

**HERITAGE STATEMENT TO SUPPORT A PLANNING APPLICATION,
THE MALTINGS, 4 EAST FARM, CLEADON.**



1. Introduction

This Heritage Statement has been prepared in support of a planning application relating to The Maltings, 4 East Farm, Cleadon, which is situated within the Cleadon Conservation Area.

The application seeks consent for the following alterations:

1. Removal of the existing tiled lean-to roof over an existing single-storey offshoot and replacement with a new flat roof incorporating a glazed rooflight.
2. Removal of three existing Velux-type rooflights within the existing lean-to roof.
3. Removal of two existing windows and installation of a new dark grey powder-coated aluminium bi-fold door.
4. Installation of a detached garden room within the rear garden.
5. No extension of the building footprint and no additional floor space is proposed.

The purpose of this statement is to assess the significance of the heritage asset and the likely effect of the proposed works on the character and appearance of the Cleadon Conservation Area.

2. Site and Heritage Context

The application property forms part of the East Farm complex within Cleadon and lies within the designated **Cleadon Conservation Area**.

The significance of the conservation area derives principally from:

- The historic village character of Cleadon.
- Traditional farmstead and agricultural buildings.
- The use of traditional materials and simple building forms.
- The spacious arrangement of buildings and gardens.
- Views through and between buildings that contribute to the rural character of the settlement.

The Maltings is an existing residential property that has undergone alteration and adaptation over time. The works proposed relate primarily to the rear elevation and rear garden, areas which have limited visibility from public viewpoints within the conservation area.

No listed buildings are affected by the proposal.

3. Description of the Existing Property

The property comprises a new build development within a former farm.

The element affected by the proposed roof alterations is an existing single-storey rear offshoot currently covered by a tiled lean-to roof incorporating rooflights. Existing fenestration includes windows proposed to be replaced by a larger glazed opening.

The rear garden is enclosed and provides sufficient space to accommodate a detached garden room without affecting the historic form of the principal building.

4. Proposed Development

Roof Alterations

The existing tiled lean-to roof is to be removed and replaced with a new flat roof construction.

The new roof will:

- Be lower in height than the existing lean-to roof.
- Incorporate a flat glazed rooflight.
- Be finished in a dark grey single-ply membrane.

The replacement roof will reduce the visual bulk of the existing structure and simplify the roof form.

Replacement Doors

Two existing windows will be removed and replaced with a new bi-fold door system.

The proposed doors will:

- Be powder-coated aluminium.
- Finished in dark grey.
- Match the colour tone of the existing PVCu windows within the property.

The alteration will improve access and views to the garden while remaining confined to the rear elevation.

Detached Garden Room

A detached garden room is proposed within the rear garden.

The submitted design shows a contemporary structure with:

- Flat roof form.
- Dark grey external finishes.
- Extensive glazing and sliding/folding doors.
- High-quality modern materials.

The garden room is ancillary to the residential use of the dwelling and does not create a separate dwelling unit.

The structure is positioned within the rear garden where it will be experienced principally as a garden feature rather than as part of the historic streetscape.

5. Assessment of Heritage Impact

Impact on the Character and Appearance of the Conservation Area

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposed works are considered to preserve the character and appearance of the Cleadon Conservation Area for the following reasons:

Roof Alterations

The replacement flat roof will be lower than the existing lean-to roof and therefore less visually prominent.

The removal of the existing tiled roof and rooflights and replacement with a simple contemporary flat roof and glazed rooflight represents a modest alteration to a secondary rear element of the building. The proposal does not alter the principal form of the property and will not be readily visible from public viewpoints.

Consequently, the proposal will have a neutral or slightly beneficial effect on the appearance of the building.

Replacement Bi-fold Doors

The new doors are confined to the rear elevation and do not affect the public-facing character of the building.

The dark grey aluminium finish is sympathetic to the existing window colour palette and reflects a contemporary but restrained design approach.

The alteration will not result in harm to the significance of the conservation area.

Detached Garden Room

The proposed garden room is located within the private rear garden and is physically detached from the historic building.

Its contemporary design is clearly distinguishable from the host property, following established conservation principles that new additions should be identifiable as modern interventions rather than creating a false sense of historical development.

The structure:

- Does not affect important public views.
- Does not result in loss of historic fabric.
- Remains subordinate within the garden setting.

The use of dark grey cladding, extensive glazing and a flat roof creates a visually lightweight appearance that sits comfortably within a garden environment.

Given its location and scale, the garden room will have a negligible effect on the significance of the conservation area.

6. National Planning Policy Framework (NPPF)

The National Planning Policy Framework requires local planning authorities to identify and assess the significance of heritage assets and consider the impact of proposed development upon that significance.

The proposals constitute minor alterations to an existing dwelling and the introduction of a modest ancillary garden structure.

The works:

- Do not result in the loss of historic fabric of significance.
- Do not alter the historic form of the principal building.
- Do not adversely affect key views within the conservation area.
- Preserve the character and appearance of the Cleadon Conservation Area.

The proposal therefore accords with the heritage objectives of the NPPF.

7. Conclusion

The proposed development at The Maltings, 4 East Farm, Cleadon comprises modest alterations to an existing residential property together with the installation of a detached garden room within the rear garden.

Key considerations are:

- No extension to the dwelling and no additional floor space is being created.
- The new flat roof will be lower than the existing tiled lean-to roof.
- The proposed rooflight is discreet and contemporary.
- The new dark grey aluminium bi-fold doors are confined to the rear elevation and are sympathetic to the existing colour scheme.
- The detached garden room is located within the private rear garden, is subordinate to the host dwelling and has limited visibility from public areas.

Overall, the proposals will preserve the character and appearance of the Cleadon Conservation Area and will result in no harm to the significance of the designated heritage asset. The development is therefore considered acceptable in heritage terms and compliant with both national and local conservation policies.