CHANNEL DESIGN Ltd.

Architects and Interior Designers

Channel Design Ltd
The Workshop,
Rear of 17 Dig Street,
Ashbourne.
DE6 1GF
01335 348452
enquiry@channeldesignltd.co.uk

Channel Design Ltd

Design, Access and Heritage Statement

for

Householder Application at;

Wellcroft,

Church Lane,

Muggington,

Derbyshire,

DE6 4PL.

2. Oct. 2026

Registered in England and Wales
Registered Office
The Old Vicarage, 51 St. John Street, Ashbourne, Derbyshire, DE61 GP
Company No. 06901106

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1. Introduction

1.1This Planning and Heritage Impact Statement has been prepared by Channel Design Ltd on behalf of Julie Small. It supports a householder planning application to Amber Valley Borough Council (AVBC) for alterations to the roof of Wellcroft, Church Lane, Muggington, DE6 4PL.

1.2 Wellcroft is a 20th-century dwelling within the Muggington Conservation Area. It adjoins the scheduled monument "Mugginton medieval settlement and part of an open field system" (National Heritage List for England 1020945). The proposal comprises:

- conversion of the existing roof space to provide two bedrooms (Bedrooms 4 and 5) and a small store, reached by a new stair from the first-floor landing;
- four conservation rooflights in the north-facing (front) roof slope, two serving each new bedroom, and a sun pipe lighting the new stair;
- removal of a redundant brick chimney stack from within the roof space and above the roof line; and
- replacement of the existing interlocking concrete roof tiles with Staffordshire blue concrete plain tiles, matching the existing rear porch roof.

1.3 The Statement:

- describes the site and the proposal (Sections 2 and 3);
- sets out the legislative and policy framework, including the Amber Valley Borough Local Plan 2022–2040 (adopted 2 March 2026) and the National Planning Policy Framework (August 2026) (Section 4);
- identifies the heritage assets affected and assesses their significance, including the contribution made by setting (Section 5);
- assesses the effect of each element of the proposal on that significance (Section 6); and
- addresses the remaining planning considerations and draws conclusions (Sections 7 and 8).

1.4 It is intended to meet the information requirements of Local Plan Policy EN4 and NPPF policy HE5. It is proportionate to the modest scale of the works and to the significance of the assets affected.

1.5 A note on spelling: the village is spelled "Muggington" in this Statement, in the application and in AVBC's list of conservation areas. The Historic England list entry for the scheduled monument and the Local Plan settlement hierarchy use "Mugginton", and that spelling is kept where those documents are quoted or cited.

1.6 The Statement should be read with the following Channel Design Ltd drawings, which accompany the application:

Drawing	Title	Revision	Scale
01	Existing Plans and Elevations	B	1:50 & 1:100
02	Proposed Plans and Elevations	A	1:50 & 1:100
03	Location Plan and Block Plan	B	1:1250 & 1:500

2. The Site and its Surroundings

2.1 Wellcroft stands on the west side of Church Lane, which runs north–south along the ridge on which Muggington sits. The house is set back from the lane behind a garden and a hedge about 2.4 m high along the Church Lane frontage.

2.2 A shared drive runs along the northern boundary from Church Lane to a detached garage and parking for two cars (drawing 03B, block plan). North of the drive, beyond a hedge about 1.5 m high and close-boarded fencing, is open pasture. To the west is Ravensdale Lodge, and beyond it more fields. The southern boundary is close-boarded fencing about 1.8 m high backed by a hedge about 3.5 m high. There is a further parking space in the south-east corner of the garden.

2.3 The house is a detached two-storey dwelling of the 20th century. Its accommodation includes a single-storey flat-roofed garden room with roof lanterns, a timber-framed porch, a rear two-storey gable and a rear porch covered in Staffordshire blue concrete plain tiles. The main roof is dual-pitched and gabled, covered in interlocking concrete tiles. There is a brick stack on the west gable and a second brick stack rising through the ridge from the roof space. The house already has an air source heat pump and a PV battery installation (drawing 01B).

2.4 The principal elevation for this application, drawn as the Front Elevation (1-1), faces north-north-east towards the shared drive and garage. The house presents its east (side) elevation and garden to Church Lane.

3. The Proposal

Roof space conversion

3.1 The roof space is currently unused apart from housing the PV battery. It will be converted into two bedrooms and a store, reached by a new stair rising from the first-floor landing. The ridge and eaves heights and the roof form stay as they are. No dormers or other extensions to the roof are proposed. The internal works do not in themselves need planning permission. The existing roof structure has been checked by a structural engineer for the conversion and the new roof covering.

Rooflights and sun pipe

3.2 Four conservation rooflights will be installed in the north-facing slope, two serving each new bedroom. A sun pipe between them will bring daylight to the new stair. The openings sit in a single row at a consistent height below the ridge and line up with the windows below. No rooflights are proposed on the south-facing rear slope or on any slope facing Church Lane.

3.3 The rooflights will be of the conservation type:

- fitted between the rafters so they sit flush with the finished tiles and do not project above the roof plane;
- with slim, dark metal frames and a central vertical glazing bar; and
- finished with flashings that match the new roof covering.

3.4 The sun pipe will have a low-profile dome and a dark-finished flashing collar.

Removal of chimney stack

3.5 The brick stack rising through the ridge from the roof space is redundant: the house is heated by an air source heat pump. It will be taken down through the roof space and the roof made good in the new covering. The stack on the west gable will be kept, so the roof will continue to have a chimney.

Replacement roof covering

3.6 The interlocking concrete tiles on the main pitched roofs will be replaced with Staffordshire blue concrete plain tiles, with matching ridge tiles. These are the same tiles as on the existing rear porch roof, so the whole house will have a single, consistent roof finish. The verges and eaves will be finished in a traditional manner, with a tile undercloak and mortar-bedded verges and ridges rather than plastic dry-verge units.

4. Legislative and Planning Policy Framework

Statutory duties

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require the application to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions in a conservation area, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4.3 In South Lakeland DC v Secretary of State for the Environment [1992] 2 AC 141, the House of Lords held that the character or appearance of a conservation area is "preserved" by development that does no harm to it. In Barnwell Manor Wind Energy Ltd v East Northamptonshire DC [2014] EWCA Civ 137, the Court of Appeal held that a finding of harm must be given considerable importance and weight. R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) confirms that this creates a strong, though rebuttable, presumption against the grant of permission where harm is found.

4.4 The scheduled monument is protected by the Ancient Monuments and Archaeological Areas Act 1979. No works are proposed to the monument itself, so Scheduled Monument Consent is not required. The effect of the proposal on the monument's setting is a matter for planning policy.

4.5 Section 102 of the Levelling-up and Regeneration Act 2023 would extend a statutory "special regard" duty to other designated heritage assets, including scheduled monuments. At the time of writing it has not been brought into force: it is not among the provisions commenced by the Commencement No. 10 and No. 11 Regulations 2026. If it is in force at the date of determination, the conclusions of this Statement would not change.

4.6 On setting, Catesby Estates Ltd v Steer [2018] EWCA Civ 1697 confirms that the contribution setting makes to significance is not confined to visual considerations; historical, functional and other connections are relevant. This Statement assesses setting on that basis.

The development plan

4.7 The development plan comprises the Amber Valley Borough Local Plan 2022–2040, adopted on 2 March 2026. It replaced the 2006 Local Plan and carries full weight. Weston Underwood parish, which includes Muggington, is not among the neighbourhood areas with a made neighbourhood plan.

4.8 The relevant policies are set out below.

4.9 Policy SS3 Settlement Hierarchy. Muggington (listed as "Mugginton") is one of the "Other Villages and Settlements". The proposal creates no new dwelling, so the settlement hierarchy is not engaged beyond confirming the site lies within an established settlement.

4.10 Policy EN1 Climate Change. Development is required to maximise opportunities to reduce emissions, including by "reducing embodied carbon through the reuse of the existing buildings and materials on the site, where possible" (criterion 1(a)). Part 3 requires all proposals to demonstrate "how climate change issues have been considered through the submission of a climate change assessment". Section 7 of this Statement provides a proportionate assessment.

4.11 Policy EN4 Heritage Assets. The policy opens:

"The Borough Council will support development proposals which preserve or enhance the significance of the Borough's heritage assets and will assess them in accordance with case law, legislation, and the National Planning Policy Framework in a manner that is appropriate to the significance of the heritage asset."

4.12 EN4 requires proposals that may affect the significance of a heritage asset, or harm its setting, to be accompanied by a heritage assessment. That assessment should set out significance, identify the level of harm and show how harm has been avoided or mitigated. EN4 also lists types of proposal the Council will support, including those that:

"b) make a positive contribution to the character, distinctiveness and appearance of heritage assets having regard to the elements which make up their special interest, including character, appearance, materials, design, original or long-established plan-form, historic fabric and detailing,"

4.13 Criteria (c), (e) and (g) seek to retain features such as hedgerows that contribute to conservation areas, to retain important views, and to resist cumulative harm. Supporting paragraph 9.4.9 expects applicants to show that they have consulted the Derbyshire Historic Environment Record; see paragraph 5.2.

"Development which would result in harm to or loss of the significance of a scheduled monument or asset with archaeological interest which is of equal significance to a scheduled monument will not be permitted unless it can be demonstrated that the public benefits clearly outweigh the harm."

4.15 Policy EN8 Biodiversity. All development should minimise impacts on biodiversity. Adverse impacts on habitats and species of principal importance should be avoided, and an ecological report may be required where necessary.

4.16 Policy EN15 Quality and Design of Development. The relevant criteria require development to:

- (a) reflect local character and use natural and high-quality materials;
- (b) contribute to local distinctiveness;
- (f) contribute to climate change mitigation;
- (g) be maintainable, durable and adaptable;
- (h) not unduly affect the amenities or privacy of adjoining properties; and
- (q) "recognise the importance of conserving heritage assets and their setting and be designed to respect their significance and local context".

4.17 Supporting paragraph 9.14.5 warns against "introduction of new materials in isolation with no reference to local vernacular buildings", and paragraph 9.14.8 encourages "appropriate good quality locally sourced materials".

4.18 Policy IN1 Transport. Development should not adversely affect existing parking arrangements and should comply with the relevant car parking standards (criteria b and d).

Supplementary Planning Documents

4.19AVBC continues to publish two relevant SPDs:

- the Listed Buildings and Conservation Areas SPD (April 2007); and
- the Residential Development SPD (October 2007).

4.20 Both were prepared to support policies of the now-replaced 2006 Local Plan, so the weight they carry is reduced. Their detailed guidance on roofs and rooflights is consistent with Policies EN4 and EN15, however, and is relevant here. In summary:

- The Listed Buildings and Conservation Areas SPD (section 6.1) applies its listed building guidance to works in conservation areas that need permission. On rooflights it accepts "traditional conservation type rooflights which are sited on roof slopes which are not prominent", but not rooflights "which cannot be fitted flush with the roofline". It also lists "Staffordshire blue tiles" as an example roof material (section 9).
- The Residential Development SPD (section 11.4) says rooflights "should not be sited on prominent roof slopes, they should be recessed into the roof so as to not project above the roofline and should be of the conservation type". Although framed for conversion schemes, this sets out the Council's consistent approach. Section 10.1 advises that the roof pitch and materials of alterations "should reflect that of the existing house and neighbouring properties" and that "adding extra rooms in the roof space can be a good way of extending residential properties".

4.21 There is no published Conservation Area Character Statement or appraisal for Muggington. AVBC's character statements page lists only Dethick, Lea and Holloway; Holbrook and Holbrook Moor; South Wingfield; and Belper. No Article 4 direction applies to the Muggington Conservation Area.

National Planning Policy Framework (August 2026)

4.22 The NPPF published in August 2026 replaced the December 2024 Framework. It is organised into plan-making policies and national decision-making policies. The decision-making policies are a material consideration to be read alongside the development plan (paragraph 3). The following are relevant:

- DP3 (Key principles for well-designed places). Paragraph 1 expects proposals to "respond to their context (the history, character and features of their site and its setting)", including through "the use of materials and architectural features". Paragraph 3 gives substantial weight to compliance with relevant development plan policies when assessing design quality.
- HE4 (Securing the conservation of heritage assets). Proposals should "avoid (or if that is not possible, minimise) harm to the significance of heritage assets" (HE4(1)(b)). Any harm to a designated heritage asset, including from development within its setting, requires "clear and convincing justification" (HE4(2)).
- HE5 (Assessing effects on heritage assets). Assessments should be proportionate and should refer to the relevant historic environment record (HE5(1)). They should identify whether a proposal would have a positive effect, no effect, harm (stating the degree of harm) or cause total loss (HE5(2)). HE5(3) states that "it is the effect on a heritage asset's significance rather than the scale of the development which should be considered".
- HE6 (Proposals affecting designated heritage assets). Substantial weight is given to the asset's conservation, "irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss" (HE6(1)). Proposals that would have a positive effect on a designated heritage asset "should be supported" (HE6(2)). Where there is harm, it is weighed against public benefits, which can include "enabling energy efficiency and low carbon heating measures to be employed" (HE6(4)).
- HE9 (Conservation areas). Proposals should retain and conserve elements that contribute positively and consider the area's special interest in the design (HE9(1)). "Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported" (HE9(3)).
- CC2(2). "Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings".

4.23 Policy EN4 is framed in terms of the September 2023 NPPF and includes a "less than substantial harm" test. That category no longer appears in the August 2026 NPPF: HE5(2)(c) now asks for the "degree of harm" to be identified, with substantial harm defined as occurring where a proposal "would seriously affect a key element of the asset's significance". EN4 itself directs that proposals be assessed in accordance with the NPPF, so this Statement uses the current HE5 categories. As Section 6 concludes that there is no harm, nothing turns on the difference.

Other guidance

4.24 Regard has also been had to the following Historic England guidance:

- Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
- GPA 3: The Setting of Heritage Assets (2nd edition, 2017);

- Historic England Advice Note 12: Statements of Heritage Significance (2019); and
- Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2nd edition, 2019).

4.25 Local Plan paragraph 9.14.4 commends the National Design Guide in the absence of borough-wide design guidance. NPPF DP3(4) now points to the Design and Placemaking planning practice guidance.

5. Heritage Assets and their Significance

Methodology and scope

5.1 Following NPPF HE5(1) and Historic England GPA 2 and HEAN 12, significance is described in terms of archaeological, architectural and artistic, and historic interest, together with the contribution made by setting. The level of detail is proportionate: the works are confined to the roof of an unlisted modern dwelling, and no ground disturbance is proposed.

5.2 The Derbyshire Historic Environment Record was searched for Muggington on 24 September 2026, as required by Local Plan paragraph 9.4.9 and NPPF HE5(1). The search returned one record: MDR7773, Ridge and furrow, north-west of Muggington. That record describes medieval ridge and furrow centred on SK 28160 43272, about 350 m north-west of the site, running east–west to the north-west of the earthwork remains of the shrunken medieval village (SMR 27806). Its source is 1999 aerial photography. It has no designation of its own. The shrunken village earthworks to which it refers are the scheduled monument assessed below.

5.3 The heritage assets considered are:

- the Muggington Conservation Area, within which the site lies;
- the scheduled monument NHLE 1020945, whose setting includes the site;
- the ridge and furrow recorded as HER MDR7773, a non-designated asset forming part of the monument's wider agricultural context; and
- the Grade I listed Church of All Saints (NHLE 1109067), scoped for completeness.

5.4 No other listed buildings are close enough to be affected. The building labelled "Hall" to the north-east of the site, across Church Lane, is not listed.

Muggington Conservation Area

5.5 The Muggington Conservation Area was designated on 23 December 1991. No appraisal or management plan has been published, so the following assessment draws on the designated heritage records, the HER, historic mapping and site observation.

5.6 Muggington is a small, loosely built ridge-top village along Church Lane and its junction with Taghole Lane. Its focus is the Grade I Church of All Saints, whose west tower is of Norman origin. The village has scattered farmsteads, cottages and larger houses, with gaps between them where fields reach into the settlement. Much of that openness results from the historic shrinkage of the village: the scheduled earthworks record house plots abandoned piecemeal along Church Lane.

5.7 The special interest of the conservation area therefore lies in:

- the survival of a small medieval church village and its relationship with the church;
- the legible pattern of a shrunken linear settlement, with surviving buildings interspersed with open fields, the earthworks of former crofts and ridge and furrow;
- the rural, hedge-lined character of Church Lane and the views out to open countryside; and
- a traditional building palette of red brick and local sandstone under plain-tiled roofs, commonly in Staffordshire blue.

5.8 Wellcroft is a 20th-century house. It is not a building that contributes positively to the conservation area through its age, architecture or historic fabric, and at most it is neutral. Its setback from Church Lane behind a substantial hedge and garden fits the loose, green character of the lane, and those elements do contribute. Its interlocking concrete roof tiles are a large-format modern profile foreign to the village. They detract modestly from the roofscape wherever the roof is seen, and they are inconsistent with the plain-tiled rear porch on the same house.

Scheduled monument: Mugginton medieval settlement and part of an open field system (NHLE 1020945)

5.9 The monument was first scheduled on 8 September 2003 and lies in Weston Underwood parish. The Historic England list entry describes earthwork and buried remains of the abandoned part of the medieval settlement on a west-facing slope towards Hungerhill Brook. The remains include:

- a sunken hollow way about 10 m wide;
- terraced building platforms, the largest about 50 m by 60 m “between Beeches Farm and Wellcroft”, with others near the Taghole Lane/Church Lane junction;
- a second hollow way interpreted as a back lane giving access to the fields; and
- ridge and furrow.

5.10 The list entry records that the earthworks “conform to the linear layout and piecemeal abandonment of parts of the village” along Church Lane. It also notes documentary evidence of depopulation, including a 1710 reference to tenants “turned out of their homes”.

5.11 Significance. The monument’s significance lies overwhelmingly in its archaeological interest: the buried and earthwork evidence for the form, economy and decline of a medieval settlement typical of the dispersed settlement of the West Midland Plateau. Its historic interest lies in what it shows

about the village's contraction from the 17th and 18th centuries. The ridge and furrow recorded beyond the scheduled area (HER MDR7773) adds to this by showing the field system that supported the settlement.

5.12 Setting. The monument is best understood in relation to the surviving village along Church Lane, the church, and the surrounding farmland and ridge and furrow. The scheduled area wraps around the north, north-west and west of Wellcroft, including the field north of the shared drive, which the north roof slope faces. Wellcroft is therefore part of the monument's setting, standing on the line of the historic village street as a modern successor to earlier plots along it.

5.13 The house makes a neutral contribution to the monument's significance. It shows the continued occupation of the village street, but it has no historic or functional relationship with the abandoned crofts, and its modern appearance adds nothing to how the earthworks are understood.

Church of All Saints (Grade I, NHLE 1109067)

5.14 The church is of exceptional architectural and historic interest. Its significance derives chiefly from its medieval fabric, including the Norman lower stage of the tower, and from its role as the historic focus of the village. It stands roughly 130 m south-south-west of Wellcroft, with buildings, boundaries and vegetation in between.

5.15 The proposed rooflights face north, away from the church. The only change visible from its direction would be the new plain-tile covering on the rear slope. The proposal is therefore not considered to affect the significance of the church through change in its setting, and it is not assessed further. The duty in section 66(1) of the 1990 Act is noted, and it is satisfied by that conclusion.

6. Assessment of Effects

Replacement roof covering

6.1 Replacing the interlocking concrete tiles with Staffordshire blue plain tiles is the most visible change. Plain tiles in Staffordshire blue are the characteristic roof covering of the area. Their small module and close coursing give a finer, more traditional texture than the large, flat, interlocking profile they replace. The new tiles will match those already on the rear porch, so the house will have one consistent roof finish instead of two.

6.2 Clay would be the traditional material, and Policy EN15(a) refers to "natural and high quality materials". The use of concrete rather than clay is acknowledged. It is justified here for three reasons:

- Wellcroft is an unlisted 20th-century house of neutral significance, not a historic building whose fabric would be diluted.
- The chosen tile matches the existing rear porch roof, avoiding a mix of coverings on the same building.
- In views from Church Lane and the surrounding fields, what matters most to the conservation area is the small-format profile and blue colour, which the proposed tile provides.

6.3 Concrete plain tiles can weather differently from clay, and some products are thicker at the leading edge. To secure a good appearance, the make, colour and ridge tiles should be approved before work begins. A suggested condition is given in Section 8.

6.4 In the terms of NPPF HE5(2)(a), this is a positive effect on the character and appearance of the conservation area, though a more modest one than a clay tile would give. It is the kind of change Policy EN4(b) supports: a positive contribution "having regard to … materials". It also follows the SPD advice that roof materials should reflect those of the existing house. In views from the monument, the roof of a house on the historic village street will sit more comfortably in a rural, historic landscape. This is a minor enhancement to the setting of the monument.

Rooflights and sun pipe

6.5 Four conservation rooflights and a sun pipe are the only new openings. The following points bear on their effect:

- Location. They are on the north-north-east slope, facing the shared drive and garage. They do not face Church Lane or the rear garden. From the lane they would be seen only obliquely, if at all, at the drive entrance. They are not on a principal street-facing slope.
- Design. Flush-fitted conservation units with slim dark frames sit within the plane of the roof. They are a familiar and accepted feature of the traditional roofscape, particularly on converted rural buildings. They are the form of rooflight the Council's SPDs accept on less prominent slopes, and no dormers are proposed.
- Scale and arrangement. Four modest openings and a small sun pipe in a single line on a broad slope leave the roof visibly dominant, and the openings line up with the windows below. The replacement of the tile covering on the same slope at the same time offsets their presence.

6.6 The field north of the shared drive lies within the scheduled area. From there the rooflights would be seen as part of the north roof slope of an existing house. Their presence is acknowledged, but the effect on significance should be judged proportionately. The monument's significance lies in its buried and earthwork remains and in how they relate to the village street. That relationship is not changed by a few small flush rooflights on the roof of an existing modern dwelling. The earthworks and the ridge and furrow remain legible, the relationship between the abandoned plots and the surviving street is unchanged, and no key view of the monument is interrupted.

6.7 The new plain-tile roof will improve the house's appearance in those views, so the net visual effect from the north is expected to be neutral to slightly beneficial. Night-time light from the rooflights can be controlled with integral blinds.

6.8 On this basis the rooflights and sun pipe would have no harmful effect on the significance of the conservation area or the scheduled monument (HE5(2)(b)). They conform with Policy EN4, Policy EN15(q) and the rooflight guidance in the SPDs.

Removal of chimney stack

6.9 Chimneys contribute generally to the roofscape of historic villages, and the loss of a stack is a consideration in a conservation area. The stack to be removed is a 20th-century brick stack on a modern house and has no historic or architectural interest of its own. The gable stack will be kept, so the house will still have a chimney.

6.10 The resulting roof, a simple dual-pitched gabled form with a single gable-end stack, is characteristic of the local vernacular. The removal also simplifies the ridge line, which suits the new plain-tile covering. The effect on the conservation area is judged neutral, and there is no effect on the monument.

Internal works and construction

6.11 The conversion involves no groundworks, so there is no risk of disturbing buried archaeology within the curtilage (Policy EN6). Scaffolding, skips and materials will be kept within the application site, on the drive and in the garden. No part of the scheduled area will be used for access, storage or scaffolding.

6.12 An informative attached to any permission should remind the applicant that works affecting a scheduled monument without Scheduled Monument Consent are an offence under section 2 of the Ancient Monuments and Archaeological Areas Act 1979.

Summary of effects

Heritage asset	Element	Effect (NPPF HE5(2))	Commentary
Muggington Conservation Area	Staffordshire blue plain tiles replacing interlocking concrete tiles	Positive	Traditional tile format and colour; matches the rear porch; enhances the roofscape
Muggington Conservation Area	Rooflights and sun pipe (north slope)	No harm	Flush conservation units on a slope that does not face the lane
Muggington Conservation Area	Removal of internal ridge stack	Neutral	Modern stack of no interest; gable stack retained
Scheduled monument 1020945 (setting)	Re-roofing	Positive (minor)	Better fit in views from the monument
Scheduled monument 1020945 (setting)	Rooflights and sun pipe	No harm	Visible from the north, but significance and legibility of the earthworks unaffected
Scheduled monument 1020945 (fabric)	All works	No effect	No works within the scheduled area; no groundworks
Ridge and furrow (HER MDR7773)	All works	No effect	About 350 m to the north-west; no physical or material visual change
Church of All Saints (Grade I)	All works	No effect	About 130 m away; rooflights face away

6.13 Taken as a whole, the proposal would enhance the character and appearance of the Muggington Conservation Area and would at least preserve the significance of the scheduled monument, including the contribution made by its setting. Because no harm is identified, the heritage balance in NPPF HE6(4) and Policies EN4 and EN6 is not engaged. The proposal should be supported under NPPF HE6(2) and HE9(3), and it meets the statutory test in section 72(1) of the 1990 Act.

7. Other Planning Considerations

Principle of development

7.1 The proposal alters and makes better use of an existing dwelling within Muggington, an "Other Village and Settlement" under Policy SS3. It creates no new unit and involves no extension of the building footprint or volume. There is no objection in principle.

Design (Policy EN15; NPPF DP3)

7.2 The roof keeps its form, ridge and eaves heights. Using the existing roof space avoids the need for an extension. The roof covering and rooflights respond to their context and to the existing house, as EN15(a) and (b) and DP3(1) require; the choice of concrete rather than clay is addressed at paragraphs 6.2 to 6.3. Plain tiles make a durable, low-maintenance roof (EN15(g)). The proposal is considered to comply with Policy EN15, and under DP3(3) that compliance attracts substantial weight in the assessment of design quality.

Residential amenity (Policy EN15(h))

7.3The rooflights face north-north-east over the applicant's own drive and garage towards open fields. They do not face Ravensdale Lodge, which lies to the west, or any other dwelling. Their high position in the slope gives outlook to the sky rather than views across neighbouring gardens. There would be no overlooking, loss of light or overbearing effect.

Parking and highways (Policy IN1)

7.4 The house goes from three to five bedrooms. It has three off-road parking spaces, two on the shared drive and one in the south-east corner of the garden, plus the garage, and these are retained. Existing access and parking arrangements are not affected (IN1(b)), and the provision is adequate for a dwelling of this size.

Climate change (Policy EN1; NPPF CC2)

7.5 This section is the climate change assessment required by Policy EN1(3), proportionate to a householder proposal.

- Reuse of the existing building (EN1(1)(a)). Extra accommodation is created within the existing envelope rather than by extending it, which minimises new materials and embodied carbon.
- Energy efficiency (CC2(2)). Converting the roof space will involve insulating the roof to current Building Regulations standards, a marked improvement on the existing uninsulated

roof void. NPPF CC2(2) gives substantial weight to improving the energy efficiency of existing buildings.

- Low carbon heating. The house already has an air source heat pump and PV battery storage. The redundant chimney reflects that the house no longer relies on fossil fuel heating.
- Overheating and daylight. The rooflights are on the north slope, which limits solar gain in summer while giving good daylight. The sun pipe brings daylight to the new stair without artificial lighting.Biodiversity (Policy EN8)

Flood risk and drainage

7.6 The site is on a ridge-top in Flood Zone 1 and outside Flood Zones 2 and 3. The works do not add any impermeable area, and roof drainage will continue to discharge as at present.

8. Conclusions

8.1 The proposal makes efficient use of the roof space of an existing 20th-century dwelling. Beyond the rooflights and sun pipe, the only external changes are the removal of a redundant chimney stack and the replacement of the roof covering.

8.2 Replacing the interlocking concrete tiles with Staffordshire blue plain tiles, matching the existing rear porch, would enhance the character and appearance of the Muggington Conservation Area. It brings the roof into line with the area's traditional tile format and colour and gives the house a consistent roof finish.

8.3 The four conservation rooflights and sun pipe are flush-fitted on the north slope, which does not face Church Lane. The field to the north within the scheduled area gives a view of that slope, and this has been assessed openly. They would not harm the significance of the scheduled monument, which lies in its buried and earthwork remains and in their relationship with the village street. The re-roofing would slightly improve the house's appearance in views from the monument. The chimney removal is neutral, and the Grade I church and the recorded ridge and furrow are unaffected.

8.4 The proposal therefore meets the statutory duty in section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It complies with Local Plan Policies EN1, EN4, EN6, EN8, EN15 and IN1, and with NPPF policies DP3, HE4, HE5, HE6, HE9 and CC2. There are no material considerations indicating that permission should be withheld, and it is respectfully requested that planning permission be granted.