic England and the Chartered Institute for Archaeologists, including:

- Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning Note 2, Historic England 2015.

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- Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019.
- The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3, 2nd Edition, Historic England 2017.
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, Historic England 2008.
- Standard and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists (CIfA), 2020.
- Code of Conduct: Professional Ethics in Archaeology, Chartered Institute for Archaeologists (CIfA), 2022.
- Understanding Place: Historic Area Assessments, Historic England 2017.

**1.1.4** This HS has also been prepared in accordance with Chapter 20, Conserving and Enhancing the Historic Environment, of the NPPF (August 2026), with particular regard to policies HE4-HE10 as applicable to the assets and effects considered in this report.

**1.1.5** The following sources have been consulted in the preparation of this report:

- Online sources including British History Online.
- The National Heritage List (Historic England).
- Historic OS maps online.
- The Genealogist (thegenealogist.co.uk, for census and birth, death, and Tithe map info).

**1.1.6** A site visit was undertaken by the author of this report in order to assess the current condition of the AB and site as well as to understand the wider historic environment in which they are located. Access into private properties, was not possible during the course of the site visit. The Derbyshire Historic Environment Record (*DHER)* has been consulted to establish the presence of designated and non-designated heritage assets within a 1km search radius of the PDA.

**1.1.7** This report has been written by Helen Martin-Bacon, B.A., M.A., PgDip. She is the Founder and Principal Heritage Consultant at Avalon Heritage Ltd and has 30 years of experience working within the historic environment specialising in the preparation of Heritage Statements, Statements of Significance, Archaeological Assessments and Historic Building Assessments within planning led environments.

## 2 DESCRIPTION OF THE AB.

**2.1.1** The AB (Plates 1 to 4 below) is located on the western side of Church Road on a hillside which slopes down towards the south. It comprises a detached, two-storey dwelling occupying a relatively generous and irregularly shaped plot. The principal elevations are predominantly finished in white painted roughcast/render beneath pitched roofs covered with dark grey tiles. The roofscape is pitched with two red brick chimney stacks and the slate tiles are modern demonstrating a phase of reroofing in recent times.

**2.1.2** The principal entrance is contained within a modern projecting red brick porch/bay, above which is a prominent first-floor gable. The upper part of this projection incorporates applied horizontal boarding or tile-hanging beneath the gable and a three-light window with leaded glazing. The entrance itself has a white painted

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UPVC door with glazed panels and is sheltered by a shallow curved canopy. Mature climbing vegetation, including substantial wisteria, extends across much of this part of the elevation and partially obscures its architectural detailing.

**2.1.3** The remainder of the front elevation houses large white UPVC windows of varying proportions and configurations. The side elevation facing Church Road is positioned close to the highway boundary and presents a relatively plain rendered gable towards the street. The rear elevation is unrendered and the brickwork has been painted white. Additionally, the rear elevation contains two small windows at ground floor level but is otherwise devoid of openings.

**2.1.4** The western elevation of the AB is adjoined by a small pent roofed extension and above this the gable end houses a tripartite modern UPVC window at first floor level.

**2.1.5** The AB exhibits extensive areas of weathering and deterioration to the external render, and its original form has been substantially lost due to the insertion of modern windows and the erection of a modern porch to its principal elevation.



Plate 1. The principal, modernised elevation of the AB.



Plate 2. The western elevation of the AB with modern window above the lean-to.

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Plate 3. Eastern elevation of the AB on Church Road.



Plate 4. Rear, northern elevation of the AB with two small windows.

**2.1.6** Internally, the AB has a relatively simple domestic plan, with accommodation arranged over two storeys (Plates 5 to 13 below). The interior has been subject to considerable modernisation and alteration, the only visible original features being chamfered spine beams and joists supporting low ceilings on the ground floor. These are particularly prominent within the kitchen, dining and living areas, where substantial transverse beams are

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accompanied by smaller ceiling joists. The timbers vary in their appearance: some have a relatively irregular profile and visible surface character, while others have been dark-stained or painted.

**2.1.7** The dining area contains a substantial exposed modern brick chimney breast and fireplace along with modern finishes, services and fittings throughout. The kitchen has been comprehensively modernised with fitted units, timber-effect worktops, tiled flooring and contemporary appliances. Its principal historic or traditional feature is the exposed ceiling structure, comprising dark-finished beams and joists set between areas of white plastered ceiling. The juxtaposition of these elements with the modern kitchen fittings illustrates the extent to which the building has been adapted for contemporary residential use.

**2.1.8** The principal living accommodation is similarly plainly finished, with white painted walls, carpeted floors and modern fixtures. Exposed ceiling beams remain visible, but other architectural detailing is limited. A broad opening (now housing a television) connects part of the living accommodation with the pent roofed extension on the western gable of the AB, indicating alteration to the internal arrangement. Modern glazed doors provide access to the garden.

**2.1.9** The entrance area is modest in scale. The external door is a modern white door incorporating multiple textured glazed panes arranged beneath a semicircular glazed head. An adjacent window contains diamond-patterned leaded glazing. Although this glazing gives the entrance some traditional visual character, the door and associated fittings are of relatively recent appearance.

**2.1.10** Access to the first floor/converted attic space is provided by a narrow enclosed staircase with carpeted treads, plain rendered or plastered walls and a simple timber handrail. The staircase and adjoining circulation spaces are utilitarian in character and contain little architectural ornamentation.

**2.1.11** At first-floor level, the accommodation is again generally plainly finished. The circulation spaces are relatively narrow and irregular, reflecting the form and apparent incremental development of the building. Walls and ceilings are predominantly plastered and painted, with modern carpeting and simple internal joinery. The bedrooms are domestic and unadorned in character. Finishes are predominantly modern and there is no visible architectural detailing or historic fabric that would indicate original uses and circulation patterns. The bathroom has also been modernised and contains contemporary sanitary fittings and finishes. A bank of windows incorporates diamond-patterned leaded glazing similar to that seen elsewhere in the AB.

**2.1.12** The interior of the dwelling has been subject to substantial alteration and modernisation, to the extent that its original internal layout is no longer readily legible. Successive phases of adaptation appear to have altered the arrangement and relationship of the principal rooms, while modern finishes, fixtures, fittings and services now predominate throughout both floors. With the exception of the exposed ceiling beams and joists within parts of the ground-floor accommodation, there is little surviving internal fabric or detailing that can be identified as belonging to the original phase of the building. Overall, the interior has therefore lost the majority of its historic character and integrity, and its present appearance is principally the result of later alteration and modernisation.

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Plate 5. Ceiling beams in the kitchen.



Plate 6. Entrance hall with modern doors and windows.



Plate 7. Detail of ceiling beams in the dining room.

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Plate 8. Ceiling beams in the lounge with modern stone effect fireplace.



Plate 9. Modern opening into the lean-to from the lounge.

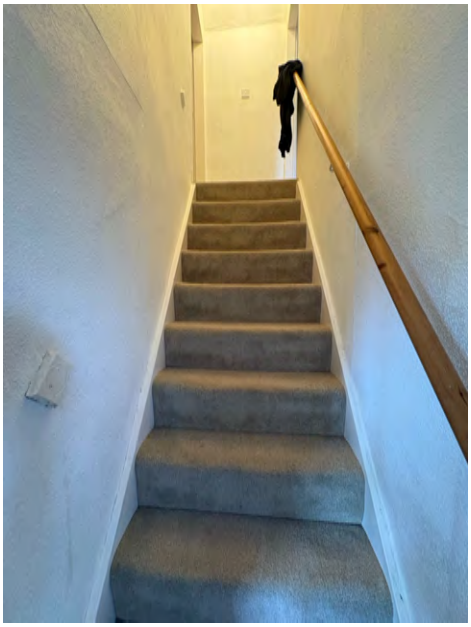

Plate 10. Later staircase.

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Plate 11. Modern bathroom on the first floor.



Plate 12. Master bedroom.

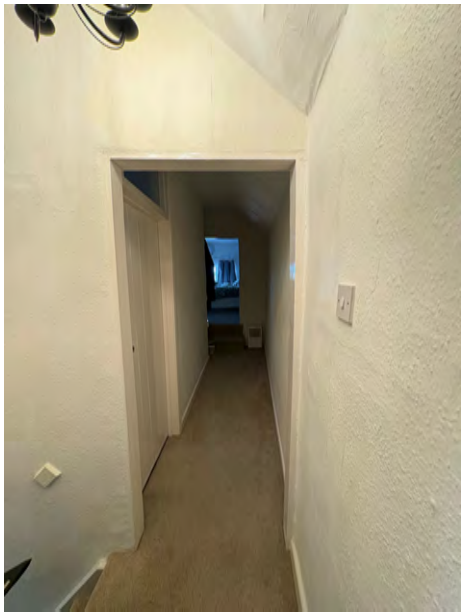

Plate 13. Modern partitioning along first floor hall.

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**2.1.13** The dwelling stands within a spacious garden which rises noticeably away from the house (Plates 14 to 18). The topography of the site is therefore an important aspect of its existing character, with the principal garden occupying higher ground to the rear and side of the dwelling.

**2.1.14** Immediately around the house the garden has a relatively informal and somewhat overgrown character (Plates 14 to 18 below). Narrow brick and stone-paved paths provide access around the building and connect the different levels of the site. These are accompanied by informal planting beds, low stone edging and areas of established shrubs and climbing vegetation. A series of stone and concrete steps provides access up the slope towards the higher part of the garden.

**2.1.15** The upper garden comprises a comparatively broad and open area of lawn with relatively little ornamental planting within the central part of the lawn. The change in levels between the AB and the upper garden creates a degree of separation between the house and the more open part of the grounds. The intervening slope contains rough grass, herbaceous vegetation, shrubs and informal paths and steps. Views from the upper garden look down towards the dwelling and associated outbuildings and beyond towards surrounding properties.

**2.1.16** A number of detached outbuildings are situated within the grounds. These include a relatively substantial single-storey rendered structure beneath a pitched dark slate/tiled roof, together with smaller brick and rendered sheds or stores. These buildings are of utilitarian character and are partly screened by established vegetation. A narrow, gravelled passage is also present between one of the outbuildings and an adjoining structure/boundary, where self-seeded vegetation has become established.



Plate 14. Looking west to the extended area of garden.

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Plate 15. Looking south from the garden with a modern garage.



Plate 16. Looking east from the garden towards Barn Close.



Plate 17. Looking west over the front garden towards the extended garden.

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Plate 18. The brick outbuildings shown on historic maps.

## 3 CARTOGRAPHIC EVIDENCE.

**3.1.1** OS Survey Map of 1879–1881 (Figure 2) shows Quarndon as a small, loosely developed rural settlement focused principally along the main road through the village. The surrounding landscape is overwhelmingly agricultural, divided into a network of relatively large fields, with development occurring as dispersed houses, farmsteads and other buildings along the road frontage.

**3.1.2** In the location of the AB, the mapping depicts a building which approximates closely with the layout and position of the current dwelling suggesting that the AB was in existence by at least the latter half of the 19th century. Similarly, by this time the two small outhouses, still present today, in the southeastern corner of the site had been constructed. The plot of land in which the dwelling sits, appears to have contained two pathways up to the front of the building and there is a dividing line within the AB suggests it was divided into two separate bays at this time. The site lies within or adjacent to open land between existing groups of roadside development which are confined to an elongated strip of land which has been developed from the larger field to the immediate west. This indicates that the present dwelling, at least in the form represented on later mapping, pre-dates the 1879–1881 survey.

**3.1.3** The OS Map dated 1899 to 1914 (Figure 3) shows more or less the same picture of the AB and the site, though a pump is now marked within the yard to the front of the dwelling. The wider surroundings continued to retain a strongly rural character at this date. Large and medium sized irregularly shaped fields extended immediately behind the roadside properties, while larger residences and their grounds, including The Grange and Quarndon House, formed prominent components of the settlement pattern.

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Figure 2. OS Map dated 1879 to 1881.




Figure 3. OS Map dated 1899 to 1901.

**3.1.4** The 1913–1914 OS Map (Figure 4) continued to show a detached building in the same position as the current AB which retained the layout and footprint shown on earlier maps showing that no alteration or extension had occurred during the intervening period. This map clearly shows that the AB was divided into unequally sized bays. The building remained comparatively modest in scale and continued to occupy a small plot extending away from Church Road. The immediate surroundings remained largely undeveloped, with extensive agricultural land to the rear and relatively loose development along the road.

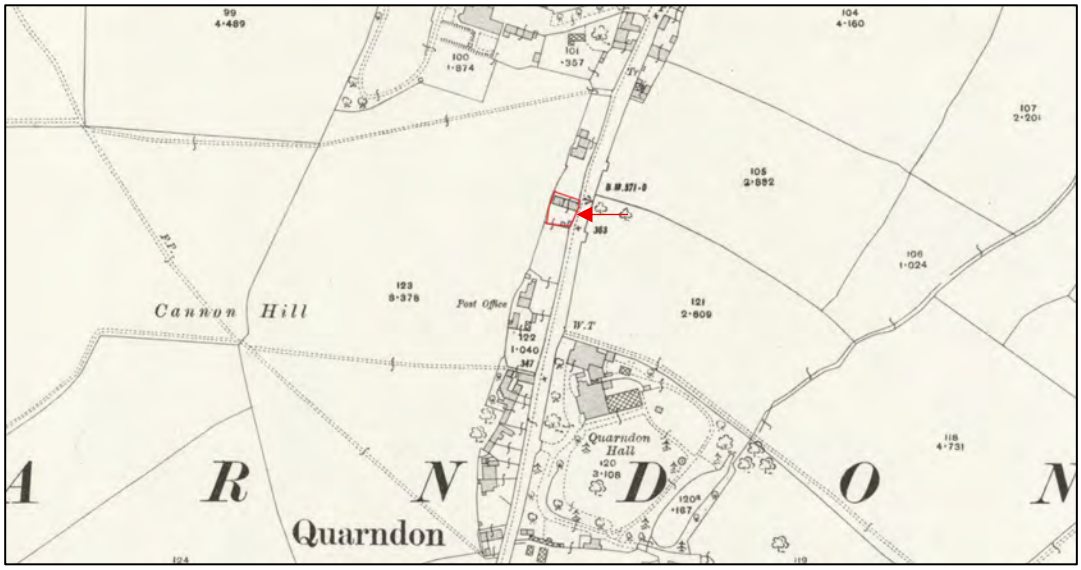


Figure 4. OS Map dated 1913 to 1914.

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**3.1.5** By the 1938–1940 survey the building remains clearly identifiable and the fundamental relationship between the dwelling and its plot remained intact. The house continued to stand relatively close to Church Road with a yard or garden extending in front of it. The surrounding area also retained a comparatively low-density character, although the mapping records incremental development along Church Road.

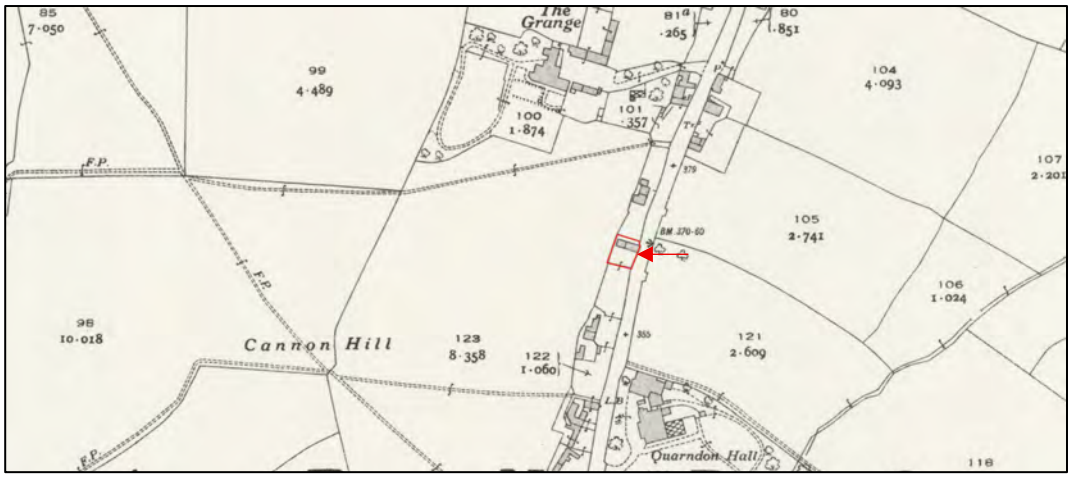

Figure 5. OS Map dated 1938 to 1940.

**3.1.6** The principal conclusion arising from the map regression is that the site and AB have a longer history of built development than might initially be inferred from the present appearance of the house. A building was already established in the position of the AB by 1879–1881 and must therefore have been constructed at some point before the First Edition Ordnance Survey. Accordingly, the building should perhaps be understood as having a pre-1880 historic core which has been extensively altered in modern times. Overall, therefore, the cartographic evidence demonstrates continuity of development on the site from at least the late 19th century, and possibly earlier.

**3.1.7** The historic mapping also records a number of Ordnance Survey brace symbols across boundaries within the land associated with the dwelling. These indicate that, although physical boundaries or divisions were present, the adjoining areas were treated as a single parcel for Ordnance Survey measurement purposes. While this does not provide evidence of legal ownership, it assists in understanding the historic character of the site as a relatively extensive and loosely subdivided plot.

**3.1.8** In terms of the site itself, at some point more land was taken from the field to the west of settlement on this part of Church Road, and the dwellings, including the AB, provided with larger gardens with straight boundary lines to the immediate west meaning that the current application property has increased in size from the smaller plot shown on the historic maps above.

## 4 ASSESSMENT OF SIGNIFICANCE.

### 4.1 Methodology for Assessing Significance.

**4.1.1** The National Planning Policy Framework (NPPF) glossary defines significance as the value of a heritage asset to present and future generations because of its heritage interest. It also states that within a planning context

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significance may arise from the archaeological, architectural, artistic, or historic values of a heritage asset or a combination of those heritage values. The PPG accompanying the NPPF defines those values as follows:

- archaeological interest refers to a heritage asset holding, or potentially holding, evidence of past human activity.
- architectural and artistic interest are defined as interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art of science or design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest is an interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

**4.1.2** NPPF also provides a definition of setting as the surroundings in which a heritage asset is experienced and states that 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 the asset, may affect the ability to appreciate that significance or may be neutral.

**4.1.3** In its publication *The Setting of Heritage Assets, Good Practice in Planning 3* Historic England also defines setting as the surroundings in which a heritage asset is experienced but goes on to say that elements of a setting can make a positive or negative contribution to the significance of an asset, potentially affecting the ability to appreciate the significance of the asset or having a neutral effect.

### 4.2 The Quarndon Conservation Area and Listed Buildings.

**4.2.1** The Quarndon Conservation Area was designated on 28 October 1994. Its significance derives from the architectural and historic interest of the historic core of Quarndon, including the survival of its historic settlement pattern, traditional buildings and designated heritage assets, together with the landscape and vegetation which preserve an important element of the village's historically rural character.

**4.2.2** Quarndon's significance is closely associated with its origins and subsequent development as a rural settlement. The historic mapping demonstrates that the village historically comprised a comparatively loose collection of buildings concentrated principally along Church Road, with further development associated with The Common and adjoining routes. Houses, cottages, larger residences and other buildings were interspersed with substantial areas of open land, gardens and agricultural fields rather than forming a continuous or uniformly developed frontage.

**4.2.3** The 1879–1881 Ordnance Survey Map illustrates this character particularly clearly. Church Road already formed the principal north-south axis through the settlement, but development was relatively dispersed and

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surrounded by extensive areas of open land. this date and therefore formed part of this historic pattern of development.

**4.2.4** The subsequent 1899–1901, 1913–1914 and 1938–1940 mapping demonstrates gradual consolidation rather than wholesale redevelopment. Buildings continued to be concentrated along the established roads, while substantial areas of open land remained between and behind them. This historic pattern remains important to an understanding of the conservation area today. Although later residential development has substantially expanded Quarndon, the historic core retains evidence of the earlier village in the alignment of Church Road, the position and orientation of older buildings, variations in building line, relatively generous plots and the presence of mature gardens and vegetation.

**4.2.5** The Quarndon Neighbourhood Development Plan similarly identifies the attractive rural character and setting of Quarndon as an important component of its identity and recognises that this landscape character is complemented by the historic built structure and heritage assets of the parish.

**4.2.6** The architectural significance of the conservation area is derived principally from the survival of buildings representing different phases in the historical development of the village. These range from remnants of its medieval ecclesiastical history through 18th and 19th century houses and cottages to the Victorian parish church and later development.

**4.2.7** Church Road contains a particularly important concentration of historic buildings. These vary considerably in scale and architectural treatment, which contributes to the informal and evolved character of the village rather than producing a rigidly uniform streetscape.

**4.2.8** Hall Cottages at Nos. 93–95 Church Road, for example, are Grade II listed and date from the late 18th century. They are constructed principally in red brick with a plain tile roof and retain features including brick dentilled eaves, sash and casement windows and traditional doors. Further north, The Grange at No. 125 is also Grade II listed. It originated in the late 18th century and was substantially remodelled in the early 19th century. Its irregular plan, combination of brick and render, slate roofs and successive phases of development illustrate the architectural evolution of some of the larger properties within the village.

**4.2.9** Also on Church Road, south of the AB is the Grade II listed Chalybeate which dates to the early 19th century. It as a wellhouse constructed from rock-faced sandstone and sandstone ashlar and built into the hillside against a rock-faced retaining wall. Its architectural treatment includes a canted central projection containing a three-bay open arcade of pointed arches, flanking pointed-arched openings, horizontal bands and an embattled and coped parapet. Iron railings within the arcade enclose the former pool.

**4.2.10** The structure marks and monumentalises the location of Quarndon's chalybeate spring and therefore provides tangible evidence of the historic use and reputation of its mineral waters. A plaque incorporated into the structure records the spring as a formerly famous spa whose iron-rich waters were considered medicinal and records a visit by Daniel Defoe in 1727. The significance of the asset consequently extends beyond the surviving early 19th century structure to its association with the earlier history of the spring and the social history of spa-going and the perceived medicinal use of mineral waters.

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**4.2.11** To the south of the Chalybeate Wellhouse are the remains of the Old Church, which are Grade II listed. Historic England identifies the surviving structure as the fragmentary remains of a medieval church, constructed in coursed squared sandstone. The surviving fabric consists principally of part of the west wall together with short sections of its returning walls. The west wall incorporates a shallow clasping buttress, part of a moulded stringcourse and the remains of a window jamb.

**4.2.12** The principal significance of the remains derives from their considerable historical and evidential interest. As surviving medieval fabric, they provide direct physical evidence of the antiquity of ecclesiastical activity and settlement at Quarndon. Although fragmentary, the masonry is tangible surviving evidence of the medieval church and consequently contributes to an understanding of the origins and historical development of the village.

**4.2.13** The surviving structural features of the Old Church also possess architectural interest. The squared sandstone construction, clasping buttress, moulded stringcourse and surviving window jamb provide evidence of the form and architectural treatment of the former medieval building. Their fragmentary character limits the extent to which the original church can now be appreciated architecturally, but this does not diminish the evidential value of the surviving medieval fabric.

**4.2.14** The asset also has important communal and associative significance. As the remains of the former parish church, it represents the historic focus of religious life within the settlement and illustrates the longevity of Christian worship in Quarndon. Its significance is therefore greater than might be suggested by the limited quantity of standing masonry alone.

**4.2.15** The relationship between the Old Church and the later Church of St Paul is particularly relevant to an understanding of the historical development of Quarndon. Together, the two sites illustrate successive phases in the ecclesiastical history of the settlement, with the medieval remains providing evidence of the earlier church and the later Victorian church representing a subsequent phase of parish development.

**4.2.16** Taken collectively, Quarndon's listed and historic buildings demonstrate that the village does not possess a single architectural period or uniform building type. Rather, its character has developed incrementally. The surviving buildings encompass medieval ecclesiastical remains, 18th century cottages and substantial houses, early 19th century picturesque structures along with Victorian ecclesiastical architecture. Their functions are similarly varied, including places of worship, cottages, larger residences and structures associated with the historic mineral spring. There is nevertheless a broadly consistent traditional material palette. Red brick, sandstone, render, plain clay tiles and Welsh slate recur throughout the historic building stock. Pitched roofs, prominent chimney stacks, traditionally proportioned openings and relatively simple building forms are also characteristic, although the larger and more prestigious buildings display greater architectural elaboration.

**4.2.17** The architectural significance of the conservation area consequently does not depend upon uniformity. Rather, it arises from the cumulative interest of buildings of different periods, scales and functions which collectively illustrate the historical development of Quarndon.

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**4.2.18** The significance of the Quarndon Conservation Area derives from the survival and legibility of the historic rural village and its gradual development over several centuries. Its special interest is not dependent upon architectural uniformity, but upon the cumulative relationship between historic buildings, the established road pattern, traditional plots, gardens, mature vegetation and surviving elements of the village's formerly agricultural setting.

**4.2.19** In sum, Quarndon is a survival of the historic form and character of an evolved Derbyshire village, expressed through its historic road pattern, varied collection of traditional buildings and heritage assets, relatively informal and spacious settlement grain, traditional materials, gardens, trees and vegetation, and the continued ability to appreciate its development from a rural settlement over several centuries.

### 4.3 Kedleston Hall and Registered Park and Garden.

**4.3.1** The DHER notes the presence of the Kedleston Hall and Registered Park and Garden to the west of Quarndon. Kedleston Hall is approximately 2.4km away from the village whilst the eastern boundary of the park and garden is approximately 840m to the west of Quarndon.

**4.3.2** Kedleston Hall is a Grade I listed country house of exceptional architectural and historic significance, principally associated with its mid-18th century remodelling by Robert Adam. It forms the focal point of the Grade I Registered Park and Garden of Kedleston Hall, an extensive designed landscape of approximately 400 hectares laid out principally by Adam between 1759 and 1775. The significance of the landscape derives from its exceptional design quality, association with Adam, surviving parkland, lakes, pleasure grounds, architectural features and the carefully composed relationship between the Hall and its wider rural setting.

### 4.4 Derwent Valley Mills World Heritage Site and Buffer Zone.

**4.4.1** To the east of Quarndon the DHER identifies the presence of the Derwent Valley Mills World Heritage Site, its buffer zone and within the latter the presence of Allestree Hall, a Grade II* listed building. The WHS is approximately 1.8km to the east of Quarndon whilst the western boundary of the buffer zone along Big Wood is at a distance of 565m. Allestree House is approximately 1.27km away from Quarndon.

**4.4.2** The Derwent Valley Mills World Heritage Site is of international significance as the landscape within which the modern factory system developed during the late 18th and early 19th centuries. Its Outstanding Universal Value derives from the exceptional survival and interrelationship of its mills, water-management infrastructure, industrial settlements, workers' housing, transport routes, River Derwent and surrounding landscape.

**4.4.3** Allestree Hall is a Grade II* listed late Georgian country house occupying a prominent position within Allestree Park. Its significance derives from its architectural quality, surviving classical detailing, historical associations and its relationship with the surrounding landscape park. The Hall also has an historical association with the Evans family of Darley Abbey Mills. The significance of the Hall is therefore experienced principally through the building itself and its relationship with Allestree Park.

**4.4.4** The buffer zone of the Derwent Valley Mills World Heritage Site does not itself possess Outstanding Universal Value simply by virtue of its designation as a buffer zone. Its significance lies principally in the contribution that its landscape, topography, historic features and visual relationships make to the protection, appreciation and understanding of the Outstanding Universal Value of the World Heritage Site. In particular, the buffer zone

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assists in preserving the rural landscape context within which the industrialisation of the Derwent Valley occurred, providing an important contrast with the mills and industrial settlements concentrated along the river. At the southern end of the World Heritage Site, the landscaped park associated with Allestree Hall forms part of this buffer zone and contributes to the wider green and historic landscape setting of the Derwent Valley.

## 5 THE APPLICATION PROPERTY.

### 5.1 Significance of the AB.

**5.1.1** The AB on Church Road is an established building within the Quarndon Conservation Area. Historic Ordnance Survey mapping demonstrates that a building was present on the site by the time of the 1879–1881 survey, establishing that the property has a degree of antiquity and forms part of the historic development of Church Road. Its presence by the late 19th century gives the building some historic interest, principally through its ability to illustrate the established pattern of development along Church Road.

**5.1.2** The present building has undergone extensive alteration and modernisation. Externally, the house has an irregular and somewhat heterogeneous appearance resulting from successive phases of alteration and extension. Modern replacement windows and doors rendered finishes and later additions have changed its architectural character, while the original composition of the building is no longer readily apparent.

**5.1.3** Internally, alteration has been still more extensive. The original plan form is no longer clearly legible and modern finishes, fixtures, fittings and services predominate throughout. With the exception, principally, of exposed ceiling beams and joists within parts of the ground-floor accommodation, little internal fabric survives which can confidently be attributed to the earliest phase of the building. Even in respect of the exposed timbers, their precise date and relationship with the building shown on the earliest mapping have not been established.

**5.1.4** The original function of the AB remains uncertain. However, aspects of the surviving fabric raise the possibility that it may not originally have been constructed as a conventional dwelling. In particular, the apparent absence of original window openings within the gable elevations and the presence of only two small ground-floor openings within the rear elevation would have provided a notably limited degree of natural lighting for a domestic building. Such restricted fenestration is potentially more consistent with an agricultural, storage or ancillary function, where extensive natural lighting was unnecessary. Historic England's guidance on traditional farm buildings recognises limited openings as an important characteristic of such structures and identifies the introduction of additional windows and glazing as a common consequence of their adaptation to residential use.

**5.1.5** There is, however, insufficient physical evidence to establish an agricultural origin with certainty; much of the evidence that might have clarified the building's original function has been removed or obscured by modern alterations and finishes. The possibility that the building originated as a modest vernacular dwelling therefore cannot be excluded.

**5.1.6** While the property possesses some historic interest by virtue of its age and longstanding presence within the village, the ability of the surviving building to illustrate that history has been substantially diminished by successive alteration. Its architectural interest is limited by the loss of a coherent historic composition, its evidential value has been reduced through alteration and loss of historic fabric and plan form, and there is

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presently no evidence of particular artistic, associative or communal interest which would elevate the significance of the building.

## 5.2 Potential as a Non-Designated Heritage Asset.

**5.2.1** The National Planning Policy Framework defines a heritage asset 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. Significance for heritage policy derives from archaeological, architectural, artistic or historic interest.

**5.2.2** Planning Practice Guidance provides important clarification in relation to non-designated heritage assets. It identifies them as buildings, monuments, sites, places, areas or landscapes which have a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Importantly, the PPG also confirms that:

*A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*

**5.2.3** The PPG further advises that, irrespective of the process through which a potential non-designated heritage asset is identified, the decision to identify it should be based on sound evidence.

**5.2.4** Historic England's *Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England Advice Note 7* (3rd edition, 2026) similarly explains that local heritage lists concern non-designated heritage assets which, because of their local heritage significance, have been identified as valuable to a particular place and its community. It emphasises the need for transparent locally appropriate selection criteria and evidence-based assessment.

**5.2.5** In this context, the fact that the AB is shown on 19th century mapping is relevant evidence of age and historical development, but does not of itself demonstrate that the surviving building possesses sufficient heritage significance to merit identification as a non-designated heritage asset. The assessment needs to consider the heritage interest actually embodied in the building as it survives today.

**5.2.6** Historic England's *Conservation Principles* provides a useful framework for considering this issue, identifying evidential, historical, aesthetic and communal values as ways in which the significance of a place may be understood. Applying those principles to the AB, its principal surviving heritage value is historical. The building provides some evidence for the development of Church Road by at least the later 19th century. Its evidential and aesthetic values are substantially more limited as a consequence of the degree of alteration, while no particular communal value has presently been identified.

**5.2.7** The extensive modernisation of the property is therefore directly relevant to the assessment. It has diminished the ability to understand the original form, appearance and internal arrangement of the building and has reduced the quantity of surviving historic fabric through which its earlier development can be appreciated. The historic mapping establishes the longevity of development on the site, but the present building does not survive as an intact or architecturally coherent example of the structure represented on those maps.

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**5.2.8** Based on current evidence, it is therefore considered that the AB possesses some limited historic interest but that this does not amount to a degree of individual heritage significance sufficient to merit identification of the dwelling as a non-designated heritage asset. In particular, its extensive alteration, loss of original plan form, limited survival of identifiable early internal fabric and lack of particular architectural distinction substantially reduce the heritage interest of the building as it survives today.

### 5.3 Archaeological Potential of the Site.

**5.3.1** The archaeological potential of the application site has been considered with reference to the available Derbyshire HER data, designated heritage asset information, historic Ordnance Survey mapping and the physical evidence provided by the existing building, gardens and site photographs. The garden to the west of the house is a later addition to the site whilst the garden to the front of the house has been subject to alteration and landscaping in modern times.

**5.3.2** There is no currently identified evidence suggesting a high potential for the presence of prehistoric or Roman archaeology. The known medieval origins of Quarndon, and particularly the medieval chapel on Church Road, provide a context for possible medieval activity, but there is presently no direct evidence that medieval occupation extended into the application site. However, it can be inferred from the site's location on the main historic route through the village, which has medieval origins, that there is a slightly elevated potential for remains of this period being present. Rural settlements frequently developed as relatively loose concentrations of buildings and associated plots alongside established routes and consequently land immediately adjoining such routes can have potential to contain evidence of earlier occupation even where no buildings are shown on later historic mapping.

**5.3.3** The clearest archaeological potential relates to the post-medieval development of the site and the origins and evolution of the existing building. Historic mapping demonstrates that a building was present by 1879–1881, and there is, therefore, potential for below-ground remains of post-medieval/19th century date to survive beneath and immediately around the present dwelling. The garden to the west of the AB, added to the land parcel in much later times, was historically part of a larger field and any archaeological remains within its footprint are most likely to relate to historic agricultural activity.

**5.3.4** There is presently no evidence to suggest that the site is likely to contain archaeological remains of such significance that they would represent an overriding constraint to redevelopment. Modern landscaping activity may have truncated or removed any archaeological features or deposits formerly present.

**5.3.5** The existing building has a degree of archaeological potential arising principally from its age and the possibility that surviving fabric may provide information about its origins and subsequent development. This potential should, however, be viewed in the context of the substantial degree of alteration. The building has been extensively modernised and subdivided internally, and its original plan form is no longer readily legible whilst modern materials, fixtures and finishes now predominate. The ability of the standing building to provide a complete or coherent understanding of its earliest form has therefore been considerably diminished resulting in its archaeological potential being low.

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# 6 HERITAGE IMPACTS.

## 6.1 Methodology for Assessment of Effects (NPPF 2026).

**6.1.1** The National Planning Policy Framework (NPPF), August 2026, sets out national policy for the conservation and enhancement of the historic environment. Chapter 20 recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance.

*Policy HE4 requires development proposals affecting heritage assets, including through changes within their setting, to avoid or, where this is not possible, minimise harm to their significance. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification.*

***6.1.2*** Policy HE5 requires development proposals affecting heritage assets to be accompanied by a proportionate assessment of the significance of the assets affected, including any contribution made by their setting, together with an assessment of the potential effect of the proposal upon that significance. The relevant Historic Environment Record should be consulted and appropriate expertise employed where necessary.

**6.1.3** Under HE5, the assessment should identify whether a proposal would have a positive effect, have no effect on significance, result in harm to significance (including substantial harm), or cause the total loss of significance. Where harm is identified, its degree should be established. The relevant consideration is the effect of development upon the significance of the heritage asset rather than the scale of the development itself.

**6.1.4** For the purposes of this assessment, an adverse effect is considered to constitute harm where it would diminish an identified element of the significance of a heritage asset, including any contribution made to that significance by its setting. Change within the setting of a heritage asset does not, of itself, constitute harm; the relevant question is whether and to what degree that change would diminish significance or the ability to appreciate it.

**6.1.5** Policy HE6 applies to designated heritage assets. Substantial weight should be given to their conservation, with greater weight given to assets of greater importance. Any harm to a designated heritage asset is a matter of considerable importance and weight. Where harm is identified, the effect on the asset and its significance should be weighed against the public benefits of the proposal; substantial harm or total loss engages the more stringent tests within HE6.

**6.1.6** Policy HE7 applies to non-designated heritage assets and requires the significance of the asset and the degree of any harm or loss to be taken into account. Policy HE9 applies to development within or affecting conservation areas, including the contribution made by individual buildings, spaces and other elements to the significance of the area as a whole. Where archaeological interest is relevant, HE5 and HE10 require proportionate assessment and appropriate consideration of preservation, investigation, recording and dissemination.

**6.1.7** This report therefore provides AHL's professional assessment of the significance of the heritage assets affected and of the likely effects of the proposed development upon that significance. In accordance with HE5, it is for the decision-maker to be satisfied that the assessment accurately reflects the effects of the proposal and to apply the relevant NPPF policy tests in determining the application.

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**6.1.8** The following assessment should be read in conjunction with the submitted architectural drawings and any Design and Access Statement or Planning Statement accompanying the application.

### 6.2 Assessment of Effects on Heritage Significance.

**6.2.1** The proposed development comprises the demolition of the existing dwelling at No. 111 Church Road and its replacement with a new two-storey dwelling. The proposed house would occupy a different position within the site from the existing building, being located farther west and set back from Church Road on the higher part of the plot. A new vehicular access and driveway would be created from Church Road together with a new rendered boundary wall. Architecturally, the proposed dwelling would be two storeys in height and of conventional domestic scale, with rendered elevations, pitched roofs and paired projecting gables to its principal elevations.

### 6.3 Demolition of the AB.

**6.3.1** As discussed previously in this report, the existing building has a degree of historic interest by virtue of its age and its longstanding presence on Church Road. Historic mapping demonstrates that a building corresponding closely with its position and footprint was established by the 1879–1881 Ordnance Survey and may therefore have earlier origins. The historic mapping also shows that it formed part of the dispersed pattern of roadside development which characterised Quarndon during the 19th century.

**6.3.2** Age alone, however, does not determine the heritage significance of the building as it survives today. The detailed assessment undertaken above has identified extensive alteration and modernisation. The original architectural composition has been substantially obscured by later work, including replacement windows and doors, render, additions and a modern entrance porch. Internally, the original plan form is no longer readily legible and modern finishes, fittings and services predominate. With the exception, principally, of the exposed ground-floor beams and joists, little readily identifiable early internal fabric is apparent.

**6.3.3** The building therefore retains some historical interest but has a limited ability to illustrate its original date, function, architectural form or internal organisation. The assessment undertaken in this HS consequently concludes that it does not possess sufficient individual significance to warrant identification as a non-designated heritage asset.

**6.3.4** Although demolition would result in the complete physical loss of the AB, the building is not considered to possess sufficient individual heritage significance to constitute a non-designated heritage asset. Its demolition does not, therefore, amount to the total loss of significance of a heritage asset referred to in HE5. Rather, the relevant heritage effect arises from the contribution that the building makes to the significance of the Quarndon Conservation Area. As the AB makes only a limited contribution to the architectural and historic interest of the conservation area, its removal is assessed as resulting in a very low degree of harm to the significance of the conservation area. On this basis, it is considered that the loss of the existing AB itself would not materially harm the significance of the conservation area, provided that the redevelopment of the site responds appropriately to those spatial and landscape characteristics which do contribute to its significance.

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### 6.4 Reconfiguration of the Site.

**6.4.1** Historic mapping demonstrates that the earlier building occupied a position close to Church Road, consistent with the dispersed ribbon of historic development along this route. The land associated with the property was historically relatively open, although the present garden extending westwards represents a later enlargement of the original plot.

**6.4.2** The proposal would move the principal built form farther west, away from the historic roadside position and into the higher part of the present garden. This would alter the longstanding spatial relationship between the dwelling and Church Road and therefore represents a change to one aspect of the historic arrangement of the site.

**6.4.3** That change should, however, be considered in the context of the conservation area as a whole. The significance of Quarndon does not derive from a continuous or formally consistent building line. Rather, Church Road is characterised by an informal and evolved settlement pattern, containing buildings of different dates, scales, orientation and setback. The historic village developed as a relatively loose collection of buildings interspersed with gardens, open land and vegetation, and variations in plot size and building position remain part of its character.

**6.4.4** The proposal would retain the site as a single low-density residential plot rather than subdividing it for intensive development. A substantial area of garden would continue to surround the dwelling, and the site would retain a domestic, landscaped character. Consequently, although the precise historic position of the building would change, the more fundamental characteristic of a dwelling occupying a generous and verdant plot would remain legible.

**6.4.5** The repositioning of the building can therefore be accommodated without materially undermining the historic settlement pattern, provided that the existing landscape structure and boundary vegetation are retained and reinforced wherever practicable. These features are important in maintaining the transition between built development and garden and in preventing the larger replacement building from appearing unduly prominent within the streetscape.

**6.4.6** In accordance with HE5 of the NPPF, the reconfiguration of the site is therefore assessed as having no effect on the significance of the Quarndon Conservation Area. The physical change arising from redevelopment should not, in itself, be regarded as heritage harm where that change does not diminish the significance of the designated heritage asset.

### 6.5 The Replacement Dwelling.

**6.5.1** The replacement house would remain two storeys in height and would therefore retain the established domestic scale of development on this part of Church Road. The submitted elevations show a conventional pitched-roof form with two front-facing gables and a corresponding articulated rear elevation. The walls are indicated as rendered, while the roof treatment is dark in appearance.

**6.5.2** These characteristics are compatible in broad terms with the architectural vocabulary of Quarndon. As established in the assessment of significance, the conservation area is not characterised by a single architectural

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style. Its interest instead derives partly from the cumulative presence of buildings of different periods, including contemporary dwellings, and architectural treatments, employing a traditional material palette which includes render, red brick, sandstone, clay tiles and slate.

**6.5.3** The proposed dwelling therefore does not need to reproduce the existing house or imitate one particular historic building in order to preserve the significance of the conservation area. Indeed, given the varied and incremental character of Church Road, a clearly contemporary replacement which responds to established scale, massing, roof form, materials and landscape character can be compatible with the historic environment.

**6.5.4** The proposed building has a greater apparent breadth and more regular architectural composition than the existing dwelling. Nevertheless, its mass is broken down through the use of projecting gables and pitched roof forms rather than presenting as a single monolithic block. The proposed street-scene drawing also indicates that the topography and setback would mediate its relationship with surrounding development.

**6.5.5** The principal heritage consideration is therefore not whether the replacement replicates the architecture of the existing building, but whether its scale, massing, materials, siting and landscape treatment allow it to sit comfortably within the informal and verdant character of Church Road. On the submitted drawings, there is no reason to conclude that the architectural form of the replacement dwelling would itself erode those characteristics.

**6.5.6** The replacement dwelling is therefore assessed as having no adverse effect on the significance of the Quarndon Conservation Area and would cause no heritage harm.

### 6.6 Quarndon Conservation Area.

**6.6.1** The significance of the Quarndon Conservation Area has been identified as deriving from the survival and legibility of the historic village, expressed through Church Road and other historic routes, the varied collection of traditional buildings, the informal and relatively spacious grain of development, traditional materials, substantial gardens, trees and vegetation, and the ability to understand the gradual evolution of Quarndon from a rural settlement.

**6.6.2** The proposed development would not alter Church Road itself, remove an important historic route or affect the overall form of the settlement (Plates 19 to 22 below show the relationship of the AB to its surroundings). Nor would it remove any listed building, significant public open space or landscape feature which is fundamental to an understanding of the development of Quarndon.

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Plate 19. View north up Church Road with the gable of the AB just visible.


Plate 20. Looking south on Church Road with the AB to the rear of a contemporary dwelling.


Plate 21. Looking south from the Grade II listed The Grange showing the AB is visible from this location.

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Plate 22. Looking south from the Grade II listed St. Paul's Church showing no visibility of the AB.



Plate 23. Looking north along Church Road from the vicinity of the application site.



Plate 24. The Chalybeate Wellhouse on Church Road has no visibility with the AB.

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Plate 25. Looking north from Hall Cottage and historic buildings towards the AB.

**6.6.3** The existing dwelling makes some contribution to the historic character of Church Road through its age and longstanding presence. That contribution is nevertheless severely diminished by extensive alteration and the consequent loss of much of its original architectural and evidential integrity. Its demolition would therefore not result in the loss of a building whose individual architectural qualities make a strong and positive contribution to the conservation area.

**6.6.4** The proposed development would introduce a larger and differently positioned building, but the site would continue to contain a single dwelling within a generous garden rather than undergoing subdivision or intensive redevelopment. The replacement dwelling would retain a traditional domestic scale, pitched roof form and rendered appearance and would remain embedded within a landscaped residential plot.

**6.6.5** There would consequently be a degree of change to the appearance and spatial arrangement of this particular site, but change does not of itself amount to harm to significance. The key characteristics from which the Quarndon Conservation Area derives its special architectural and historic interest would remain legible following development. Subject to the retention and appropriate reinforcement of mature boundary vegetation and to suitable detailing and materials, AHL therefore assesses the proposal as having no effect on the significance of the Quarndon Conservation Area for the purposes of HE5, while conserving its special architectural and historic interest in accordance with HE9.

### 6.7 Listed Buildings.

**6.7.1** The application site lies within the wider setting of a number of nearby listed buildings on Church Road, including the Grade II listed Chalybeate Wellhouse, the Grade II remains of the Old Church, Hall Cottages and The Grange. These assets are of differing dates, forms and functions, and their significance derives principally from their surviving architectural and historic fabric, their individual historic functions and associations, and their relationship with their immediate plots and the historic route of Church Road. In the case of the Chalybeate Wellhouse, particular significance also derives from its association with Quarndon's historic mineral spring, while the Old Church remains possess considerable evidential and historical interest as surviving medieval fabric associated with the ecclesiastical origins of the settlement.

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**6.7.2** The application site forms part of the wider historic village context within which these listed buildings are experienced, but there is no identified historical, functional or designed relationship between the existing dwelling at No. 111 and any of these assets. The significance of the listed buildings is not dependent upon the survival of the existing dwelling, nor has the assessment identified any important designed or historic views between the application site and the listed buildings through which their significance is principally appreciated.

**6.7.3** The proposal would retain the established residential use of the site, replacing one dwelling with another within the same plot. Although the new dwelling would be larger and positioned farther back from Church Road, it would remain of two-storey domestic scale and would occupy a generous, landscaped plot. The repositioning of the building away from the road would also mean that the replacement would not introduce a greater concentration of built form immediately onto the historic Church Road frontage. The varied spacing, scale and architectural treatment of buildings along Church Road is itself characteristic of the evolved nature of the village.

**6.7.4** Accordingly, the demolition of the existing dwelling and construction of its replacement would not affect the surviving fabric of any listed building, interrupt an important historic or functional relationship, compromise an identified significant view, or diminish the ability to understand and appreciate the architectural and historic interest of the listed buildings. The aspects of their settings which contribute to their significance would therefore remain legible and appreciable following development.

**6.7.5** Accordingly, the demolition of the existing dwelling and construction of its replacement would not affect the surviving fabric of any listed building, interrupt an important historic or functional relationship, compromise an identified significant view, or diminish the ability to understand and appreciate the architectural and historic interest of the listed buildings. AHL therefore assesses the proposal as having no effect on the significance of the identified listed buildings, including the contribution made by their settings, for the purposes of HE5 and HE6.

### 6.8 Archaeological Potential.

**6.8.1** The site has some potential for previously unrecorded buried archaeological remains because of its position alongside the historic route through Quarndon and within the historic core of a settlement with known medieval origins. However, there is currently no direct evidence for a known archaeological heritage asset of demonstrable significance within the application site, and parts of the site have already experienced disturbance associated with the construction, alteration and servicing of the existing dwelling and outbuildings.

**6.8.2** The proposed development would introduce new ground disturbance through demolition, foundations, services, access and landscaping and could therefore affect any archaeological deposits which may survive. In accordance with HE5 and HE10, any such potential can be addressed proportionately through archaeological investigation, recording or other mitigation if required by the decision-maker. On the present evidence, archaeological interest does not represent an identified constraint which would preclude the proposed redevelopment.

## 7 CONCLUSION.

**7.1.1** In the view of AHL, the proposed development represents an appropriate evolution of the site which is compatible with the significance of its heritage context. The existing building possesses some limited historic interest but, because of extensive alteration and loss of integrity, is not considered to possess sufficient individual

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significance to merit identification as a non-designated heritage asset. Its demolition would therefore not, in itself, result in the loss of a non-designated heritage asset. The replacement dwelling would maintain the established residential use and spacious, landscaped character of the plot while introducing a coherent new building of domestic scale.

**7.1.2** AHL assesses the proposed development as having no effect on the significance of the Quarndon Conservation Area or the identified nearby listed buildings, including the contribution made by their settings. No effect is anticipated upon the more distant designated heritage assets, represented by the Derwent Valley Mills WHS, Allestree Hall or Kedleston Hall and Park and Garden, considered in this report. Any presently unknown archaeological interest can be addressed through proportionate investigation or mitigation if required. Accordingly, no heritage harm has been identified which would preclude the proposed demolition and redevelopment.

**7.1.3** This Heritage Statement provides a proportionate and evidence-based assessment of the significance of the heritage assets affected and the likely effects of the proposed development upon that significance. In accordance with Policy HE5 of the NPPF, it is for the decision-maker to be satisfied that this assessment accurately reflects the effects of the proposal and to apply the relevant policy tests contained within HE6-HE10, as applicable, in determining the application.

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