

Shared Heritage Services Team Response

Application – APP/21/00129

Site: 1 Lower Road, Old Bedhampton

Date: 4/3/21

Application description –Erection of new wooden greenhouse

The property comprises a historic cottage – manor Cottage which is a Grade II listed building located on the corner of Lower Road. It has a large rear garden enclosed by a brick boundary wall.

Proposal

Erection of a timber frame greenhouse within the rear garden.

Legislative Context

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, 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.

Assessment

The timber frame greenhouse would not be harmful to the significance of the designated heritage asset (including its setting) and would therefore meet the test of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, 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.

Conclusion

No objection

Rachael McMurray