

Field East of The Causeway Hazelbury Bryan

HERITAGE ASSESSMENT Relating to proposed development



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Fig. 11. View looking west across the car park and rear of the service buildings. Significant alterations have taken place to the north elevation of the single storey service building. A taking in door within the northern wall of the cross wing provide clues to its possible former use as a hay store with possible stabling below or within the adjacent single storey building.

Fig. 12. Land to the west of the Inn to be developed as part of the proposed employment land.

1. Introduction

1.1 Kevin Morris Heritage Planning Ltd. has been appointed by Hall & Woodhouse to provide heritage advice on the proposed development of land east of The Causeway, Hazelbury Bryan. Given the location of designated and non-designated heritage assets within the village, the purpose of this report is to assess the likely impacts of the site development on the significance of The Antelope Inn, a statutory listed building which will be most affected by the proposal. This report sits alongside the Historic Environment Assessment produced by AC Archaeology which provides a detailed history of the area and sets out the results of a largely desk-based assessment of the historic environment (archaeology and cultural heritage) issues relating to the proposed redevelopment of land adjacent to the Antelope Inn. As identified by AC Archaeology other than The Antelope Inn, there are no heritage assets likely to be affected by the proposal including the designated Conservation Area to the west of the site. The appendix to their report helpfully provides a series of historical maps which provide evidence of the evolution of the area from 1607 onwards and the distribution of buildings relative to the site. In light of the Historic Environment Assessment and its contents, this report does not seek to repeat the history of the village or provide a list of heritage assets within the immediate and wider environs of the site, instead it concentrates on the impact upon the setting and significance of the Antelope Inn. The plan below identifies the site examined as part of this exercise.



Fig. 1. The proposed site allocation and indicative development relative to The Antelope Inn (bottom centre). Source: Morgan Carey Architects

- 1.2 In brief, the key characteristics of the allocation site are that it consists predominantly of two fields used for grazing and mostly for horses. The land is relatively flat and enclosed by mature hedgerows and trees.



Fig. 2. The smaller of the two fields forming the application site, looking north from the rear of The Antelope Inn.

Fig. 3. The larger of the two fields looking north from the rear of The Antelope Inn.





Fig. 4. The eastern boundary of the site.

- 1.3 The application site is enclosed by mature trees and hedgerows on its western and eastern boundaries. The north, and north-western boundary comprises hedgerow together with the rear boundary of The Beaches Farmhouse. The southern boundary abuts the rear car park of The Antelope in and also projects further south on its western side and abuts the junction of Water Knap, Partway Lane and The Causeway. See images above and below.



Fig. 5. The southern-most part of the site to the rear of the tree and to the west of The Antelope Inn.

- 1.4 Given the purpose of a heritage assessment is to inform the site development, the assessment has been informed by guidance provided by the National Planning Policy Framework (NPPF) and the methodology undertaken to assess the impact of the proposed development has drawn on guidance for understanding and assessing heritage significance provided by Historic England in Conservation Principles (Policies

and Guidance) April 2008 and The Setting of Heritage Assets (July 2015). The document is structured as follows: Introduction (1), Recent Planning Background (2), The Legislative Framework (3), National Planning Policy Framework (4) Local Policy Framework (5), Conservation Principles (6), The Setting of Heritage Assets (7), Analysis of the significance of The Antelope Inn as a Heritage Asset and the Impact of the Proposed Site (8) and Conclusions (9). Copies of the Local Planning Policies are provided within the Appendix. In addition to an examination of the significance of the designated heritage asset and the degree to which the proposed development is likely to impact upon its individual or shared significance, further consideration is given to any mitigation that should be considered to offset any likely harm caused by the proposals.

2. Recent Planning Background

2.1 As background several recent applications for planning permission and listed building consent have been submitted to the local planning authority for approval. In brief, they are as follows:

- Discharge of condition No. 3 - window details and 4 - watching brief from planning permission 2/2016/0841.

Ref. No: 2/2016/1438/DOC | Received: Tue 27 Sep 2016 | Validated: Tue 27 Sep 2016 | Status: Decided

- Form reduced external levels and install door to create access/egress from upper floor.

Ref. No: 2/2016/0841/FUL | Received: Thu 09 Jun 2016 | Validated: Mon 27 Jun 2016 | Status: Decided

- Remove window and install door to create access/egress. Form internal partition and carry out associated internal and external alterations.

Ref. No: 2/2016/0842/LBC | Received: Thu 09 Jun 2016 | Validated: Mon 27 Jun 2016 | Status: Decided

- Demolish existing timber framed skittle alley, erect new building accommodating skittle alley

Ref. No: 2/1997/9154 | Received: Tue 30 Dec 1997 | Validated: Tue 30 Dec 1997 | Status: Decided

- (Demolish existing) and erect replacement skittle alley

Ref. No: 2/1997/0792 | Received: Wed 17 Dec 1997 | Validated: Wed 17 Dec 1997 | Status: Decided

- Externally illuminated fascia and free standing signs

Ref. No: 2/1995/0128 | Received: Wed 01 Mar 1995 | Validated: Wed 01 Mar 1995 | Status: Decided

- Develop land by the erection of 5 No. dwellings, form vehicular access and car parking area

Ref. No: 2/1988/0946 | Received: Wed 10 Aug 1988 | Validated: Wed 10 Aug 1988 | Status: Decided

- Develop land by the erection of 5 detached dwellings, enlarge pubhouse car park. (OUTLINE)

Ref. No: 2/1986/0267 | Received: Tue 01 Apr 1986 | Validated: Tue 01 Apr 1986 | Status: Decided

- Develop land by the erection of a single storey telephone exchange, form vehicular access and car park

Ref. No: 2/1979/0627 | Received: Tue 17 Jul 1979 | Validated: Tue 17 Jul 1979 | Status: Decided

- Form new car park and vehicular access

Ref. No: 2/1979/0626 | Received: Tue 17 Jul 1979 | Validated: Tue 17 Jul 1979 | Status: Decided

3. Legislative Framework

- 3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers 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'.

4. National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) was published in March 2012. Paragraph 17 sets out twelve core planning principles and one of these is that planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. Other national core planning principles are that planning should 'take account of the different roles and character of different areas' and 'always seek to secure high quality design'. Paragraphs 126 to 141 in Section 12 of the NPPF relate to conserving and enhancing the historic environment. Paragraph 126 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 132 states 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and

convincing justification'. Paragraphs 133 and 134 discuss substantial harm and less than substantial harm to the significance of heritage assets. It must be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found that will enable its conservation. Where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.

5. Local Policy Framework

- 5.1 The North Dorset Local Plan Part 1 sets out the strategic planning policies for the district and was adopted by the Council on 15 January 2016. Policies contained within the Plan replace a large number of the policies set out in the 2003 Local Plan and all planning decisions must be made in accordance with the development plan unless 'material considerations' indicate otherwise. At the time of writing, North Dorset District Council is embarking on producing a new Local Plan for the District, which will replace both the North Dorset District-Wide Local Plan (1st Revision) (adopted in January 2003) and the North Dorset Local Plan Part 1 (adopted in January 2016). To help in this process the Council has completed a 'Call for Sites' consultation Strategic Housing Land Availability Assessment (SHLAA) to identify sites that may have potential for development over the next 15 years. The 'Call for Sites' was an opportunity for agents, landowners and developers to submit land which they believe could be developed to meet future demand for homes and jobs. The site, with the exception of the garden land to the rear of Orchard House was assessed and identified by NDDC as part of the SHLAA process.
- 5.2 Policy 5 of the Local Plan (a copy attached as an appendix) from paragraphs 4.113 to 4.177 lays out the District Council's approach to safeguarding North Dorset's historic environment. It reflects national policy guidance and requires those proposing development to provide an assessment of the likely heritage impacts arising from development, including the impact on setting.

6. Conservation Principles

- 6.1 Historic England's Conservation Principles, Policies and Guidance for the sustainable management of the historic environment makes clear that the historic environment is central to England's cultural heritage and sense of identity, and hence a resource that should be sustained for the benefit of present and future generations. Historic England's aim in the document is to set out a logical approach to making decisions and offering guidance about all aspects of the historic environment and for reconciling its protection with the economic and social needs and aspirations of the people who live in it. Principle 3 deals with the understanding of significance and makes clear that in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; and how the place compares with others sharing similar values. With regard to an assessment of significance, the document

examines the contribution made by context and setting to the significance of heritage assets. At paragraph 76 it states that 'setting' is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance. Further to the above, paragraph 77 describes the role of context which it states embraces any relationship between a place and other places. Examples include cultural, intellectual, spatial or functional. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places. These Conservation Principles, Policies and Guidance identify the need for balanced and justifiable decisions about change in the historic environment depending upon understanding who values a place and why they do so, leading to a clear statement of its significance and, with it, the ability to understand the impact of the proposed change on that significance. As such, every reasonable effort should be made to eliminate or minimise adverse impacts on significant places. Ultimately, however, it may be necessary to consider the public benefit of the proposed change against the harm to the place.

7. The Setting of Heritage Assets

- 7.1 The development of the proposed site within Hazelbury Bryan does not have a direct impact upon known archaeology, statutory listed buildings, non-designated heritage assets or conservation area as described by AC Archaeology in their HEA report. This assessment therefore examines the possible effects of the site allocation and development upon the settings of the designated heritage asset, The Antelope Inn.
- 7.2 In order to make an informed assessment therefore, reference has been made to the setting guidance produced by Historic England 'The setting of Heritage Assets' published in December 2017. This guidance, Good Practice Advice 3 – The Setting of Heritage Assets (2nd edition, 2017) supersedes Good Practice Advice 3 – The Setting of Heritage Assets (1st edition, 2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011). The guidance note gives assistance concerning the assessment of the setting of heritage assets, given:
- the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings, and
 - the policy objectives in the NPPF and the PPG establishing the twin roles of setting: it can contribute to the significance of a heritage asset, and it can allow that significance to be appreciated. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage asset's conservation, including sustaining significance (NPPF, paragraph 132).

- 7.3 Setting is 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 (NPPF, Annex 2: Glossary).
- 7.4 Amongst the Government’s planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- Step 1: Identify which heritage assets and their settings are affected
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm
 - Step 5: Make and document the decision and monitor outcomes

8. Analysis of the significance of The Antelope Inn as a Heritage Asset and the likely impact of the proposed development site

- 8.1 The broad conservation philosophy of Historic England is that understanding the heritage significance of a place or asset is a prerequisite to managing that place or asset in ways that preserve and enhance its significance. AC Archaeology have identified The Antelope Inn as containing architectural, evidential and historic value and is of “Medium Significance”. The following analysis will further identify and assess the significance of The Antelope Inn together with its setting.
- 8.2 A heritage asset is defined in 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). The NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting, the NPPF defining setting as ‘the surroundings in which a heritage asset is experienced’. It further explains that the ‘extent of a setting is not fixed and may change as the asset and its surroundings evolve’ whilst noting that setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. It should be noted that the contribution a

setting makes to the significance of an asset or assets does not depend on there being public rights or an ability to access or experience that setting.

Assessment

Step 1:

The only heritage asset to be examined is The Antelope Inn, a grade II listed building and its immediate and wider setting.



Fig. 6. The front elevation with earlier 18th century structure to the front with tiled roof and 19th century to the rear with slate roof.



Fig. 7. View looking north east from the junction with The Causeway illustrating its rural village street context.

Step 2:

Annex 2 of the NPPF defines significance as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England's Conservation Principles, Policies and Guidance (2008) includes a methodology for assessing significance by considering 'heritage values'. They are:

- evidential value – what potential for new knowledge is there in the fabric of the asset?
- historical value – how does the asset or its features support a narrative of the past?
- aesthetic value – how do people engage with the asset emotionally?
- communal value – how does the asset bring people together as a community?

In this instance Historic England's terms are used because their adoption simplifies this current assessment.

In general terms, the Antelope is considered to be of national significance as a building of architectural or historic importance given its inclusion on the statutory list which describes the building as follows:

HAZELBURY BRYAN PIDNEY ST 70 NW 8/30 The Antelope - II Public House, mid C 18. Brick (Flemish bond with flared headers). Tiled roof with gable ends, stone copings and end brick stacks. C 19 parallel range to rear. 2 storeys 3 window range. 3-light casements with glazing bars except for upper floor central which has a similar 2-light casement. Ground and upper floor right windows under flat rubbed brick arches, others under C 20 steel and concrete lintels. Central gabled porch with blocked entrance. Plat band at first floor level. One internal room has C 18 fireplace and panelling (RCHM), Service wing to rear. "RCHM, Dorset, vol III" p 108, no 25 which describes it as follows:

(25) Inn, 150 yds. S.W. of the foregoing, is a mid 18th-century building with walls of Flemish-bonded brickwork patterned with blue headers; the roofs are tiled. The symmetrical three-bay S. front has casement windows of three and two lights, and a plat-band at first-floor level. A rear wing at right-angles to the front range has walls of the same type of brickwork but with lower eaves. The E. room of the S. range has a corner fireplace, with an 18th-century stone surround with a fluted keystone and a moulded cornice. The room is lined with fielded oak panelling in two heights with a moulded dado rail

AC Archaeology's report which includes the Hazelbury Bryan tithe map from 1838 shows the Inn in its present location and illustrates a U-shaped building with linked building at its north-western corner. Subsequent adaptation and extension has seen the addition of the 19th bay and modification of earlier structures, particularly the western cross wing and outbuilding which are now joined as shown in the 1887 1st

edition Ordnance Survey map within the appendix of the AC report. Later alterations to the outbuildings are also evident in the attached images which provide further thoughts on the evolution of the building.



Fig 8. View looking north-east from the Causeway junction. The original and extended two-storey cross wing is evident together with the early and extended single-storey service building. The chimney stack identifies the probable northern end of the original cross wing.



Fig. 9. Evidence of the possible evolution of the cross wing with vertical joint in line with the former end stack (reflecting the plan of 1838) and later stone addition also evidence by a change in level at the ridge. Further evidence on the evolution of the building could be gained by an examination of the roof frame.



Fig. 10. View looking south-west across the rear of the property. The 19th century slate roofed bay is clear, adjoined to the earlier 18th Century building and wing with lower eaves and earlier fenestration. The earlier cross wing is also evident with a junction between the brick and natural stone adjacent to the stack. The 1838 plan suggests the stone structure is later than the brick and may reflect the impact of the brick taxes (abolished in 1850) and availability of local stone.



Fig. 11. View looking west across the car park and rear of the service buildings. Significant alterations have taken place to the north elevation of the single storey service building. A taking in door within the northern wall of the cross wing provide clues to its possible former use as a hay store with possible stabling below or within the adjacent single storey building.

In this case the significance of The Antelope Inn is broadly determined by consideration of the extent of survival and degree of aesthetic, architectural, historic or communal interest of the public house and its service buildings and the degree to which its setting contributes towards the special architectural or historic interest of the heritage asset.

This section explains which elements of The Antelope Inn are most significant and builds upon commentary already provided by AC Archaeology. The purpose of this is to ensure that

designs for any development within its setting take into account the contribution that different elements of the building (including its setting) make to its significance. The discussion which follows identifies the grades of significance as follows:

- High significance - original fabric and elements of plan form of notable architectural and historic interest that strongly contribute to the interest of the building;
- Some significance - original fabric and elements of plan form of some architectural and historic interest that partially contribute to the designation;
- Neutral/no significance - later additions or alterations that do not contribute to the designation or significance.
- Detract/harm - later additions and alterations which detract from the significance of other elements.

Clearly the most significant elements of the building are those surviving from its original 18th century construction which comprise the front range and part of the western cross-wing. Although not directly relevant for the purpose of this exercise, it is of note that part of the 18th interior also survives. The 19th century additions and alterations which are not all necessarily of the same date are also important although of not as significant as the original and could be described as of some significance in this context. However, the combination of the two periods of construction is of note as it provides valuable evidence of the evolution of the building and development as a country inn with changes taking place to respond to changing demands of both customer and landlord.

It is unfortunate that the northern elevation of the 18th century outbuilding has been altered in a less than sympathetic way with the application of painted render and insertion of more contemporary fenestration which has devalued the contribution made by the building to the overall significance from this location.

Of no significance are the later additions at the rear comprising the close boarded fence and flat roofed store which detract from the appearance of the Inn and cause harm by virtue of their poor appearance and construction.

The skittle alley at the eastern side of the building has a neutral impact and significance due to its form and appearance using stained timber reflecting a rural vernacular.

Given the criteria for determining significance described earlier, it is evident that the building contains some evidential value in that further research and examination of the fabric could reveal a greater understanding of the building, its evolution and responses to changing practices of running a country inn. Given this evolution and historic use the building clearly provides a narrative of the past and has historic value; its use as a country inn is evident on the early 1838 map. From the adjacent roads, it is clear that the Inn has an important role within the street scene comprising an attractive collection of buildings and setting. This aesthetic value is most evident from the south, south-east and south-west, its relationship with the land to the north is of less value, not due to its lack of public access but because of its less polite and complete elevations, the building having been designed purposely to address the street frontage. As a country inn and role within the village the building has significant cultural and communal value together along with the local school, church and chapels.

Step 3:

In light of the above, the third stage of any analysis is to identify the range of effects a development may have on The Antelope Inn and evaluate the resultant degree of harm or benefit to the significance of the heritage asset. Section 2 above has described the significance of the Inn and its relative values. The land to the north, east and west of the Inn is to be developed as shown on the illustrative layout prepared by Morgan Carey Architects and illustrated in Fig. 1.

Whilst Development of agricultural land surrounding a statutory listed building will inevitably lead to change, change in itself does not always lead to harm being caused. However, The Antelope Inn has been located within a largely rural context since at least the 17th century (as illustrated by the plans supplied by AC Archaeology) and it will as a result have enjoyed an extensive rural setting. Change to this setting therefore has the potential to cause harm and given the proximity of the proposed development a level of harm will be inevitable which has been described by AC Archaeology as “moderate”. In light of this further investigation is required to determine the degree of harm in more detail.

Given the location of the Inn relative to the village and its rural hinterland, the setting of The Antelope is understood and appreciated from two principle locations. The most significant or important is its public street setting, particularly given its function and its visual and cultural role within the village. The Inn addresses the street directly and benefits from a rural landscape setting (see Figs. 5, 6 and 7). This framework emphasises the primacy and role of the Inn within its context. This setting has been carefully considered during the preparation of indicative proposals including layout and general form. Development of the land immediately to the west of the Inn as identified in Fig. 12 below, will maintain an important area of green space to its front and adopt a form and appearance that reflects a local vernacular of service buildings being low, of simple form and using a range of local, vernacular materials, in the same way that the skittle alley adopts a form and appearance which sits comfortably alongside the listed building and is clearly subservient to the Inn building.



Fig. 12. Land to the west of the Inn to be developed as part of the proposed employment land.

The development of land on its eastern side will be screened largely by existing vegetation and the skittle alley (they will be clearly visible from the north). Views of the Inn from the south-east will not therefore be affected by the proposed development due to the location of the proposed buildings which will enable its setting from this location to be safeguarded.

The wider landscaped setting from the north will be significantly altered and a level of harm will result given (as stated previously) this setting is important and has been largely unaltered since the 17th century at least. However, it should be noted that the relationship between the inn and its hinterland has to a degree been compromised by subsequent alterations and additions to the rear of the listed building. These alterations have not been respectful of the significance of the inn and detract from it and as such detract from the relationship between building and setting.

Step 4:

Given the likely impact of the proposed development upon the setting and significance of the building and as Historic England make clear, maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception. This has been done. Early assessment of the Inn's setting and significance has led to an illustrative approach which seeks to safeguard the cultural, historic, and aesthetic significance of the building. Its evidential significance will not be affected and aesthetically no alterations to the built fabric are proposed. The impact from the south and public realm has been explained in section 3. From the rear or north of the listed building the impact on setting will be mitigated through the creation of an extended yard to the rear of the Inn which is then enclosed by buildings of a more utilitarian character with a limited pallet of materials and form and in the main single storey. Planting will be introduced to soften the impact further. Longer range views to and from and to the Inn will be altered and become more urban in character although areas of green open space within the confines of the site will be retained. This change to the setting will harm the existing but also create a new setting for a village inn which could in provide an option to invest in the rear of the property to present a more attractive presentation to a newly formed public realm and lead to enhancement of the building (whilst realising this is beyond the control of the client). The cultural role of the public house will be safeguarded and enhanced through improved safe pedestrian access which could also have an economic benefit (although viability is not being questioned) and its role locally will be more accessible. Given its historic importance, there is no direct impact upon its built fabric although as stated, its setting from the north will be altered although again, improved public access could allow greater appreciation of the asset. Aesthetically no alterations of the Inn are proposed.

Given the above analysis and acceptance that a degree of harm will result from development within the setting of The Antelope Inn (described as modest by AC Archaeology), paragraph 134 of the NPPF and policy 5 of the Local Plan apply. It is accepted that great weight should be afforded to conservation of the Inn and that the level of harm caused needs to be assessed against wider public benefits. There is no direct impact upon the fabric of the building as already identified so the public

benefits arising from the development of the site for local employment and housing need to be set against the changes to the setting of the asset. In this case the provision of housing within the village fulfils not only a national need, but also a district and local one. Evidence received from the Neighbourhood Plan Group at the time of writing confirms that the site is one of the preferred options for the village with evident benefits of improved public access between the village shop and the Inn. The site also forms one of the identified SHLAA sites within the North Dorset allocation ref: 2-24-0506. Provision of additional housing within the village would make a significant contribution to meeting the sustainable housing needs for the district and Hazelbury Bryan in particular in addition to the creation of employment space. The cumulative effect is to create demonstrable public benefits which in this case outweigh the moderate or slight harm caused to the northern setting of the public house.

9. Conclusion

- 9.1 This study has examined the likely potential of the site development upon the significance of The Antelope Inn a grade II designated heritage asset. This report sits alongside the Historic Environment Assessment produced by AC Archaeology which provides a detailed history of the area and sets out the results of a largely desk-based assessment of the historic environment (archaeology and cultural heritage) issues relating to the proposed redevelopment of land adjacent to the Antelope Inn. As identified by AC Archaeology and this report, other than The Antelope Inn, there are no heritage assets likely to be affected by the proposal including the designated Conservation Area to the west of the site. This report has further examined the conclusions within the AC report and confirms that the level of harm to the setting of The Antelope Inn resulting from the development is moderate or slight which in turn is outweighed by the demonstrable public benefits arising from the proposal which has been designed to mitigate the harm caused by being respectful of the existing building through the use of appropriate forms, massing and layout.

APPENDIX

North Dorset Local Plan

POLICY 5: THE HISTORIC ENVIRONMENT

Assessing Proposals That Would Harm a Heritage Asset

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.

Justifying Substantial Harm to or the Loss of a Designated Heritage Asset

Development that results in substantial harm to or the loss of a designated heritage asset will be refused unless it can clearly be justified that there is substantial public benefit resulting from the development, outweighing the harm or loss, or all of the following apply: a the nature of the heritage asset prevents all reasonable uses of the site; and b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c conservation by grant-funding or some form of charitable or public ownership is not possible; and d the harm or loss is outweighed by the benefit of bringing the site back into use.

In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II* listed buildings and registered parks and gardens, scheduled monuments and undesignated archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional.

Justifying Less Than Substantial Harm to a Designated Heritage Asset

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

Justifying Harm to a Non-Designated Heritage Asset

Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to: e the desirability of sustaining and enhancing the significance of the asset; and f the scale of any harm or loss; and g the significance of the heritage asset.

Hidden and Unidentified Heritage Assets

Remains or hidden features or fabric, which contribute to the significance of a designated heritage asset (or which suggest that a non-designated heritage asset is of demonstrably

equivalent significance), should be recorded and preserved in situ. The recording and excavation of remains or hidden features or fabric of less heritage value may be permitted, if recording and preservation in situ is not a reasonable or feasible option.

Enabling Development

In exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long-term preservation and enhancement of a designated heritage asset considered to be at risk, or other heritage asset on a local risk register maintained by the Council. Such development will only be permitted if: h it has been demonstrated that reasonable consideration has been given to other options for securing the long-term preservation and enhancement that are more consistent with the policies of the Local Plan and these are not available; and i it has been demonstrated that the enabling development is the minimum necessary to secure such long term preservation and enhancement; and j the benefits of the enabling development outweigh the dis-benefits of departing from other relevant policies in the Local Plan.

Enabling development will not be permitted where the Council considers the current condition of the heritage asset is the result of deliberate or reckless neglect or actions designed to secure a benefit from this exception to policy.