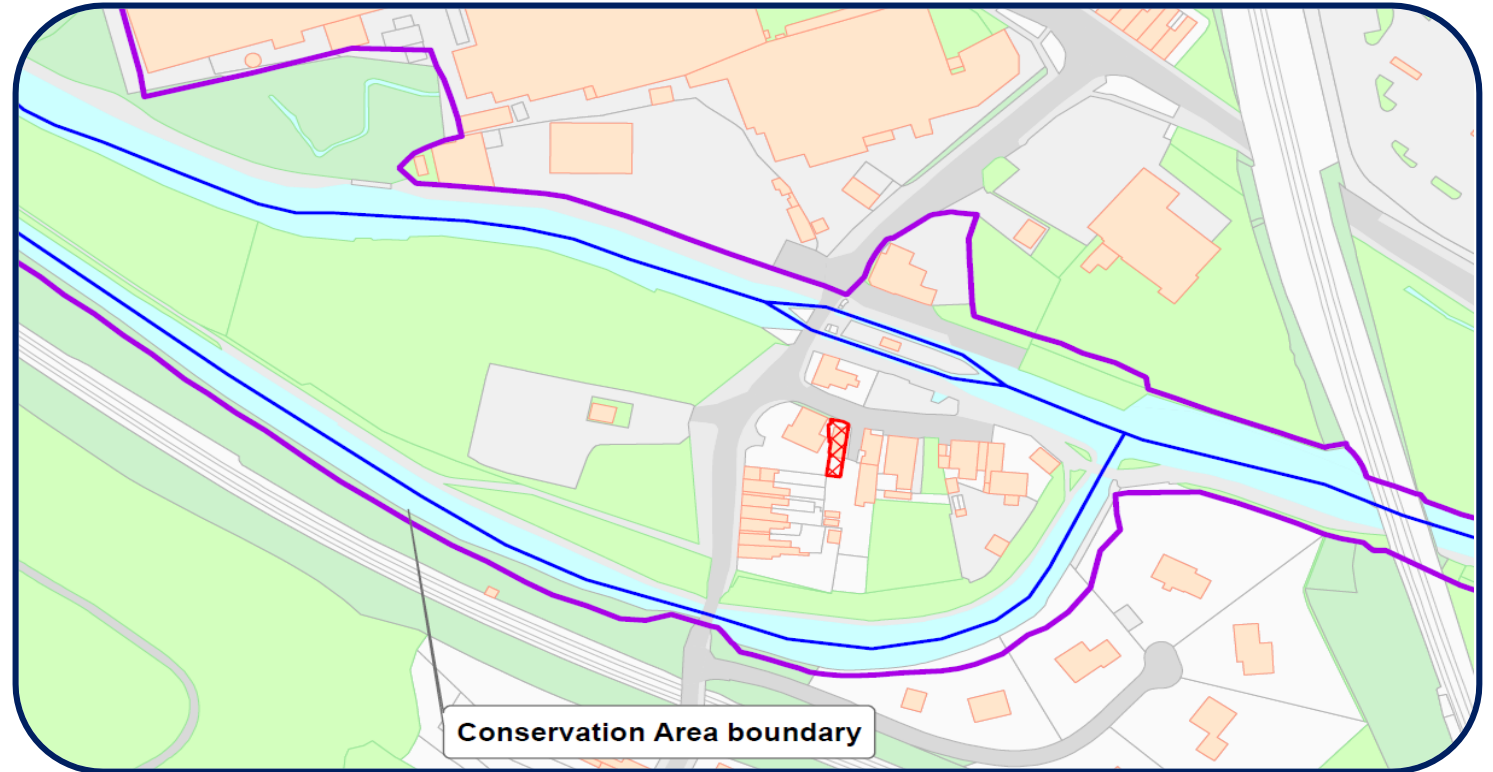


The demolition of an historic small two storey canal side building was proposed. The building was originally constructed as a small warehouse. The building is now situated within the rear garden of a modern domestic property. There is a clear relationship between the building, the locks and the junction of two operational canals. Canal junctions are special places on the network. The building forms part of a group, along with the lock cottage and the neighbouring public house, that together with the canals are a designated conservation area. The application was submitted with a heritage assessment, but this failed to fully assess the significance of the building as required by paragraph 189 of the NPPF.

The Trust's view was that the building appeared structurally sound; that its scale and form remained intact and reflected that of the other historic buildings in the vicinity; its loss would create a gap within the group making the modern buildings more prominent; and in combination these factors would neither preserve nor enhance the character and appearance of the conservation area. The Trust objected to the proposal and the planning application was subsequently refused by the Council on these grounds.



Heritage Assessment is an informative and vital part of any planning application affecting the historic environment for the Developer, the LPA and Consultees including the Trust.

Most of the canal network is over 200

years old and the potential impact of development on its historic interest should be considered when producing a Heritage Assessment.

LPAs- Does your application checklist require a Heritage Assessment?