

**Planning Appeal
APP/DI265/W/24/3353912**

**Tess Square & Butts Close
Marnhull**

Heritage Based Topic Paper

Heritage based Topic Paper – Appellants and Dorset Council (Conservation)

Planning Appeal Reference: APP/D1265/W/24/3351896

Planning Application Reference: P/OUT/2023/02644

1. Introduction

Proposal: Hybrid planning application consisting of:

Full planning permission for a mixed-use development to erect a food store with cafe, plus office space and 2 No. flats above. Erect building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet). Form vehicular and pedestrian accesses and parking. Form parking area for St. Gregory’s Church and St Gregory’s Primary School. Carry out landscaping works and associated engineering operations. (Demolish redundant agricultural buildings). Land west of Church Hill.

Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane.

Location: Land West of Church Hill and Land Off Butts Close and Schoolhouse Lane, Marnhull

Reason for refusal:

The proposed development by reason of its siting, scale (in terms of mass and quantum), and appearance would have a less than substantial harm on grade I listed Church of St Gregory, grade II listed Senior’s Farmhouse and Attached Barn, and Marnhull Conservation Area. It is considered that the harm identified would not be outweighed by the public benefits of the proposal contrary to Policies 2 and 5 of the adopted North Dorset Local Plan Part 1, and paragraphs 199, 200, and 202 of the National Planning Policy Framework (Statement of Common Ground, Introduction, para. 1.2.4).*

Main issue: Whether the public benefits of this proposal would outweigh the less than substantial harm to the identified heritage assets - *Reason for refusal No. 4.*

2. Statutory Duties, Adopted Policy and appropriate Guidance

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Council has a statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring it 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***”.

Under section 72 of the same Act, the Council has a general duty as respects conservation areas in exercise of planning functions that “**special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area**”.

2.2 The North Dorset Local Plan

The Adopted Local Plan contains the following heritage related policy:

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 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.

2.3 The National Planning Policy Framework

Pursuant to the above, paragraph **210 of the National Planning Policy Framework makes clear that when** determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the National Planning Policy Framework (December 2024) requires that in considering whether to grant planning permission for any works or development, “**great weight should be given to the asset’s conservation**”. Paragraph 213 states that: “**any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification**”.

Paragraph 215 makes clear:

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

2.4 Historic England - Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

Definition of Significance:

Archaeological interest: *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

Architectural and artistic interest: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

Historic Interest: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

2.5 Historic England – The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)

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

3. Relevant Heritage assets within the vicinity of the proposed development sites

Marnhull Conservation Area (note: the chicken barns within Senior's Farm to be demolished fall within the boundary of the designated conservation area)

Non-designated heritage assets (HER Monuments):

Church Cottages Schoolhouse Lane

The Rectory, now part of St. Gregory's Church of England Primary School, New Street

The former Methodist Chapel, New Street

Church Cottage, Church Hill

The Cottage, Pillwell

Bowers Cottage, Burton Street

Sackmore Cottage, Sackmore Lane

Earthworks, Sackmore Lane

Statutory listed buildings:

The Church of St. Gregory, table tombs and war memorial, New Street

Senior's Farm and attached barn, New Street

Conyers Place (The Old Rectory) and walls to its north and east, New Street

Two stable buildings with interconnecting wall approximately 20m west of Conyers Place (The Old Rectory), New Street

Stable building approximately 20m west south west of Conyers Place (The Old Rectory), New Street

Granary, approximately 25m west of Conyers Place (The Old Rectory), New Street

Orchard House, Burton Street

Note: Details are attached as Appendix A.

4. The proposed development sites:

Site A: Northern parcel located to the west of Church Hill

Site B: Southern parcel located to the east of Butts Close

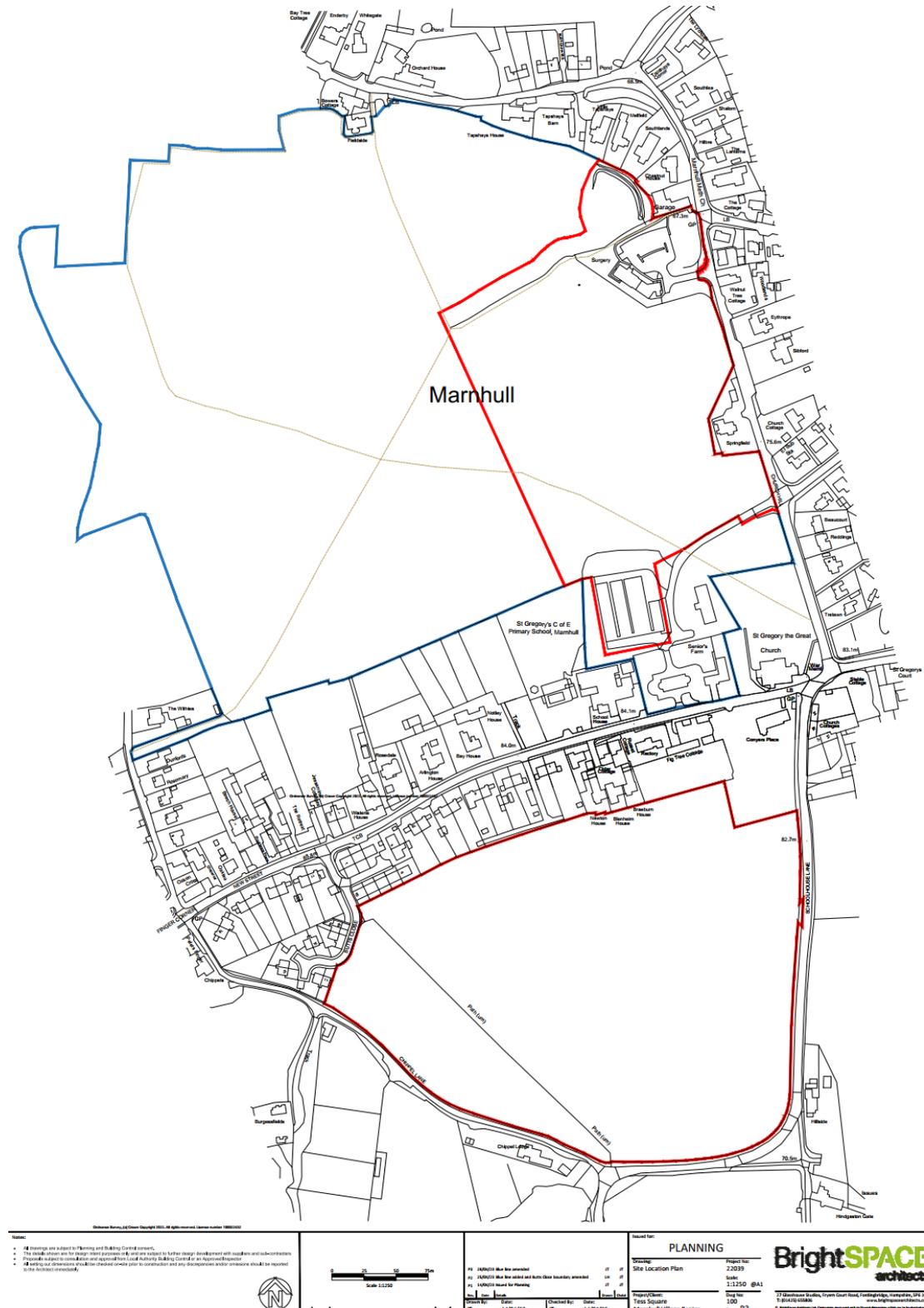


Fig. 1. Extract from the appeal documents identifying the application sites

Site A: Northern parcel development (Tess Square)

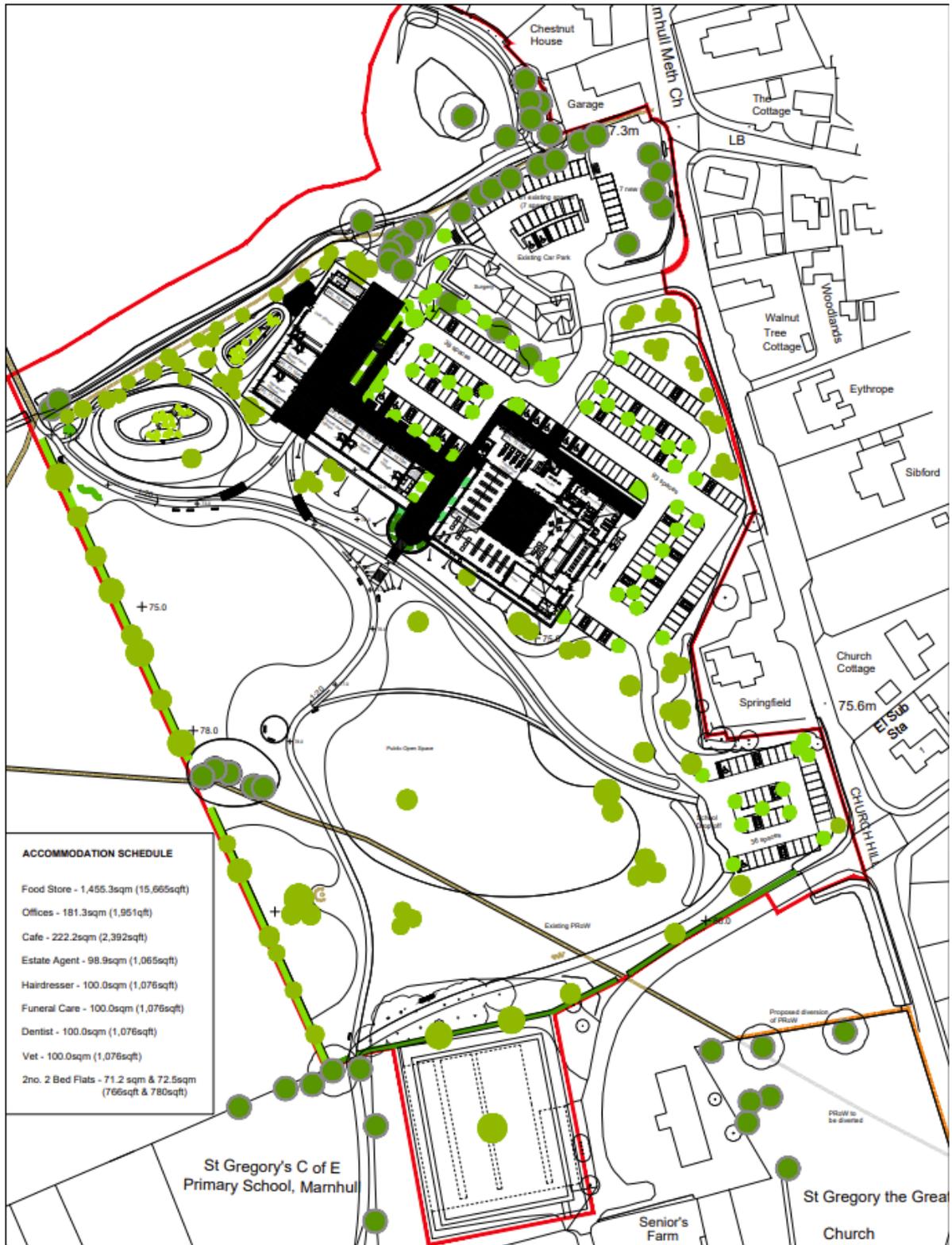


Fig. 2. Extract from the submitted appeal documents illustrating the proposed development (Tess Square)

Site B: Southern parcel development (Residential)



Fig. 3. Extract from the submitted appeal documents illustrating the outline proposals for Butts Close.

5. Matters not in dispute

It is agreed that the proposed development would have 'less than substantial harm' on grade I listed Church of St Gregory, grade II* listed Senior's Farmhouse and Attached Barn, and Marnhull Conservation Area (Statement of Common Ground, Matters not in dispute, para. 7.1.4).

Note:

1. The fourth reason for refusal contains an error(s). The Framework paragraphs referred to (paragraphs 199, 200, and 202) are incorrect and should refer to paragraphs 212, 214, and 215 in light of the December 2024 revisions.
2. The northern parcel of land projects into the Marnhull Conservation Area, but only contains the dilapidated barns/sheds.
3. The southern parcel of land (the Butts Close application site) shares a boundary with the Marnhull Conservation Area; a length of approximately 200m in the north-eastern.

6. Matters that remain in dispute

As stated in the Statement of Common Ground:

1. Harm to heritage assets can be considered on a sliding scale.
2. The weight to be attributed to the public benefits of the scheme given the local plan is out of date.

Note: Point 2 is not a matter for heritage witnesses to determine.

APPENDIX A

Relevant Heritage Assets within the vicinity of the appeal sites:

Page:

- 12 **Marnhull Conservation Area** (note: the chicken barns within Senior's Farm to be demolished fall within the boundary of the designated conservation area)

Non-designated heritage assets (HER Monuments):

- 13 Church Cottages Schoolhouse Lane
- 14 The Rectory, now part of St. Gregory's Church of England Primary School, New Street
- 16 The former Methodist Chapel, New Street
- 17 Church Cottage, Church Hill
- 19 The Cottage, Pillwell
- 20 Bowers Cottage, Burton Street
- 22 Sackmore Cottage, Sackmore Lane
- 23 Earthworks, Sackmore Lane

Statutory listed buildings:

- 27 The Church of St. Gregory, table tombs and war memorial, New Street
- 31 Senior's Farm and attached barn, New Street
- 33 Conyers Place (The Old Rectory), New Street
- 35 Walls to the north and east of Conyers Place (The Old Rectory) New Street
- 37 Two stable buildings with interconnecting wall approximately 20m west of Conyers Place (The Old Rectory), New Street
- 38 Stable building approximately 20m west south west of Conyers Place (The Old Rectory), New Street
- 40 Granary, approximately 25m west of Conyers Place (The Old Rectory), New Street
- 41 Orchard House, Burton Street

Additional Images:

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The Marnhull Conservation Area (blue dotted areas) and public footpaths (green)

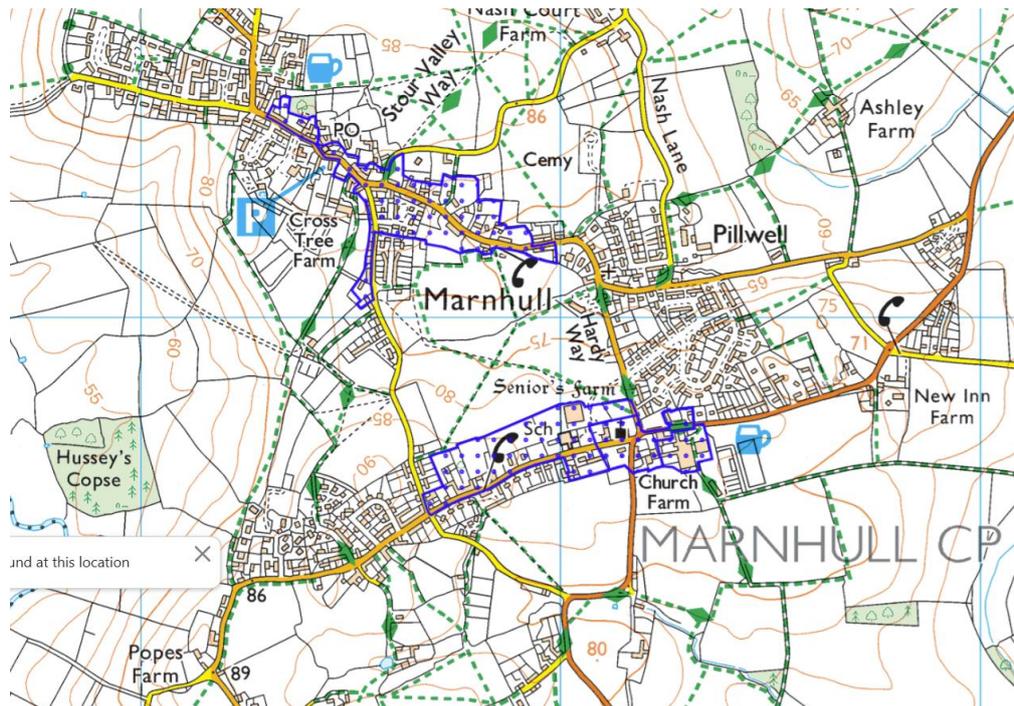


Fig. 4. Extract from Dorset Explorer illustrating the conservation area and rights of way.



Plate 1. Aerial view of the conservation area in context with the village.

Scheduled Monuments

There are no scheduled monuments within the immediate or wider setting of the two sites.

Non-statutory listed buildings recorded on the Dorset Historic Environment Record as Monuments (marked with a red dot on each of the plan extracts)

Church Cottages



Fig. 5. Map extract illustrating the location of Church Cottages



Plate 2. View looking south along Schoolhouse Lane with Church Cottages.



Plate 3. The early school building.

Dorset HER

For guidance please refer to the [Dorset HER web page](#).

Name: The Rectory (now part of the school), New Street, Marnhull
Type of Record: Building
HER Number: MDO27618
Last edited: Aug 23 2024 11:55AM

Location: Marnhull; Dorset
Grid Reference: ST 780 186
Map: [Show on Dorset Explorer](#)

Monument Type(s):
[HOUSE](#) (Georgian - 1716 AD to 1716 AD)

Summary

House with datestone WH 1716 extended in the nineteenth century, now incorporated into St Gregory's Church England school.

Protected Status

Conservation Area: Marnhull Conservation Area

Sources and Further Reading

<1> SDO150 - Monograph: Royal Commission on Historical Monuments (England). 1970. An Inventory of Historical Monuments in the County of Dorset, Volume II (South East) Part 3. 155.

Former Methodist Chapel



Fig. 7. Map extract showing the location of the former chapel.



Plate 4. The former methodist chapel now converted to residential.

Dorset HER

For guidance please refer to the [Dorset HER web page](#).

Name: Methodist Chapel, New Street, Marnhull
Type of Record: Building
HER Number: MDO27609
Last edited: Aug 23 2024 11:55AM

Location: Marnhull; Dorset
Grid Reference: ST 777 185
Map: [Show on Dorset Explorer](#)

Monument Type(s):

[METHODIST CHAPEL](#) (Georgian to Hanoverian - 1800 AD to 1832 AD)

[NONCONFORMIST CHAPEL](#) (Georgian to Hanoverian - 1800 AD to 1832 AD)

[WESLEYAN METHODIST CHAPEL](#) (Georgian to Hanoverian - 1800 AD to 1832 AD)

Summary

A Wesleyan Methodist Chapel thought to have been built in the early nineteenth century. It is shown on the 1st epoch Ordnance Survey map, on which it is described as 'Methodist Chapel (Wesleyan)'.

Protected Status

Conservation Area: Marnhull Conservation Area

Sources and Further Reading

- <1> SDO10239 - Map: Ordnance Survey. 1864, 1886. Ordnance Survey 25-inch map, epoch one. paper. 1:2500.
- <2> SDO136 - Monograph: Royal Commission on Historic Monuments. 1970. An Inventory of Historical Monuments in the County of Dorset, Volume III (Central) Part 2. 2. 156.
- <3> SDO11597 - Monograph: Stell, C. 1991. An Inventory of Nonconformist Chapels and Meeting-Houses in South-West England. 120.
- <4> SDO14739 - Digital archive: National Record of the Historic Environment. 1486536.

Church Cottage, Church Hill



Fig. 8. Map extract illustrating the location of Church Cottage.



Plate 5. Church Cottage as seen from Church Lane.

Dorset HER

For guidance please refer to the [Dorset HER web page](#).

Name: Church Cottage, Church Hill, Marnhull
Type of Record: Building
HER Number: MDO27656
Last edited: Nov 6 2017 11:26AM

Location: Marnhull; Dorset
Grid Reference: ST 781 189
Map: [Show on Dorset Explorer](#)

Monument Type(s):
[HOUSE](#) (Stuart to Georgian - 1700 AD to 1799 AD)

Summary

House, originally a pair of eighteenth century cottages.

Sources and Further Reading

<1> SDO136 - Monograph: Royal Commission on Historic Monuments. 1970. An Inventory of Historical Monuments in the County of Dorset, Volume III (Central) Part 2. 2. 159.

The Cottage, Pillwell



Fig. 9. Map extract illustrating the location of The Cottage.



Plate 6. The Cottage.

Dorset HER

For guidance please refer to the [Dorset HER web page](#).

Name: The Cottage, Pilwell, Marnhull
Type of Record: Building
HER Number: MDO27667
Last edited: Nov 6 2017 11:39AM

Location: Marnhull; Dorset
Grid Reference: ST 781 190
Map: [Show on Dorset Explorer](#)

Monument Type(s):
[HOUSE](#) (Georgian to Hanoverian - 1800 AD to 1832 AD)

Summary

Early nineteenth century cottage.

Sources and Further Reading

<1> SDO136 - Monograph: Royal Commission on Historic Monuments. 1970. An Inventory of Historical Monuments in the County of Dorset, Volume III (Central) Part 2. 2. 159.

Bowers Cottage



Fig. 10. Map extract illustrating the location of Bower Cottage to the north of the Tess Square site.



Plate 7. Bower Cottage

Dorset HER

For guidance please refer to the [Dorset HER web page](#).

Name: Christmas and Bower Cottages, Burton Street, Marnhull
Type of Record: Building
HER Number: MDO27669
Last edited: Aug 23 2024 11:55AM

Location: Marnhull; Dorset
Grid Reference: ST 778 191
Map: [Show on Dorset Explorer](#)

Monument Type(s):
[HOUSE](#) (Georgian to Hanoverian - 1800 AD to 1832 AD)

Summary

Pair of early nineteenth century cottages.

Protected Status

Conservation Area: Marnhull Conservation Area

Sources and Further Reading

<1> SDO136 - Monograph: Royal Commission on Historic Monuments. 1970. An Inventory of Historical Monuments in the County of Dorset, Volume III (Central) Part 2. 2. 159.

Sackmore Cottage

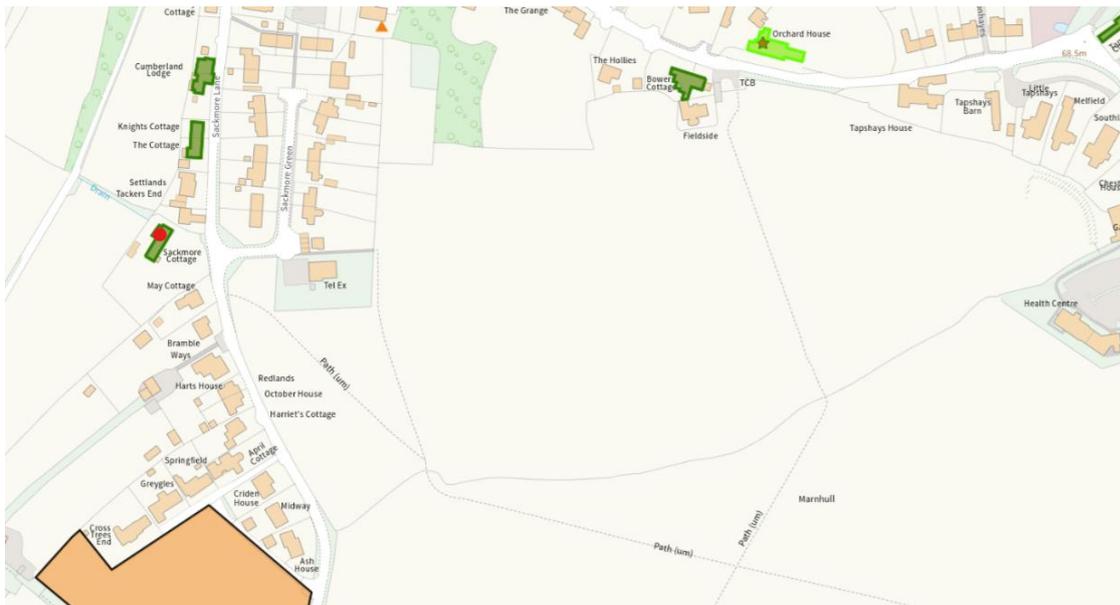


Fig. 11. Map extract illustrating the location of Sackmore Cottage, east of the Tess Square site.



Plate 8. Sackmore Cottage

Dorset HER

For guidance please refer to the [Dorset HER web page](#).

Name: Sackmore Cottage, Sackmore Lane, Marnhull
Type of Record: Building
HER Number: MDO27651
Last edited: Aug 23 2024 11:55AM

Location: Marnhull; Dorset
Grid Reference: ST 775 190
Map: [Show on Dorset Explorer](#)

Monument Type(s):
[HOUSE](#) (Stuart to Georgian - 1667 AD to 1733 AD)

Summary

Late seventeenth or early eighteenth century cottage, with rubble walls and tiled roof. Also known as Firtre Cottage.

Protected Status

Conservation Area: Marnhull Conservation Area

Sources and Further Reading

- <1> SDO136 - Monograph: Royal Commission on Historic Monuments. 1970. An Inventory of Historical Monuments in the County of Dorset, Volume III (Central) Part 2. 2. 158-9.
- <2> SDO14739 - Digital archive: National Record of the Historic Environment. 888484.

Earthworks

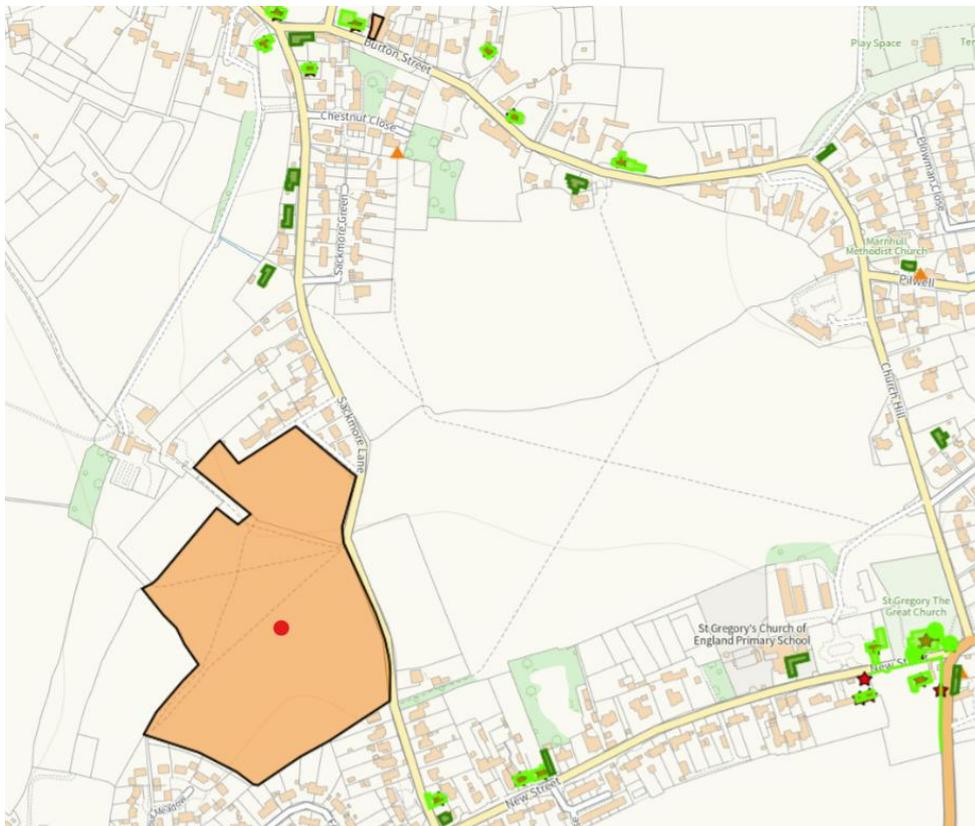


Fig. 12. The location of the earthworks HER allocation.



Plate 9. A view looking south-westward across the allocation.

Dorset HER

For guidance please refer to the [Dorset HER web page](#).

Name: Ridge and furrow south of Firtree Cottage, Marnhull
Type of Record: Monument
HER Number: MDO4288
Last edited: Nov 6 2017 11:56AM

Location: Marnhull; Dorset
Grid Reference: ST 775 187
Map: [Show on Dorset Explorer](#)

Monument Type(s):
[RIDGE AND FURROW](#) (Stuart to Georgian - 1701 AD to 1800 AD)

Summary

One of two areas in the parish of ridge and furrow visible as earthworks. The date of enclosure of the open fields of Marnhull is not known, but a document of 1655 refers to pasture that was 'lately enclosed'. This ridge-and-furrow is of post-enclosure date.

Sources and Further Reading

<1> SDO146 - Monograph: Royal Commission on Historical Monuments (England). 1970. An Inventory of Historical Monuments in the County of Dorset, Volume III (Central) Part 1. 160b.

Statutory Listed Buildings

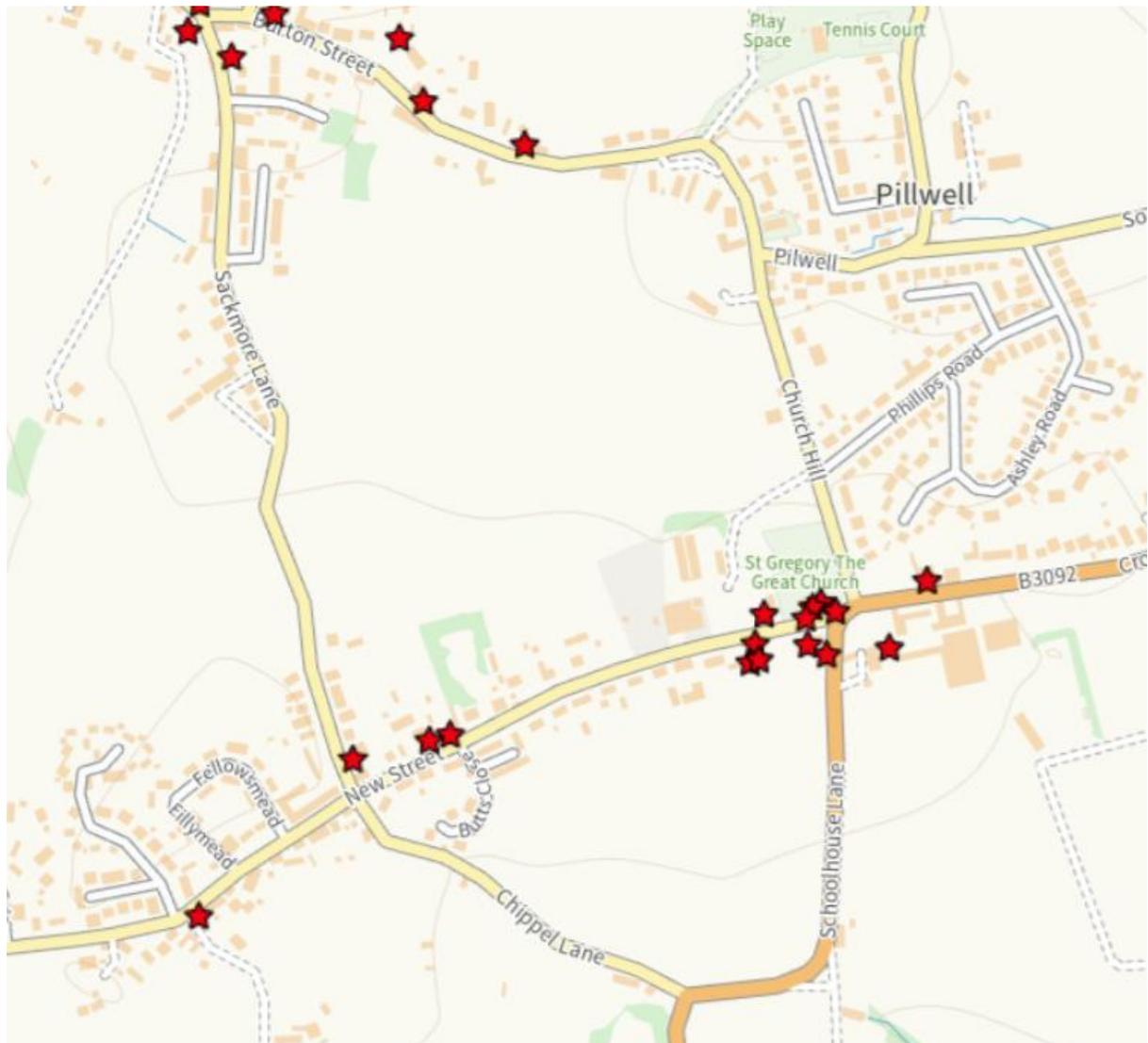


Fig. 13. Map extract illustrating the location and clusters of statutory listed buildings adjacent to the two appeal sites.



Fig. 14. The cluster of listed buildings including and adjacent to Senior's Farm and Church of St. Gregory.

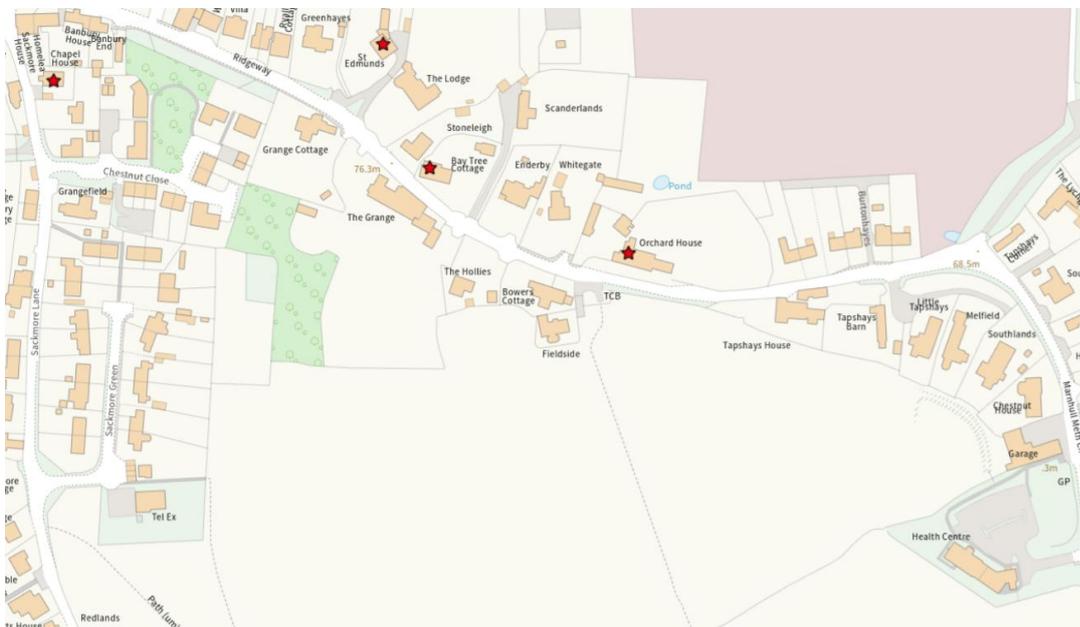


Fig. 15. Listed buildings located north of the Tess Square site.

The Church of St. Gregory (grade 1), Table tomb 1m north of chancel of St Gregory's Church (grade II), Table tomb 1m west of south porch (grade II), and the War Memorial (grade II) in Marnhull Churchyard.



Fig. 16. The location of the Church of St. Gregory.



Plate 10. An aerial view of the church within its village context.



Plate 11. The church looking east along New Street.



Plate 12. The church looking west along New Street.



Plate 13. The church viewed from Church Lane



Plate 14. The existing war memorial.

Statutory List Description: *Parish Church; one arcade pier C12; north chapel, north arcade C14; west tower, chancel arch and part south arcade C15; tower restored C18; south*

aisle and porch 1852; chancel and vestry 1881; organ chamber 1897. Squared, coursed rubble and ashlar walls. Tiled, stone- slated and lead roofs; gable-ended and flat. Plan: nave, chancel, west tower, north and south aisles, north chapel, south organ chamber, north vestry, south porch. Church is largely 'perpendicular' with the chancel being C19'decorated.' West tower: 3 stage with square set buttresses having pinnacles at each stage; weathered strings; various canopied niches; parapet with corner pinnacles; moulded, 4-centred west doorway with label with head-stops; 5-light vertical tracery west window with 2-centred head; octagonal vice-turret; belfrey openings are 2-centred, of 2 lights, mullioned and transomed, with returned labels and vertical tracery, those to the west being paired. North aisle has 2 2-centred, 2-light, vertical tracery windows to north and 3 lancets under a relieving arch west. North chapel has to north and east square-headed windows of 3-lights the tracery of which forms a 4-centred head. Chancel windows have flowing tracery under 2-centred heads. Chancel south door is 2-centred. North aisle has 3-light, C19 vertical tracery windows under 2-centred heads. Gabled porch with moulded 2-centred head and continuous jambs. Inner doorway has 4-centred head in square surround. Internal features: north arcade of 5 bays of 2-centred arches with 2 straight chamfered orders; octagonal north arcade piers except for 2nd from east which has a square central shaft with a $\frac{3}{4}$, keeled shaft to each face; these shafts have decorated cushion capitals, that to the north having 3 human masks; the south arcade is of 4 bays with 2-centred, moulded arches and capitals with foliage enrichment - east respond springing from angel corbel; north aisle to chapel arch and chancel arch are moulded and 2-centred with C16 carved angel capitals; 2-centred, moulded tower arch; C16 west nave roof of moulded intersecting beams and wall plates, coffers bearing quatrefoils and carving; simplified, probably C19, copy of nave roof to chapel; north aisle has C16 waggon roof with later tie-beams; C19 collar truss roofs to chancel and south aisle; chest tomb to Carent family, c.1470 with blind tracery sides and bearing 3 recumbent effigies; brass dated 1596 to R S A Warrin; various C17, C18 and C19 monuments; C15 square stone font on panelled stem; some C15 glass fragments; C16 and C18 wall paintings; ogee, cusped headed piscina in north chapel; other fittings mainly C19. RCHM, Dorset, vol IV, pp 148-52, no 1. Newman J and Pevsner N, *The Buildings of England: Dorset*, Penguin, 1972, p 270.

Listing NGR: ST7814718716

Statutory List Description: Table tomb, probably C18 or early C19. Large. Fluted angle pilasters and panelled sides. Inscription obliterated.

Statutory List Description: Table tomb, C17 to the Moore family. Heavy moulded top. RCHM, Dorset, vol III, p 152, no 1.

*Statutory List Description: War memorial, 1922 by Ponting. Portland stone. In form of Dorset medieval market cross. 3 step plinth. Octagonal shaft with square base. Carved head with representations of George and the Dragon, the Crucifixion and angels. *The Marnhull, Book*, p 139.*

Seniors Farm and attached barn (grade II*)



Fig. 17. Map extract illustrating the location of Senior's Farm.

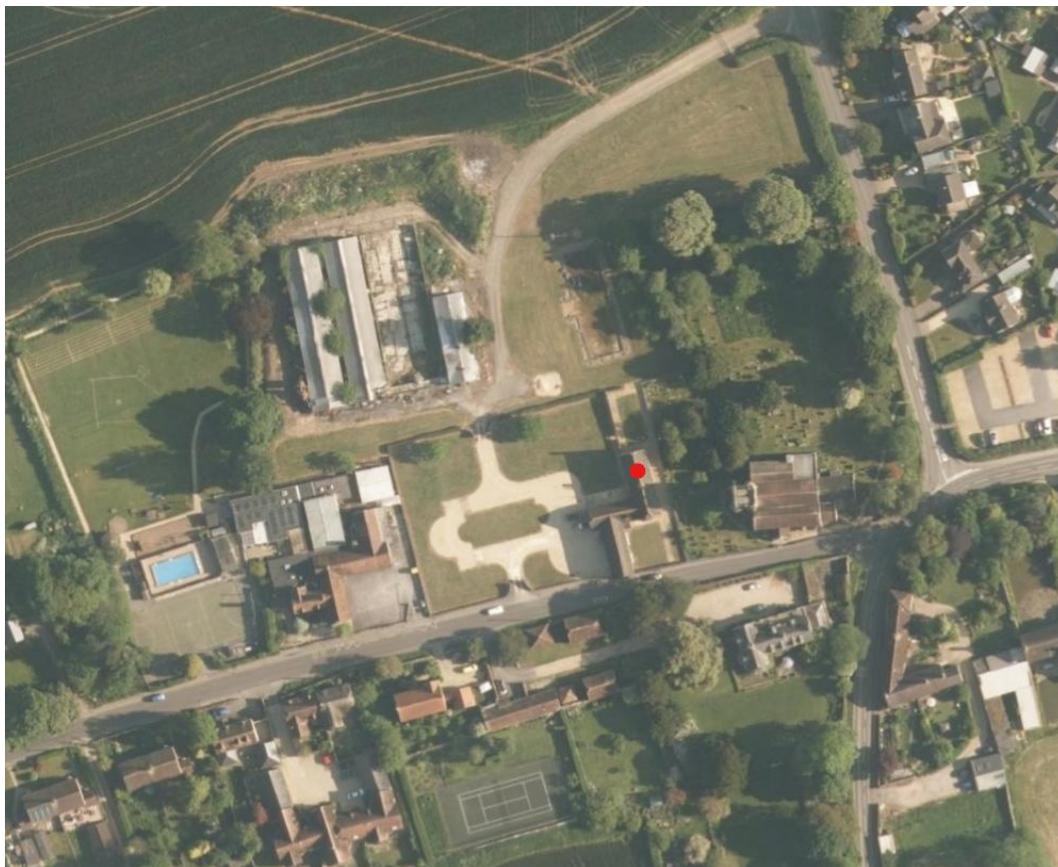


Plate 15. Aerial image of Senior's Farm.



Plate 16. Senior's Farm viewed from New Street



Plate 17. Seniors Farm and the attached barn looking east along New Street

Statutory List Description: *Senior's Farmhouse 4.10.60 and attached barn (formerly listed as GV Senior's Farmhouse) II* House, c.1500 with C18 and later additions and alterations. Coursed rubble and ashlar walls with gable-ended, tiled and stone-slatted roof. Brick stacks to gable and to right of front door. East facade: 2 storeys, 4 window range. Ground floor right has a 3-light square headed window, under a hood mould, each light having a 4-centred head. Next is a modern single light casement in a blocked doorway. To the right of the doorway is a 2-light, square headed window with cusped, traceried head. The left hand bay has a modern copy of the right hand bay window. 2 upper floor north bays have 2-light square headed windows with square-headed lights. The upper floor left bays are similar except that each light has a traceried head. Small trefoiled loop between 2 left bays. Moulded, pointed head doorway with continuous jambs in square surround with carved leaf spandrels under a label. This doorway has been mutilated by the insertion of an C18 part-glazed,*

panelled door. The barn is C18 with rubble walls and a stone-slate roof. Internal features (RCHM): moulded and chamfered ceiling beams and wall-plates; 4-centred head fireplaces with various carving and decoration; high quality, original plank and muntin partitions, one bearing paintings and another with carved tracery; C16 moulded plaster ceiling panels; 4-centred head partition doorways. The precise original purpose of the building is uncertain. RCHM, Dorset, vol III, p 152/3, no 4. Newman J and Pevsner N, *The Buildings of England: Dorset*, Penguin, 1972, p 270/1.

Conyers Place (The Old Rectory) (Grade II)



Fig. 18. Map extract illustrating the location of Conyers Place.



Plate 18. Conyers Place viewed from the junction of New Street



Plate 19. Conyers Place viewed from New Street

Statutory List Description: *House, probably 1695 in origin but much altered late C18 and C19. Ashlar walls and slated, gable-ended roofs with rendered stacks at various locations. 2 storeys and attics. 7 window range. Sashes with glazing bars. Some of these have thick glazing bars and may be original. Stone architraves with keystones. Parapet with triangular pediments. Internal features (RCHM): rooms with early C19 fielded panelling; room with bolection-moulded fireplace surround. RCHM, Dorset, vol III, p 152, no 3.*

The listed wall to the north and east of Conyers Place

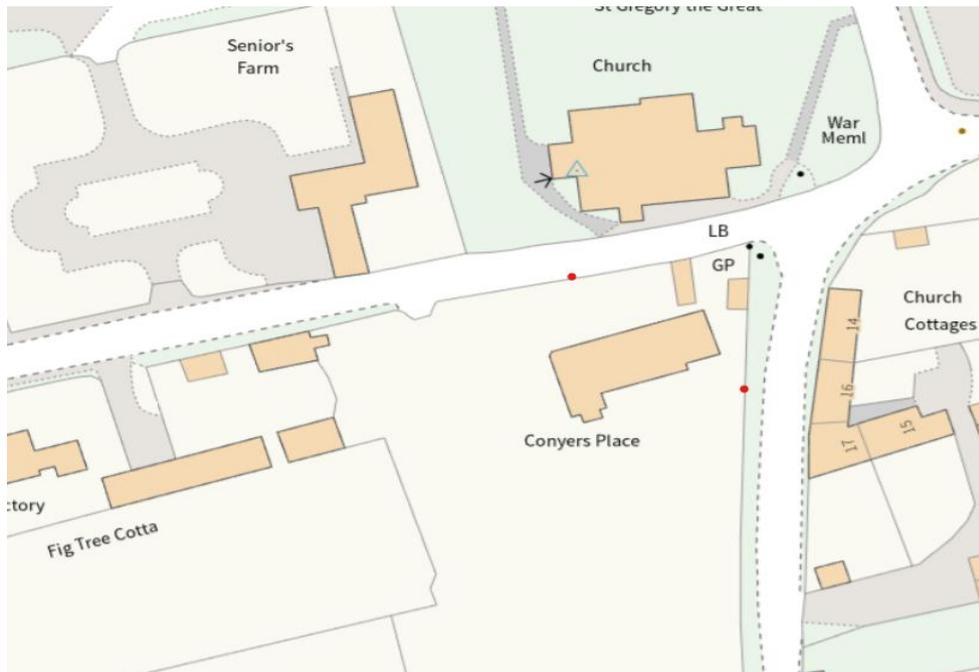


Fig. 19. The listed walls sit to the north and east of Conyers Place.



Plate 20. Aerial view of Conyers Place and location of the walls.



Plate 21. The northern boundary wall fronting New Street



Plate 22. The eastern boundary wall.

Statutory List Description: *Wall, C19 probably incorporating earlier work. Rubble with tile coping. Wooden gates with vertical ribbing forming pointed head panels. Wooden lintels.*

Two stable buildings with interconnecting wall approximately 20m west of the Old Rectory (grade II)

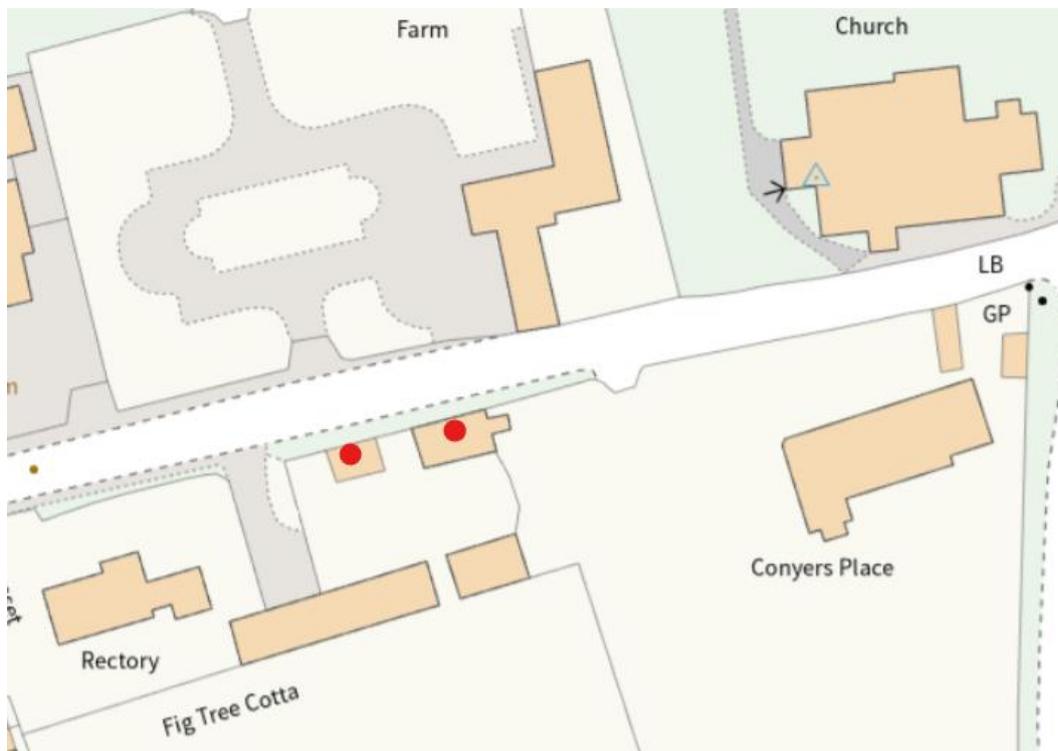


Fig. 20. Map extract illustrating the location of the two stable buildings to the north-west of Conyers Place.



Plate 23. An aerial view of the stable buildings with Conyers Place to their east.



Plate 24. The stable buildings viewed from New Street.

Statutory List Description: *Stable buildings with interconnecting wall. Late C18 or C19. Coursed, squared rubble. Tiled roofs. Most eastern building has half-hipped roof, western building has pyramidal roof. Double wooden doors. Eastern building has C20 garage door. Connecting wall has tile coping. RCHM, Dorset, vol III, p 152, no 3.*

Listing NGR: ST7808018678

Stable building approximately 20m west south west of the Old Rectory (grade II)



Fig. 21. The stable building location relative to Conyers Place.



Plate 25. Aerial view of the stable building with Conyers to its east.

Statutory List Description: *Stables, now general outbuilding, late C18 or early C19. Coursed, squared rubble with tiled, half-hipped roof. Single storey with loft. 2 window range. Sashes under wooden lintels. That to the left has glazing bars and that to the right has leaded-lights. These windows appear to be blocking former openings with segmental stone arches. End plain doors. RCHM, Dorset, vol III, p 152, no 3.*

Listing NGR: ST7809718665

Granary, approximately 25m west of the Old Rectory (grade II)



Fig. 22. The granary building sitting between two adjacent buildings (not clear from the map extract) and west of Conyers.

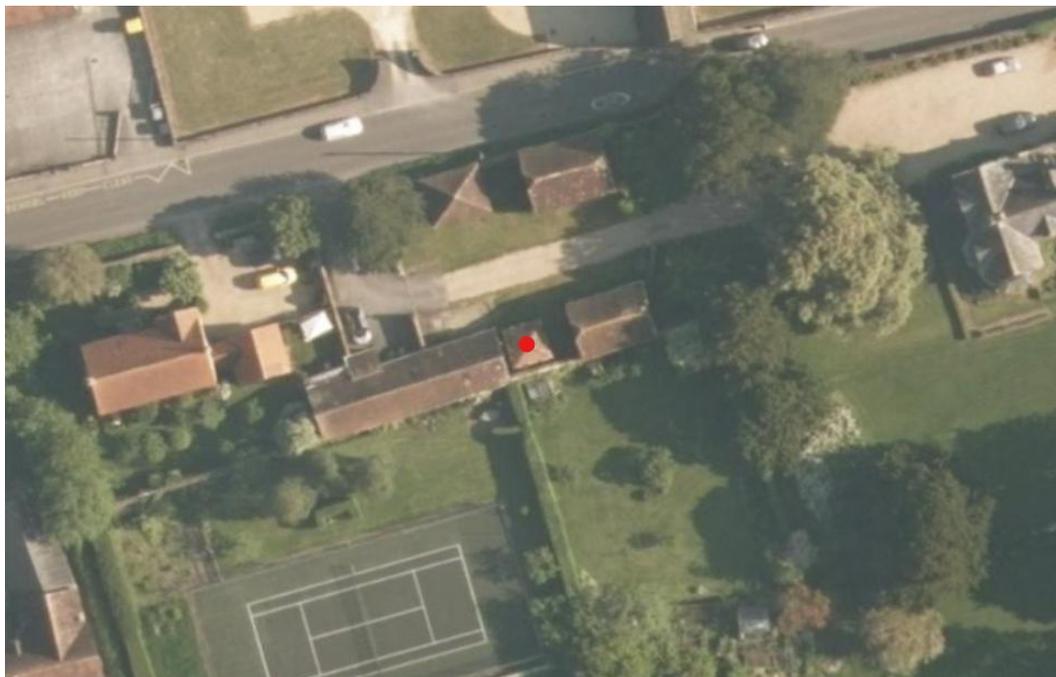


Plate 26. The location of the granary building

Statutory List Description: *Granary, late C18 or early C19. Timber framed, weatherboarded walls, with pyramidal tile roof with stone-slate verges. On staddle-stones. RCHM, Dorset, vol III, p 152, no 3.*



Plate 27. A view looking north towards the stable building and pyramidal roofed granary.

Orchard House, Burton Street (grade II).



Fig. 23. A map extract illustrating the location of Orchard House within its village context.



Plate 28. Orchard House north-west of the appeal site of Tess Square.



Plate 29. Orchard House looking east along Burton Street.

Statutory List Description: *House, late C18 with late C19 extension right. Rubble walls with tiled, gable-ended roof with brick stacks to ends and to left of centre. 2 storeys, 4 window range (to original house). Openings have segmental stone heads. 3-light casements with leaded-lights. Double, panelled, part-glazed door with radiating fanlight. Open, dentilled, pedimental hood on shaped brackets. Internal features (RCHM): stairs with cut strings and shaped spandrels, moulded handrail with splayed scroll ending. The house is listed for the C18 rather than the C19 range. RCHM, Dorset, vol III, p 159, no 54.*

Additional contextual images -Tess Square



Plate 30. Looking north from the Tess Square site's southern boundary with Orchard House evident in the distance.



Plate 31. Looking south from Burton Street across the Tess Square site to the Church of St. Gregory and Senior's Farm



Plate 32. Looking towards St. Gregory's Church from the southern boundary of the Tess Square site



Plate 33. Looking north-west across the Tess Square site from the southern entrance into the site north of the Church of St. Gregory



Plate 34. Looking north across the Tess Square site from the southern entrance into the site north of the Church of St. Gregory



Plate 35. Looking north-east towards Springfield from the southern access.



Plate 36. Looking west from the southern entrance towards the existing chicken barns to be removed.



Plate 37. Looking north towards the Tess Square site from New Street across the parking area adjacent to Senior's Farm with the chicken barns visible to the left of the image

Additional contextual images - Butts Close



Plate 38. Looking west along the northern boundary towards properties in Butts Close.



Plate 39. Looking from the application site towards the parish church tower. The two buildings visible are statutory listed (the Granary and stable building), with tennis court between.



Plate 40. Looking north east from the application site towards Conyers and its gardens. The listed building can just be seen behind the trees within its curtilage.



Plate 41. The extended curtilage of Conyers and area considered for inclusion within the conservation area by the Parish Council



Plate 42. Looking towards the Parish Church tower from the application site south of Blenheim and Braeburn House.



Plate 43. A telephoto long-range view across the site towards the church. Conyers is the building visible to its right with pitched gables and stacks above the trees.