

This cottage is located at the top of a flight of Grade II listed locks and beneath the headwall of a neighbouring reservoir. Access to the cottage is on foot only via the lock. Prior to submitting an application for planning permission the applicant approached the Trust for advice.

The advice given was that the size, scale and details of the extension proposed on the gable end facing the locks were out of proportion with the existing cottage which contributes significantly to the setting of the listed locks. Despite this advice a planning application was submitted to the LPA with no amendments to the plans. No Heritage Assessment was provided in support of the

proposal, although this had also been recommended by the Trust.

The Trust was consulted on the application by the LPA. The Trust advised that the proposal failed to provide any description or assessment of the likely impact of the proposal on the significance and setting of the listed lock flight, as required by paragraph 185 of the NPPF. The Trust also considered that the proposal would fail to either sustain or enhance the significance or setting of the listed lock flight, nor would it make a positive contribution to local character and distinctiveness, and was thus contrary to the guidance set out in paragraph 192 of the NPPF. The application was

subsequently withdrawn and the Trust has subsequently met the applicant on site to advise on their potential options for an acceptable revised proposal.

The property was sold in 2012 by the Trust with restrictive covenants imposed that mean any extension to the cottage would also require the consent of the Trust. However, the concerns raised by the Trust were also planning issues.

Pre-application discussions with the Trust regarding the proposal should be used by the Developer to inform the design process.

Heritage Assessments, when carried out in accordance with the NPPF, fully assess the significance of listed assets and the impact of the proposal on their significance and setting, in order to protect and enhance the heritage of the waterways.

LPAs- Does your application checklist require a Heritage Assessment?

