



1 VOYAGE LTD

Land Adjacent Church Lane Cottage, Sinnington

Heritage Impact Assessment

Proposed Construction of 2 No. Dwellings

11.06.2019





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EXECUTIVE SUMMARY

Site Name: Land adjacent Church Lane Cottage, Sinnington **Local Planning Authority:** Ryedale District Council **County:** North Yorkshire **Statutory Listing:** Grade II **Conservation Areas:** Sinnington **Scheduled Monument:** N/A **Report Production:** Beth Davies **Enquiries To:** Beth Davies, Director, 1 Voyage Ltd, 6 Feversham Road, Helmsley, YO62 5HN **Tel:** 01439 770564 **Mobile:** 07961221229 **Email:** jab.davies@gmail.com

1 Introduction

- 1.1 1 Voyage Ltd undertook this report on behalf of the applicant, Gerard Taylor, and his agent, Peter Rayment, following Ryedale District Council's request for an assessment of the heritage significance of the application site. This report is intended to facilitate an informed evaluation of application 19/00109/FUL to enable its determination.
- 1.4 Documentary and cartographic materials were both consulted in order to provide a summary of the contribution to significance which the site makes. The site was also visited on a dry, bright day in April 2019.
- 1.5 This report finds that the application site does contribute to the significance of Church Lane Cottage by providing views towards it from Netherby Lane and that these views also contribute to the character of Sinnington Conservation Area. The report also identifies, however, the former presence of four cottages on this site which provides strong planning precedent for the proposed application. This report concludes, given the limited scale of the pair of semi-detached cottages proposed and their siting in a position that will still facilitate views towards Church Lane Cottage, that the proposed application will cause a less than significant degree of harm to the relevant heritage assets. This harm will be offset by the creation of a new use for this unkempt site, the provision of small-scale housing within the village and the reinstatement of a residential use on this previously domestic plot which will better reveal the heritage significance of the site. This report also finds that the dry-stone wall to the west of the site is not a curtilage listed structure and, as such, Listed Building Consent is not required for its alteration to form a new access.

2 Legislative Framework and National Heritage Planning Context

- 2.1 Section 68 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 confers a duty on Local Planning Authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'* Similarly, Section 72 (1) of the same Act contains a statutory duty for Local Planning Authorities to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 2.2 To facilitate this process and help assess the impact of proposals, paragraph 189 of the revised National Planning Policy Framework 2018 (NPPF) states that, *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'*
- 2.3 The NPPF also states at para 193 that, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 2.4 Para 194 of the NPPF adds that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*
- 2.5 At para 196, the NPPF states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.*
- 2.6 As well as considering the impact of development on designated heritage assets, the NPPF requires applicants to consider the impact on non-designated heritage assets. These are defined by the NPPF as, *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes...assets identified by the local planning authority'.*

- 2.7 Para 200 concludes that, *'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*
- 2.8 In Annex 2 of the National Planning Policy Framework (NPPF) 'significance' is defined as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 2.9 Historic England's Guidance on assessing significance, 'Conservation Principles', expands on this stating that the significance of a heritage asset is defined by its constituent values including the value added by an asset's setting. It is these values that determine a site's relative sensitivity to development. Value can be Evidential, Historical, Aesthetic or Communal.
- 2.10 Setting is defined in the same document as, *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 2.11 Historic England's, 'Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets' states at Para 9 that the importance of setting lies, *'in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* It adds that, *'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors ... and by our understanding of the historic relationship between places.'*
- 2.12 The national planning context therefore requires applicants to consider a heritage asset's significance and whether proposals will directly impact on this significance. It also requires applicants to consider whether proposals will affect the setting of, and therefore the significance of, any heritage assets.
- 2.13 To aid applicants in this process, Historic England's 'Conservation Principles' lays out guidelines on how to assess the constituent values of a heritage asset's significance. This

advice note advocates a five-step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting.

- Step 1: identify which heritage assets and their settings are affected i.e. the relevant heritage assets;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the relevant heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: make and document the decision and monitor outcomes

2.14 Step 5 falls outside the scope of the application process. To facilitate an assessment of the heritage impact of the application, this document adopts the first four-stages of the Guidance laid out in Historic England’s Conservation Principles as a framework within which to assess the impact of the proposed development on the significance of relevant heritage assets.

3 Local Heritage Planning Context

3.1 Ryedale District Council’s Local Plan which was adopted in 2002 has now been largely superseded by the Ryedale Plan-Local Plan Strategy.

3.2 Policy SP12 Heritage is relevant to this application. Relevant sections of this policy include:

‘Distinctive elements of Ryedale’s historic environment will be conserved and where appropriate, enhanced. The potential of heritage assets to contribute towards the economy, tourism, education and community identity will be exploited including:

- *The individual and distinctive character and appearance of Ryedale’s Market Towns and villages*
- *Large country houses and associated estates and estate villages*

The policy adds that, *‘To assist in protecting the District’s historic assets and features, the Council will:*

- *Encourage the sensitive re-use and adaptation of historic buildings*
- *Designated historic assets and their settings, including Listed Buildings [and] Conservation Areas... will be conserved and where appropriate, enhanced.*
- *Proposals which would result in less than substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of harm to the asset.'*

3.3 Sinnington also has a designated Conservation Area, the boundary of which is shown at Appendix B. There is no adopted Conservation Area Character Assessment in place for this Conservation Area.

4 Location of Application Site and General Character

4.1 The application site is an area of informal, unmanaged land to the north-east of the village of Sinnington (Fig 1 below). It lies to the south of Church Lane and the to the east of Netherby/Dark Lane which leads south to The Green. The only current access to the site is a pedestrian access which is achieved through the garden of Church Lane Cottage (Fig 2 below). The gate is make-shift and located at the corner of the garden.



Fig 1 Unmanaged application site divided by several fences



Fig 2 Pedestrian access to site from Church Lane via Church Lane Cottage garden

- 4.2 The site is bounded to the north by the boundary to Church Lane Cottage which is formed from a post and rail fence. The site rises gently to the east and its eastern boundary is formed from mature vegetation which precludes inter-visibility with the listed church beyond. To the south the site is bounded by a post and wire fence which separates the site from the driveway to Victoria Gardens. To the west, the site is bounded by a dry-stone wall which is heavily overgrown with vegetation at its southern and northern ends. This limits views into the site from the north-west and south-east, (Figs 3 and 4 below), although views across the site are afforded from the west (Fig 5 below). A grass verge separates the wall from the road and this reflects the verge on the opposite side of the road creating a green, rural character.



Figs 3 and 4 Mature vegetation limits views into the site from both approaches



Fig 5 Dry stone wall bounding site to west with telegraph poles and trees beyond

- 4.3 Views through the site are obscured from Church Lane by mature trees and Church Lane Cottage. From Netherby Lane there are attractive views to the north-east of Church Lane Cottage and in all directions of distant mature trees. Views into the site, over the wall are neutral. The site is divided by a number of post and rail and post and wire fences with an 'L' shaped stake and line whose use is not clear although it may be a drying line. There are a number of low-quality, makeshift coops made of timber and corrugated metal sheeting (Fig 7 below) although there is no poultry on site. The site is overgrown in tough grass scattered with nettles and brambles which appear to offer little habitat value. There are overgrown mounds of rubble to the west and south of the site and one has two prominent, metal stakes embedded within it (Figs 6 and 8 below). Rubble is formed from brick, undressed stone, concrete and pantile. Two substantial telegraph poles are visible to the east of the site which undermine views in this direction. At a glance the site creates a neutral, green foil but upon closer inspection its low-grade character becomes apparent.



Fig 6 Masonry rubble with metal stakes Fig 7 Makeshift coops, stake and line and poles



Fig 8 Rising mounds of grassed over rubble to west of site

- 4.4 The current owner, Mrs Valpsy, lives in Bristol which helps explain the neglected character of the site.

5. Relevant Heritage Assets

- 5.1 For the purposes of this report, relevant heritage assets include those designated and non-designated heritage assets whose significance is augmented by the application site. This may be achieved through either a direct or an indirect contribution towards significance.
- 5.2 The application site falls within the broader context of several listed buildings (see Fig 9 below).



Copyright Historic England

Fig 9 Location of listed buildings within the wider context of the application site

- 5.3 The curtilages of these listed structures vary, depending on the function and status of the building, but generally they are quite tightly drawn in reflection of their village-centre location. The settings of these listed buildings are often nested, however, extending beyond the confines of their specific curtilage with many settings overlapping. The application site contributes to the immediate rural setting of one listed building, Church Lane Cottage, with which it shares inter-visibility and through which the site is accessed. Whilst setting itself is neither a heritage asset nor a heritage designation it can contribute towards the significance of a heritage asset.
- 5.4 Regardless of designation, the inter-relationship of the historic structures within the village, including Church Lane Cottage, and the layered historical development that these structures represent magnifies the contribution they make to both their own significance and the architectural and historic character of Sinnington. This is reflected in the designation of the historic core of Sinnington as a Conservation Area, the boundary of which can be seen at Appendix B and which incorporates the application site.
- 5.5 The impact of the proposal on the wider setting of those village based listed buildings with which there is no inter-visibility is considered equivalent to the impact on the significance of the Conservation Area. As such it is not considered proportionate to assess the impact of the development on the significance of these listed structures as an additional exercise.
- 5.6 This report therefore finds that those heritage assets which have a sensory or historic interrelationship with the application site, which enhances an understanding and appreciation of their significance, include Church Lane Cottage and Sinnington Conservation Area. For the purposes of this report, these heritage assets are considered to be relevant heritage assets.
- 5.7 The contribution that the application site makes towards the significance of these relevant heritage assets and the impact that the proposed development will therefore have on the significance of these heritage assets is the primary consideration of this report.

6 Significance of Relevant Heritage Assets

6.1 Church Lane Cottage

- 6.1.1 The location of Church Lane Cottage is shown below at Fig 10 below and is identified by a blue, triangular centroid. The building was entered on the statutory list on 27 August 1987 and the list description for the building can be seen at Appendix A.



Fig 10 Location of Church Lane Cottage (Copyright Historic England)

- 6.1.2 Church Lane Cottage is a Grade II listed building. Group Value is not cited as a reason for designation. The building is of mid eighteenth-century or possibly earlier construction and is built of rubble sandstone with a later brick outshut. This was subsequently raised to create a substantial addition to the cottage. The building has a hand-made pantile roof with tall brick chimney stacks; the eastern stack being of external construction which is not a vernacular tradition. The building is accessed from the south and has a central entry plan. The interior of the building was not inspected, as access was not available, but the current owner was born in the house and the list entry, which was produced in 1987 states that the interior of the house was thought to be unmodernised. Given the age of the current occupant it is considered unlikely that any significant works of modernisation have taken place in the intervening thirty years. The building is single storey and of three bays with twentieth century windows flanking a blank, twentieth century door. There are attic windows in both gables but no other first floor windows.
- 6.1.3 Mature, unmanaged climbing plants add rural charm to the character of the building whilst concealing much of the southern, front elevation. From Church Lane the building is largely obscured by mature vegetation and the historic outbuilding which lies to the north of the

building. There are no public views of the building from the east. From the western approach, the gable of the cottage appears above the dry-stone wall that bounds Netherby Lane and the collection of intervening modern sheds associated with Church Lane Cottage.

- 6.1.4 From the north, the significant outshut and chimneys combine with the substantial external chimney and outbuildings to give a greater impression of scale and gravitas than one would expect when viewing the cottage from the south. In views from the south and south-west, the building appears diminutive and quaint which, combined with the rambling creepers, create a charming, 'chocolate box' appeal (Fig 11 below). The lack of a vehicular presence on site and the informal nature of the garden also enhances the historic character of the building and lends a timeless nature to the site which is only undermined by the twentieth century sheds to the west of the cottage.



Fig 11 Church Lane Cottage from the south from the application site

- 6.1.5 From all directions however, the lack of visible fenestration, significant areas of blank masonry created by the absence of a formal second floor and the low eaves height, which renders the pantile roof dominant, combine to create a rather hidden, secretive character. This is enhanced by the close proximity of the relatively high number of outbuildings which act as sentries and conceal the building from view, the narrow, enclosed and sinuous pedestrian access (Fig 12 below) and the location of the main access on the elevation furthest from the road. The mature trees between the building and Church Lane and the mature vegetation to the south of the dwelling enhance this hidden, secretive character.



Fig 12 Outbuildings create enclosed character around access to cottage

6.1.6 The application site is accessed from the south-west corner of the garden via a little picket gate. The curtilage to Church Lane Cottage is very tightly drawn, especially to the south and this, given the permeable nature of the intervening boundary, provides direct inter-visibility between the listed building and the application site. Views from the listed building and its curtilage are of the dense brick gable and garage of Victoria Gardens and trees beyond. The application site itself, as described at paragraph 4.3 above, is unmanaged and unkempt and contains a variety of ramshackle structures some of which are located in close proximity to the garden. The site is not attractive in any formal sense and as such does not particularly enhance views from the curtilage. It does, however, provide 'breathing space' and a green foil against which, and through which, the listed building can be appreciated (Fig 3 below).



Fig 13 Toward the application site and Netherby Lane from Church Lane Cottage garden

6.1.7 The significance of Church Lane Cottage is therefore derived from Evidential Value in the archaeology beneath and within the building and in what the method of construction can tell us about historic craftsmanship; Historical Illustrative Value through the way the building connects us with its period of construction and what it can tell us about the way its inhabitants have lived; and Aesthetic Fortuitous Value in the unplanned but positive way in which the building visually interacts with both its historic and natural environment. The building has limited Historical Associative, Aesthetic Design or Communal Value.

6.2 Sinnington Conservation Area

6.2.1 The application site falls within Sinnington Conservation Area which was designated in December 1977 and which falls partly within the North York Moors National Park. A map showing the Conservation Area boundary can be seen at Appendix B below. There is no adopted Conservation Area Appraisal in place for Sinnington. Sinnington is a small, rural village which is dominated by the River Seven which bisects its northern reaches and acts as a highly attractive focal point in views through the Conservation Area. The historic, vernacular core to the southern end of the village is densely developed with later development to the north more generously spaced. The river, the village Green, broad verges, mature trees and views out of the village to the landscape beyond all combine to create a green, rural character.

6.2.2 The historic areas of the Conservation Area that share inter-visibility, and therefore have a visual relationship with the application site, are formed from densely developed, street edge cottages which create a hard streetscape (Fig 14 below). Back-land gardens to the west of Netherby Lane and suburban, detached bungalows set in their own gardens combine with green verges, however, to help soften the character of this part of the Conservation Area (Figs 15 and 16). In many ways the application site represents a transition between the densely developed historic core of the settlement and the more disperse, higher status, edge of settlement development to the north of the village.



Fig 14 Looking south along Netherby Lane towards The Green



Fig 15 North-west along Netherby Lane



Fig 16 Looking west from the application site

6.2.3 Historic mapping shows that the application site was formerly developed along its western roadside edge although it is impossible to tell from historic records the exact date of construction. The plan at Figure 17 below is taken from Dixon Allan's *Victorian and Edwardian Sinnington: A North Yorkshire Village in the Nineteenth and early Twentieth Centuries*. It clearly shows Church Lane Cottage at the northern perimeter of a garth and indicates that the western boundary of the application site was occupied by a linear structure. It also shows a gap to the south providing access to the land beyond and a further

structure located on the southern boundary of the site. It is considered that the land that facilitated this access and hosted the latter structure are now incorporated within the curtilage of Victoria Gardens and were probably absorbed at the time that Victoria Gardens was raised and its gable renewed. It is suggested that the current driveway and garage to Victoria Gardens now occupy this part of the former croft although it is difficult to be certain given the scale and hand-drawn nature of the plan.

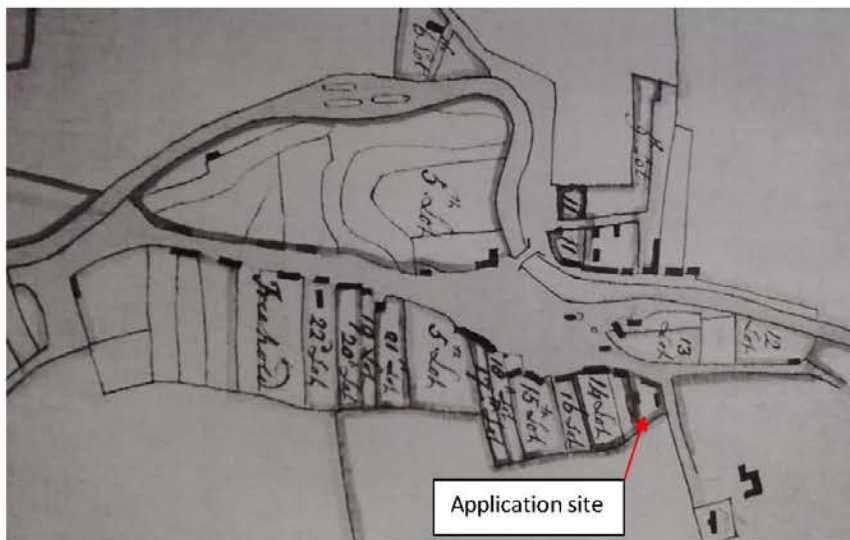


Fig 17 Copyright Marquess of Salisbury: Late 18th Century Plan of Sinnington

- 6.2.3 According to Allan, title deeds show that Edward Harding of Ness purchased Church Lane Cottage from Elam, Leatham and Dowker in 1796. At this time the cottage stood in a garth of one rood, twenty-six perches which indicates that it must have occupied the whole of the site and would explain why the cottage was constructed to face south into this area of land. The deed records only one dwelling house along with barns, stables and outbuildings which presumably are the structures running along the western and southern boundaries shown in Fig 1N above. The purchase also included a piece of land at the south end of Netherby Lane where present day Framar and Roseberry now stand. At some point four cottages appeared along the western boundary of Church Lane Cottage garth. Allan states that there is a suggestion in a later deed that Harding purchased the four cottages at the same time as Church Lane Cottage although this is not stated in the original transfer of deed of 1796. This

suggests that the cottages along Netherby Lane were formed from the converted outbuildings belonging to Church Lane Cottage and as such post-date Church Lane Cottage.

- 6.2.4 In 1804 Edward Harding sold Church Lane Cottage to Walter Boyes but by this time it was written that it was bounded by Church Lane to the north and by 'the estate lately purchased by Martha Horsley [from] Edward Harding to the east, west and south'. It would appear then that, at some point between 1796 and 1804, Harding had sold the larger part of the original garth which passed into separate ownership. Deeds for the parcel of land, dating from 1965, are attached at Appendix C. It is unclear who was responsible for the conversion of the outbuildings into cottages, but it is possible that Harding recognised the development potential of the land and bought Church Lane Cottage with this plan in mind as he only owned the site for eight years. It would also seem like an odd purchase for Martha Horsley to make if the garth only contained outbuildings. In 1823, Church Lane Cottage was sold to William Brown, innkeeper of the Cross Keys and was presumably occupied by tenants as the Snowball family were in residence in 1851. On his death in 1853 he bequeathed the cottage to his niece, Jane Jackson who was housekeeper at the Cross Keys. Records from 1861, 1871 and 1881 show Jane still living in the cottage as Mrs John Swale. She died in 1882 and left the cottage to her adopted daughter, Mary Ann Hugill who became Mrs Robert Robinson in 1907.
- 6.2.5 Martha Horsley died in 1826 and in her will she left one of the four cottages to her daughter, Ann, and the rest of her property, including the remaining three cottages to her son, William. According to Allan, a deed of 1861 confirms that there were four properties on the site with barns, stables, outbuildings and garths and this is supported by the censi of 1851, 1861 and 1871. The 1851 census appears to show four cottages on the site, two of which were unoccupied. The 1882 distribution list showing who received financial support included George Smiddy, a farm labourer and widower with three dependent children who lived in one of the cottages. It would appear that ownership of Ann's cottage returned at some point to the owner of the other cottages as John Horsley, Martha's grandson, sold the whole property to Mrs Lesley (part of the pre-eminent Lesley family of Victorian Sinnington) in 1887. Deeds from this transfer state that three of the cottages were now empty. The pattern of increasing vacancy suggests that the cottages were unappealing, potentially due to their size or condition. At some point after Mrs Lesley purchased the property, the three smaller, vacant cottages were amalgamated to form one larger dwelling as by the 1891 census the

number of cottages recorded on the site had reduced to two. The current owner of the land states that it was given to her mother by her maternal grandmother who had the surname 'Lesley'. This shows a direct connection between the current owner and Mrs Lesley who purchased the land from Martha Horsley's grandson.

- 6.2.4 The 1854-56 OS mapping shown at Fig 18 below confirms that, in the mid-nineteenth century, access was still afforded to the application site from the south-west corner of the site. There is evidence of either small structures or a small orchard to the southern side of the site.

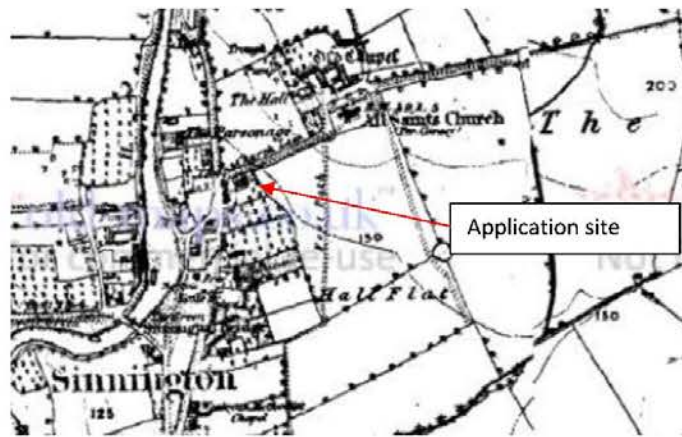


Fig 18 Copyright Old Maps UK: OS County Series, Yorkshire 1854-56

- 6.2.5 The plan shown at Fig 19 below, also taken from Dixon Allan's book, is based on a land valuation and ownership census of 1911. It clearly shows that the four dwellings along the western boundary of the application site had been amalgamated to form two dwellings. No. 10, a four roomed dwelling known as Pear Tree Cottage, was owned by Frederick Warren. Fred's wife, Anne Warren, is recorded in 1892 as winning the best dressed window in the Sinnington and District Floral and Horticultural Society whilst in 1902 records show she received payment for cleaning the church and lighting the fires. The name of the cottage and Anne's ability to produce an award-winning floral display both suggest that the cottage had access to a garden or garth to the rear.

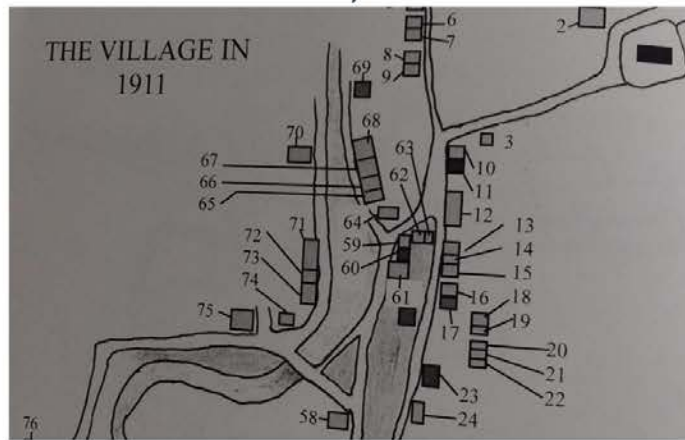


Fig 19 Copyright Dixon Allan: based on Valuation Office's Land Valuation & Ownership Census 1911

6.2.5 No. 11 was owned by John Boyes with the key (not included within this report) indicating that No. 11 was used at this time as a grocery shop and bakers. This is supported by the historic photograph in Fig 20 below which shows the awning of the grocer's shop. The photograph shows a curbed pavement with enclosed front gardens where the current grass verge is. Although it is not clear, there appears to be a lower element to No 11 with a timber structure beyond in the place of the former access which may be stabling, a shed or gates. Victoria Gardens and the cottages beyond are single storey whilst the former is also stone gabled and thatched. The row beyond the demolished cottages has clearly been significantly altered since this photograph was taken with all cottages demolished and Victoria Gardens re-roofed and re-gabled.



Fig 20 Edwardian photograph of application site frontage showing previous dwellings and grocers

6.2.6 Records show that, in 1886, John and his wife provided refreshments for the public tea and social gathering funded by the Christmas singers whose running had been taken over that year by the church. The Boyes are also recorded as providing refreshments for The Peoples' Guild between 1910 and 1914. John Boyes was made the Parish Clerk in 1903; a post he held for several years. John was also a joiner and is recorded as having carved the new lectern for the church from oak salvaged from the church during its Edwardian restoration while Mrs Lesley donated the hanging lamps which were said to 'provide the light of 500 candles'. The Boyes were clearly an entrepreneurial couple; John is also listed as a carrier with a horse-drawn wagon which made regular journeys to local markets at Pickering and Kirkbymoorside.

6.2.7 The mapping at Figures 21 and 22 below, issued in 1912 and 1914 respectively, show a cluster of development along the southern boundary of the garth. These were presumably outbuildings associated with the row of dwellings and it is likely that this is where the Boyes family housed their horse and wagon and stored groceries for sale. The location of these structures reinforces that they, and the land in which they sit, are associated with the dwellings on Netherby Lane and not Church Lane Cottage. Most importantly, this map shows the current boundary to Church Lane Cottage to be exactly as it is today. It shows a tightly drawn curtilage which excludes the area of land at the corner of Church Lane and Netherby

Lane, a slightly angled boundary at the point where access is currently provided to the application site and a narrow strip of garden between it and Church Lane Cottage.

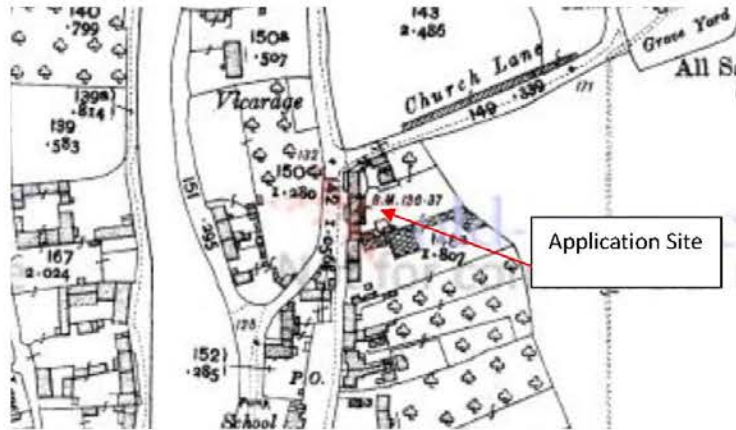


Fig 21 Copyright Old Maps UK: OS County Series, Yorkshire 1912, 1:2,500



Fig 22 Copyright Scottish National Library: OS Six Inch England and Wales Series, 1914

6.2.7 Later photographs in Figures 22 and 23 below show the former cottages viewed at an oblique angle from The Green compared with the view today.



Fig 22 Historic photo of The Green showing cottages now demolished



Fig 23 Same view as that shown in Fig 22 today following demolition with adjacent cottages raised

6.2.10 OS mapping at Fig 24 below was rather frustratingly surveyed over fourteen years which makes it hard to narrow down the date at which the cottages within the application site were demolished. The oldest resident spoken to during the production of this report was born in the village in 1934 and has no recollection of the cottages and Allan's book states that the cottages were demolished in the 1930's although his source is not cited. It is certain, however, that by 1952 at the very latest the site was clear of all structures, including those

along the southern boundary. This reinforces the fact that the application site is linked in ownership to these dwellings and not to Church Lane Cottage. The boundary to the latter is practically identical to the boundary shown in the 1912 mapping. The only change would seem to be the appearance of out-buildings in the 1952 mapping, to the west of Church Lane Cottage, where sheds exist today.

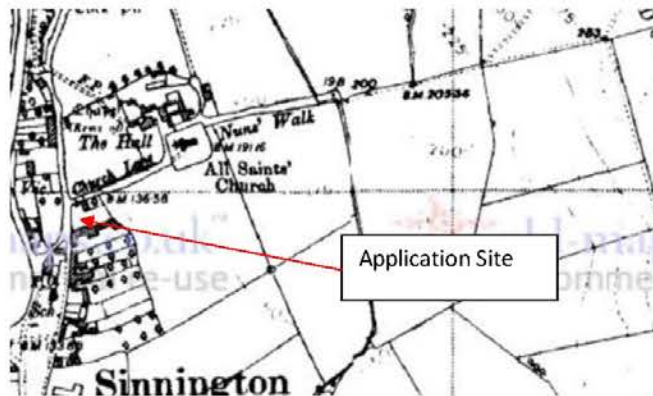


Fig 24 Copyright Old Maps UK: OS County Series, Yorkshire 1938-52, 1:2,500

- 6.2.8 Following demolition of the cottages, the dry-stone wall to the west of the site was constructed to re-enclose the land. The wall was built along the line of former front elevation of the cottages with the front gardens being turned over to grass verge. The wall, which has been cement capped, has an attractive patina of age formed by a combination of lichen growth and the organic spill of vegetation over its top. It provides visual strength to the roadside but is soft in appearance. It therefore contributes to the character of the streetscape and the Conservation Area. It has not been well built though with a wide range of stones used in a rather hap-hazard manner. This undermines the continuity of some of the courses and also the diminishing pattern of the courses. There are also clear vertical breaks in the wall which suggest both poor repairs and former openings (Fig 25 below)..

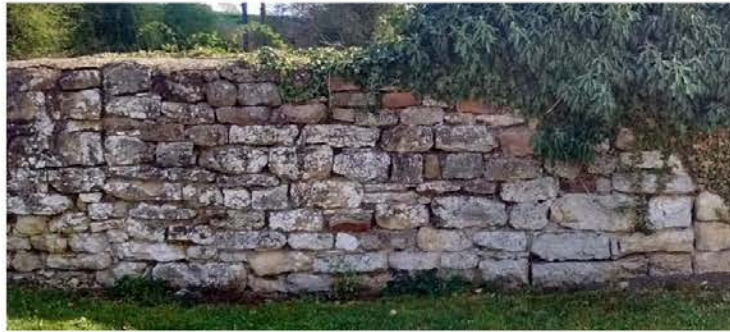


Fig 25 Vertical breaks in the dry-stone boundary wall

- 6.2.9 It is clear that this dry-stone wall was not constructed until after the cottages on Netherby Lane had been demolished in the 1930s. Although the date of its construction satisfies the 'pre-1948' requirement, the land on which it sat had not been in the same ownership as Church Lane Cottage since its purchase by Marth Horsley in the very early nineteenth century. It was not in the same ownership as Church Lane Cottage at the time of listing, nor did it have a functional relationship with the listed building. As such it cannot be deemed to be curtilage listed and the proposed new accesses do not require listed building consent.
- 6.2.9 The photograph in Fig 26 below was taken in 2009. It was taken from a car topped camera and as such the image is seen from a higher vantage point than would normally be available. It is useful, however, in demonstrating the western, fenced boundary to Church Lane Cottage and the strip of previously developed land between Church Lane and Victoria Gardens.



Fig 26 Copyright Google Maps March 2009: View south across site

- 6.2.10 To summarise, the significance of Sinnington Conservation Area is derived from Evidential Value in the archaeological potential it contains; Historical Illustrative Value through the way the plan form and historic structures help illustrate the settlement's origins and later periods of growth whilst connecting us with these periods; Aesthetic Design Value in the architectural detailing of high quality structures within its bounds and Aesthetic Fortuitous Value in the unplanned but positive way in which the buildings within its boundary interact with both their historic and natural environment. The significance of the Conservation Area is also partly derived from Historical Associative Value through the settlement's connection with various people of significance, such as the Lesleys, and the Communal Value experienced by people who have met or gathered here for worship, remembrance or education.

7 Contribution of Site to Significance of Relevant Heritage Assets

- 7.1 The application site has never been intensively worked and lies within Sinnington's historic core. It previously contained structures of late eighteenth/early nineteenth century origin which have subsequently been demolished but remains of which lie within the site. It has also been used as a garth to support several families and businesses. It is therefore clear that there is significant potential for archaeological remains to survive within the site which may contribute towards a greater understanding and appreciation of the relevant heritage assets.
- 7.2 The significance of the relevant heritage assets is primarily formed from Historical Illustrative value. They connect people and activities of the past with the present. The relevant heritage assets also visibly illustrate a range of architectural styles, building techniques, and changing socio-economic factors and, through these, illustrate both the intentions of their creators and how previous generations existed. This Illustrative value helps aid our interpretation of the past by acting as a tangible link with, and providing insights into, past communities and their activities.
- 7.3 This Historical Illustrative Value is compromised by the demolition of the former stables/cottages which undermines the legibility of the former uses of the site. Conversely, however, Historical Illustrative Value is reinforced by the plan form of the site as seen in aerial views of the village, OS mapping and views into the site from Netherby Lane, all of which provide an appreciation of the dimensions of the site of the original garth. The rubble

mounds to the west of the site also help illustrate the garth's former development and provide a clue to the location of the former structures whilst the dry-stone wall illustrates the line of the front elevation of the former cottages.

- 7.4 The site has no notable connections other than its brief association with the Lesly family and as such it contributes only minor Historical Associative value to the relevant heritage assets.
- 7.5 The site does not contribute Aesthetic Design Value or Communal Value to the significance of the relevant heritage assets.
- 7.6 It does, however, contribute Aesthetic Fortuitous Value which is derived from the incidental, visual interaction of each asset with the site. The view from Netherby Lane across the site and the view from Church Lane Cottage into the site qualify under paragraph 11 of Historic England's Advice in Planning Note 3: The Setting of Heritage Assets as '*views which contribute more to understanding the significance of a heritage asset*'. Views across the site towards Church Lane Cottage which have been revealed following the demolition of the former stables/cottages aid an appreciation and understanding of the listed building which cannot be seen from Church Lane. Similarly, views out from the cottage into the site, and the direct visual relationship of the cottage with the site, suggest an earlier relationship which aids an interpretation of the original use of the land as a garth to the cottage. Similarly, views of mature trees at the edge of and beyond the site, which were not planted with their wider impact in mind, now enhance some views through the Conservation Area and an appreciation of Church Lane Cottage as a rural dwelling.
- 7.7 The contribution the application site itself make towards the significance of the relevant heritage assets is therefore varied. It extends to high Evidential Value, medium Historical Illustrative Value and medium Aesthetic Fortuitous Value.

8 Design of Proposed Development and Impact on Significance

- 8.1 The proposal has been designed to provide a sustainable use for this redundant and neglected site. To the author, it represents a pragmatic solution which considers the changing nature and value of the site and conserves to a good degree the heritage values highlighted above as the land enters its next phase of development.
- 8.2 The construction of a row of cottages within the footprint of the historic cottages, now demolished, would better reveal the significance of the Conservation Area by reinstating the

historic street plan and evidencing the former intensity of use and division of the site. It would also reinstate the original enclosed character of Church Lane Cottage by reinstating a structure where the Cottage's stables used to be located. This approach would, however, totally undermine the contribution that the site now makes to the rural character and appearance of the Conservation Area through the current provision of a low density, green space. It would also block the principal views of Church Lane Cottage which have been revealed by the demolition of these cottages.

- 8.3 The proposed scheme is considered an ideal compromise. It addresses current access issues to the site which have occurred through the change in ownership of the land. This will ensure that, in the future, it can be well tended by providing separate and sufficient access whilst providing the optimum viable use for this disused site which recognises both its previous domestic use and its use as a garden/garth. Importantly, the scheme is set slightly further back than the previous dwellings which enables the green verge and most of the dry-stone wall to be retained, both of which contribute to the green, rural, edge of village character of the site. Equally, however, the dwellings are set far enough forward to conserve the direct visual relationship between Church Lane Cottage and the open land to the rear of the proposed dwellings. The scheme will continue to afford some views of Church Lane Cottage and the trees beyond the village from Netherby Lane whilst reinforcing the rather secret and hidden character of Church Lane Cottage which is part of its charm.

- 8.4 It is therefore considered that the proposed development will have the following impact on the Heritage Values of the relevant heritage assets:

Evidential Value will be harmed through the development of part of the site and the clearing of the rubble heaps which contain historic fabric, but this can be suitably mitigated through appropriate archaeological pre-conditions.

Historical Illustrative Value will be harmed through the removal of rubble heaps to the west of the site which indicate the location of the former cottages and through the reduction in legibility from Netherby Lane of the site's original use as a garth. Historical Illustrative Value will also be undermined by the creation of independent access from Netherby Lane which will undermine the legibility of the historic relationship between Church Lane Cottage and the adjoining land. The reinstatement of a residential use will, however, reflect one of the previous uses of the site this better revealing part of the significance of the site. The legibility of the land's changing use and ownership through cartographic and documentary materials will also be conserved.

Aesthetic Design Value will be enhanced through the re-introduction of appropriately scaled and well-detailed cottages on the site which will reinstate some of the former visual strength to the streetscape. These will also provide a visual transition between the hard, pavement edge, terraced cottages on The Green and the rural landscape beyond Church Lane.

Aesthetic Fortuitous Value will be harmed through the loss of some views towards Church Lane Cottage and mature trees beyond the site and the erosion of the organic, open character of the site. It must however be recognised that the appearance of the site has deteriorated quite significantly over the years due to the limited use of the site which has led to its neglect. The proposed development will reinstate a 'garden' use to the front, side and rear of the site which will provide a different type of Aesthetic Fortuitous Value and reinstate to a greater degree the original enclosed and secretive nature of Church Lane Cottage which would have been hidden from view by its own stables. It is therefore considered that, whilst change will occur, harm will be mitigated by other gains.

- 8.5 It is therefore considered that the proposals will result in a degree of harm to the Historical Illustrative Value and the Aesthetic Fortuitous Value of the relevant heritage assets but that the Aesthetic Design Value of the Conservation Area will be enhanced.

9 Mitigation of Harm

- 9.1 The proposal to construct a small pair of attached, low-status cottages rather than one larger, high-status dwelling will help conserve the low-status, edge of village character of the site. The low status of the dwellings will be reinforced by the use of vernacular Yorkshire sliding sash windows rather than more formal vertical sliding sashes. The scale of development will also strike a balance between the dense, hard character of adjacent terraced cottages and the looser, green character of the bungalows and back-land gardens to the west of Netherby Lane. As such it will help create a visual link between the more densely developed core of the settlement and the more open character of the Conservation Area to the west and north.
- 9.2 Following receipt of Officer comments, the gable width of the dwellings has been reduced to better reflect vernacular proportions. This has further reduced the visual impact of the proposed development and better reflects the scale of nearby dwellings thus better conserving the character of the Conservation Area. A gable window overlooking Church Lane Cottage has also been removed at the Council's request.

- 9.3 Retention of informal boundaries between the application site and its neighbours, the use of permeable, gravel drives and the appropriate conditioning of materials will all help ensure that the proposed development conserves the soft, informal character of the site whilst reinstating some visual strength to the streetscape.
- 9.4 In views south-east across the site, the modern double garage associated with Victoria Gardens, which is formed from inappropriately dense brick and machine-made pantiles with stained doors, would be screened from view. This will conceal a suburban structure which currently detracts from the character of the Conservation Area.
- 9.5 Finally, the creation of a viable use for the site with adequate access will help ensure that the site is well maintained whilst the introduction of gardens around the cottages will enhance views into the site.

10 Conclusion

- 10.1 It is clear that the application site has witnessed several changes since the construction of Church Lane Cottage. Whilst the listed building seems well conserved and the outline of its original garth is still legible in plan form, the cottage was severed from its garth through a change in land ownership over two hundred years ago. The conversion of its outbuildings and stables to provide four cottages and their subsequent demolition has destroyed evidence of the cottage's original outbuildings, undermining the status of the cottage and the legibility of the original form and the function of the adjoining land. It has also undermined the legibility of an interesting phase of the Conservation Area's historic development. Ironically, whilst the demolition of the cottages has made the original relationship of the cottage and the land easier to interpret, the change in land ownership has generated an issue in the creation of derelict, land-locked site.
- 10.2 The applicant and his architect have produced a scheme that is sympathetic in scale and design to the site's historic context. The scheme will cause some harm to the significance of the relevant heritage assets through its impact on Historical Illustrative and Aesthetic Fortuitous Value as highlighted in Section 9 but it will lead to alternative gains in Aesthetic Fortuitous Value and augment Aesthetic Design Value. On balance then, it is considered that the harm caused will be less than substantial.

- 10.3 The NPPF states that, where applications will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Public benefits will ensue from the creation of a sustainable use for a disused piece of land within the Conservation Area which is currently derelict and neglected. The provision of two, small cottages on this 'windfall' site will also help meet the Council's housing requirements and provide a scale of housing which developers are often reluctant to create. Public benefit will also ensue from the increased Design Value that the scheme will contribute to the significance of the relevant heritage assets.
- 9.5 Given the above, it is considered that this revised scheme now meets both national and local policy regarding the conservation of heritage assets and addresses concerns previously raised by the Council's Building Conservation Officer. In the light of the amendments that the applicant has made to minimise the impact of the proposed scheme on the significance of the listed building, and the opportunities for revealing greater significance that have been pursued, approval is recommended.



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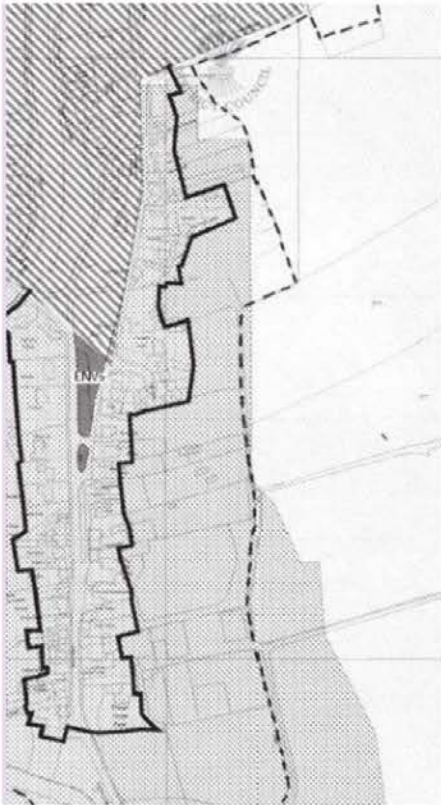
Appendix A: Relevant List Descriptions

Church Lane Cottage

Grade II

SINNINGTON CHURCH LANE SE 78 NW (south side) 8/77 Church Lane Cottage - II Cottage. Mid C18, or earlier; outshut added and raised. Rubble sandstone with outshut of red brick; pantile roof with brick stacks. Central-entry plan, with outshut. Single-storey, 3-bay front. Plain front door flanked by C20 windows, all with timber lintels. End stacks, the right one external. Attic casements in gable ends. Interior not inspected but said to be unmodernised.

Appendix B: Sinnington Conservation Area Boundary (relevant part only)



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Appendix C: Plan Attached to Deeds 1965

