

The application site is located adjacent to Danson Park, a Grade II Registered Historic Park and Garden.

Danson Park is also home to Danson House (a Grade I listed building) and the Danson Stables (a Grade II* listed building). The proposed development has the potential to impact upon the setting of all of these designated heritage assets.

Impact upon the setting of the Registered Historic Park and Garden - The development proposed will occur adjacent to, but not exclusively within, the Registered Historic Park and Garden. The setting of a heritage asset can contribute to the asset's significance and this balance must be addressed ('The Setting of Heritage Assets' - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) - Historic England). As the National Planning Policy Framework (NPPF) states:- '*significance derives not only from a heritage asset's physical presence, but also from its setting*'. Setting of heritage assets is defined within the glossary of the NPPF as:-

'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.'

The applicant has submitted a Heritage Statement which has been prepared by Architectural Management (Architecture and Heritage Consultants) dated August 2019. The Heritage Statement has given consideration to all of the designated heritage assets which may potentially be affected by the proposal. In terms of the impact upon the wider setting of Danson Park, the impact upon significance is considered to be neutral and in terms of the impact upon the immediate setting of Danson Park, the impact upon significance is considered to be slight (positive).

The Heritage Statement emphasises, correctly, that there have been many changes which have taken place to the periphery of the Registered Historic Park and Garden (RHP&G) since the early/mid part of the 20th century. There have also been a number of additions and changes which have occurred within the Registered Historic Park and Garden incrementally over time e.g. tennis courts, outdoor exercise equipment, a playground etc. Built form has also erupted to the periphery (and therefore setting) of the RHP&G over time when the large-scale levels of building were undertaken from the 1930s onwards. This has occurred to the North, South, East and West.

Whilst the building of the care home will represent a change to the setting of the RHP&G, the scale of the RHP&G is significant, and as alluded to above, is largely surrounded by residential development and built form to most of its boundaries. The proposed development, although larger in scale given the nature of the development, will not exceed the height of neighbouring development as the building is to be essentially sunk into the ground. Thereby, the image of the development when viewed externally will not be altogether different from other extant properties to the periphery of Danson Park. Yes, there will be building to part of the entrance

area, however it is not considered that it could be argued that there would be a significant impact, to the level where harm to significance could be attributed.

As such, and in accordance with para 193 of the NPPF, the proposed development is considered to conserve the designated heritage asset and would not result in any level of harm as specified under para 194 of the NPPF.

Impact upon the setting of Danson House - Danson House is located a significant distance to the south-west of the application site (hundreds of metres). There are many significant trees dispersed between the application site and Danson House, a significant pedestrian walkway and the entrance road to the stables, house and play area (which is used intensively).

As such, I do not consider that the development would have any impact upon the setting of Danson House.

Impact upon the setting of Danson Stables - The Danson Stables building is located in a south-westerly direction to the application site. As above, the stables are located at a distance from the application site, with many significant trees located in between and also 6 (No.) tennis courts which are surrounded by means of enclosure. Again, as with Danson House, the pedestrian walkway which is tree-lined further obscures any direct views.

Given the cumulative impact of these circumstances, it is not considered that the development would have a detrimental impact upon the setting of Danson Stables.