

2, St Mary's Cottages, Devizes

MB/2026/003

Heritage Statement



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Peter J. Knight

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Table of contents

1.0	Non-technical summary	1
2.0	Introduction.....	1
2.1	Aim and objectives	1
3.0	Site location and conditions	2
4.0	Proposed development	2
5.0	Local authority consultation	2
6.0	Methodology.....	3
6.1	Sources consulted	3
7.0	Planning policy context.....	3
7.1	National legislation and guidance	3
	Planning (Listed Buildings and Conservation Areas) Act, 1990	3
	National Planning Policy Framework, 2025	4
	Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets second edition (Historic England 2017).....	5
	Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019)	6
7.2	Local policy and guidance	6
	Wiltshire Core Strategy (adopted 2015).....	6
8.0	Baseline data.....	7
8.1	Designated heritage assets	7
9.0	Historic mapping survey	8
10.0	Site walkover survey	9
11.0	Heritage potential and impacts.....	10
11.1	Direct effects.....	10
11.2	Indirect effects	10
12.0	Mitigation recommendations and conclusion	11

12.1 Designated heritage assets	11
References	12
Legislation, policies, standards and guidance.....	12

Appendices

Appendices

Appendix A – Assessment methodology

Appendix B – Site photographs

Acronyms/Abbreviations

Acronyms/Abbreviations	Definition
CIfA	Chartered Institute for Archaeologists
HS	Heritage Statement
HER	Historic Environment Record
KYP	Know Your Place
LBC	Listed Building Consent
NLS	National Library of Scotland
NPPF	National Planning Policy Framework
OSGB NGR	Ordnance Survey National Grid reference system
aOD	Ordnance Datum

1.0 Non-technical summary

This Heritage Statement has been prepared to support a Listed Building Consent (LBC) application to support the installation of a boiler flue at 2 St Marys Cottages, New Park Road, Devizes, SN10 1EE. This study examines the significance of the property and pertinent, surrounding designated heritage assets. The property is Grade II listed (1250954) as part of a terrace of three 18th century cottages.

The proposed development will include replacement of an existing, old boiler that no longer works and requires replacement. The replacement works will include a new combi boiler. All pipework will use existing openings and access, requiring no new internal works affecting the structure of the cottage. A new flue is required, and the proposed location will have a direct effect on the pan-tiled roof of the ground floor extension. This work is not considered to reflect harm to the special characteristics of the listed building, nor impact its significance. The potential effects on the setting of nearby listed buildings has also been considered, and these are considered to be no more than negligible.

2.0 Introduction

This Heritage Statement has been prepared by Martin Brown FSA, MCIfA on behalf of Peter J. Knight (the applicant) to support a Listed Building Consent application for the installation of a flue as part of a replacement hot water system.

2.1 Aim and objectives

The aim of the HS is to determine, as far as is reasonably possible, the significance of the property and determine the potential harm of the proposed works.

This HS will:

- Identify the significance of the property;
- Identify the direct impacts of the proposed works on that significance;
- Consider the potential effects of the proposals on the setting of nearby designated heritage assets;
- Make recommendations for further work where required.

The Historic Environment, as defined by NPPF (2025), comprises all surviving remains of interaction between people and places through time; this includes all buried and upstanding archaeological remains, built heritage sites, historic and managed landscapes, and any other features that contribute to the archaeological and historic interest of the area, including their settings.

3.0 Site location and conditions

The application site is located at 2, St Mary's Cottages, Devizes, SN10 1EE. The site is centred on Ordnance Survey National Grid reference system (OSGB NGR) SU0058461660 and is one of a terrace of three cottages.

The property is one of a terrace of cottages south of Commercial Road, east of New Park Road and west of the church and churchyard of St Mary's. Access is via a pedestrian gate from the junction of Commercial Road and New Park Street. The principal elevation is, unusually, not the front of the house, which faces onto the enclosed yard, but the eastern elevation, which opens onto St Mary's church and its churchyard, and which is visible from the churchyard and, to an extent, from Commercial Road.

4.0 Proposed development

The proposed works will include the replacement of an existing Mexico Super CF 65 (GC No. 41-407-40), conventional, non-condensing natural gas boiler with a Worcester Bosch Greenstar 4000 25kW combi boiler. Further information will be found in other documents offered in submission for Listed Building Consent, of which this HS forms a part.

5.0 Local authority consultation

The Conservation Officer has indicated that Listed Building Consent is required because the proposed works will be physically attached to a listed building, but they have also provided the following comments and additional advice:

"The proposed replacement heating system is likely to be acceptable, however no details have been provided for the type of system proposed. In general any new system should limit its impact on the historic fabric and should avoid as far as possible cutting through or

loss of fabric and external scarring to the appearance of the building. Any flue or extractors should also be discretely positioned". (PLO, Wiltshire Council: 20/02/2026)

6.0 Methodology

An impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. In accordance with best practice, this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

The HS has been prepared with reference to good practice guidance including the values laid out in Conservation Principles (Historic England 2008 Historic England's Conservation Principles (Evidential, Historical, Aesthetic and Communal values), used in conjunction professional judgement to undertake the significance and impact assessment.

6.1 Sources consulted

The sources consulted were:

- Historic England National Heritage List for England (NHLE) for designated sites;
- Local Planning Authority for designated and non-designated heritage assets;
- Historic mapping including Tithe maps and early Ordnance Survey.

In addition to the above resources, a site walkover survey was undertaken on Saturday 21st, February 2026, by Martin Brown FSA, MCIfA, to assess the significance of the property, the proposed impacts, and potential settings effects.

7.0 Planning policy context

7.1 National legislation and guidance

Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72

states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework, 2025

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets of local historic value (Paras 202-214). The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, social, cultural, environmental and economic benefits and place-making (para 203).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportionate to their heritage importance, and the level of assessment should be sufficient to understand potential impacts of proposals upon the significant of the affected assets.

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. *Great weight should be given to the conservation of designated heritage assets and harm or loss to significance, irrespective of whether potential harms amounts to substantial harm, total loss of less than substantial harm to significance (para 199). Any harm to or loss of significance should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building, Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional (para 213).*

Where there is substantial harm to or loss of significance of a designated heritage asset, consent must be refused unless a number of criteria are met, including achieving substantial

public benefits that outweigh the harm or loss (para 201). Where there is less than substantial harm, the harm should be weighed against the public benefits of the development (para 215). Balanced judgements should be made when weighing applications that directly or indirectly affect non-designated heritage assets (para 216).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be

Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019).

Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets second edition (Historic England 2017)

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets second edition (Historic England, 2017) provides more detailed advice on how to approach setting assessments and expands upon the NPPF and related guidance in PPG. This 2017 guidance supersedes Good Practice Advice 3 – The Setting of Heritage Assets (1st edition, 2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011). A five-step process is recommended for proportionate setting assessments, of which steps 1-4 have been taken into account in preparing this assessment:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it; and,
- Step 4: explore the way to maximise enhancement and avoid or minimise harm.

Also of relevance to the proposed development is the following advice:

- The settings of heritage assets change over time. Understanding the history of change will help to determine how further development within the asset's setting is

likely to affect the contribution made by setting to the significance of the heritage asset.

Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019)

This guidance has been updated in support of the NPPF (2025) and reiterates the importance of assessing heritage assets in a manner appropriate to their significance, and the contribution to its setting, to better understand the potential impact and acceptability of development proposals.

Conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. The neglect and decay of heritage assets is best addressed by ensuring that they have a viable use that is consistent with their conservation.

An important consideration should be whether development proposals adversely affect (harm) a heritage asset's significance. Key elements of the guidance relate to assessing harm as 'substantial' or 'less than substantial' in accordance with NPPF paragraphs 202-204. Critically, it is the degree of harm to the heritage asset's significance rather than the scale of the development that is to be assessed and should be explicitly identified.

The level of substantial harm is stated to be a 'high test'. Whether development proposals cause substantial harm will be a judgment in the decision-taking process, having regard to the circumstances of the case and by applying the relevant NPPF paragraphs. The harm may arise directly from works to the heritage asset, or indirectly from development within its setting. A thorough assessment of the harm that development proposals will have on this setting needs to consider, and be proportionate to, the heritage asset's significance and the degree to which any changes enhance or detract from that significance, and the ability to appreciate and experience it.

7.2 Local policy and guidance

Wiltshire Core Strategy (adopted 2015)

The Wiltshire Core Strategy is the local development plan for Wiltshire. It was adopted on 20th January 2015.

Core Policy 58 addresses the conservation of the historic environment:

• Core Policy 58: Ensuring the Conservation of the Historic Environment

Policy

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

8.0 Baseline data

8.1 Designated heritage assets

The list description of the property includes the following details:

List Entry Number: 1250954

1. 1042 NEW PARK ROAD

Nos 1 to 3 (consec) (St Mary's Cottages) SU 0061 3a/289

Grade II

2. Early C18 group of cottages on L plan round yard and backing on to the churchyard of St Mary the Virgin New Park Street. 2 storeys red brick and grey headers. Steep pitch old tile roofs with hipped gable ends. 3 and 2 light camber headed casements some with original iron frames on churchyard front, segmental header arches. Entrances to yard where on Nos 2 and 3 the ground floor had been built out. Plain cottage doors. Attractive group in relation to the churchyard.

In addition, the asset is close to a cluster of other listed buildings, located to the south and south-west:

- Church of St Mary, Grade I, NHLE: 1251640
- Brownstone House, Grade I, NHLE: 1251612
- Forecourt wall of Brownstone House, Grade I, NHLE: 1251613
- Wall to New Park Road of Brownstone House, Grade II, NHLE: 1251614
- 48 New Part Street, Grade II, NHLE: 1251631

Brownstone House, the forecourt, wall and 48 New Park Street (the former stable block of Brownstone House) form a discrete group south and south-west of the proposed development site. It is thought likely that St Mary's Cottages were once part of this group and served Brownstone House.

9.0 Historic mapping survey

A selection of historic maps, including the early Ordnance Survey (OS) maps were viewed during the preparation of this report, using the Know Your Place and National Library of Scotland online resources. Due to copyright issues, it has not been possible to reproduce images.

Tithe mapping is not available for this area.

The OS 25" (Wiltshire XXXIV.14) first edition (1885) shows the cottages, with the ground floor lean-to extensions fronting onto the yard, with boundaries as they appear today. The second edition (1900) is unchanged. The third edition (1923) shows structures at the southern end of the terrace, which may be outbuildings. These and other maps indicate no change to the boundaries of the site, nor to the general form of the cottages.

10.0 Site walkover survey

A site visit was undertaken on Saturday 21st February by Martin Brown, FSA, MCIfA, to support this HS. The weather was overcast, with good visibility around the site.

Internally, the old boiler is in the cellar, which also serves as the kitchen for the property. The existing heating pipework rises through the ground floor space in a boxed-in duct created in the angle of two walls; the planking used to box in appears to be modern, sawn planking; this will be resued. The route of the existing flue is not visible until its egress from the original chimney stack.

The western elevation fronts an enclosed, paved courtyard bounded by a brick wall approximately 2m high. The single storey, ground floor brick extension extends from the western elevation of the cottages and access into Nos. 2 & 3, St Mary's Cottages is through the extension.

The proposed flue will exit the property through the tiled roof of the ground floor extension. The age of the existing, pantiled roof is not known but the external elevation of the extension for both cottages appears to have been repointed, while the shallow arch on the entrance to No. 3 suggests that there has been an element of rebuilding and, potentially, reroofing in the past.

The churchyard of St Mary's Church bounds the site to the east. The church itself is 35m to the south of the property. The two-storey, eastern elevation of the cottages faces the church and completely blocks any intervisibility between the proposed flue and the asset.

The Grade I listed Brownstone House (1251612) is approximately 45m south of the site, the Grade II listed 48, New Park Street (1251631) is approximately 55m south of the site and the associated boundary wall onto New Park Road (1251614) is approximately 45m west of the site. These assets form a cluster of designated assets immediately west of the church, along with St Mary's Cottages; however, no intervisibility between these assets and the proposed development was identified.

11.0 Heritage potential and impacts

11.1 Direct effects

The proposed works will have minimal direct effects on the listed cottage; they will limit impacts on the historic fabric and will avoid cutting through historic fabric, with the exception of the insertion of the new flue through the roof. Works will almost entirely reuse existing routes and ducts for services, with the only direct impact to the roof of the ground floor extension or lean-to. Although included in the listing, this part of the property appears to have been reroofed, as materials differ from those used elsewhere on the cottages. The effects to this part of the structure will see insertion of a new flue through the pantiled roof of the extension. The proposed works will not impact the principal elevation, which is considered to be the elevation facing onto the adjacent churchyard.

The proposed works will cause minimal harm to the listed building, with any damaged tiles replaced like-for-like from a stock held by Mr Knight. The flue will be discretely positioned and will minimise visual effects on surrounding designated assets. In the event that the flue is removed works, the works will be reversible, as the opening in the roof can be made good using the tiles held by Mr Knight.

The proposed works are considered to have a positive effect on the property by replacing an obsolete and broken system with a new, efficient model that will maintain heat levels in the property and support it as a viable dwelling. The flue is as advised by British Gas and conforms to relevant safety standards.

It is of note that the adjacent cottage (No 3) has an existing, grey plastic soil pipe that emerges through the roof at first floor height on the secondary, western elevation. This work has limited visual impact on that property and is not conserved to diminish the significance of the property, nor of the associated cottages included within the designation.

No substantial harm to this Grade II Listed Building is identified as a result of the proposed works.

11.2 Indirect effects

Although there is a number of nearby listed buildings, including two Grade I listed assets, close to the cottages, the proposed works are considered to have no indirect effects on the setting of nearby designated heritage assets. The absence of effect is because the new

flue, the only visible element of the proposed works, will not be visible from either the St Mary's Church or from the cluster of listed buildings immediately south and west of the proposed development.

- Church of St Mary (1251640): No intervisibility between the proposed flue and the church.
- Brownstone House (1251612): No intervisibility between the proposed flue and the listed asset identified. While there may be limited views toward the cottages from Brownstone House, intervening vegetation will disrupt any views.
- Forecourt wall of Brownstone House (1251613): No intervisibility between the proposed flue and the listed asset identified
- Wall to New Park Road of Brownstone House (1251614): No intervisibility between the proposed flue and the listed asset identified
- 48 New Part Street (1251631) No intervisibility between the proposed flue and the listed asset identified

12.0 Mitigation recommendations and conclusion

12.1 Designated heritage assets

The proposed works are not considered to cause sufficient harm to warrant formal mitigation; however, it should be noted that Mr Knight holds a stock of tiles so that any of the pantiles damaged during the works can be replaced like-for-like.

Formal building recording, at an Historic England level, is not proposed, due to the minimal level of impact anticipated; however, this report includes “before” photographs and further “after” photographs can be supplied to the Conservation Officer or Wiltshire Historic Buildings Record, if required.

References

Legislation, policies, standards and guidance

- Ancient Monuments and Archaeological Areas Act 1979. (c.46).
- Chartered Institute for Archaeologists (CIfA), 2022. Code of Conduct. Reading: University of Reading.
- CIfA, 2020. Standard and guidance for archaeological desk-based assessment. Reading: University of Reading.
- DCMS, 2013. Scheduled Monuments & nationally important but non-scheduled monuments. Annex 1. Department for Culture Media & Sport.
- Department for Transport. (2003) The Heritage of Historic Resources Sub-Objective TAG Unit 3.3.9. Department for Transport, Transport Analysis Guidance (TAG).
- Historic England, 2008. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.
- Historic England, 2017. Historic Environment Good Practice in Planning Note 3 Second Edition: The Setting of Heritage Assets. London: Historic England.
- MHCLG, 2025. National Planning Policy Framework. London: HMSO.
- MHCLG, 2019. Planning Practice Guidance (PPG): Historic Environment (July 2019). London: HMSO.
- Ministry of Housing, Communities & Local Government (MHCLG), 2018. Conserving and Enhancing the Historic Environment. London: HMSO.
- Planning (Listed Buildings and Conservation Areas) Act 1990. (c.9).

Appendices

Appendix A – Assessment methodology

Historic Environment Impact Assessment Methodology

Our evaluation and assessment criteria have been developed using a combination of Historic England's Conservation Principles (Evidential, Historical, Aesthetic and Communal), the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of significance for all types of heritage assets, including archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site, such as battlefields, parks and gardens. The table considers both designated and non-designated heritage assets.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or assets that can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
National/ High	Scheduled Monuments, or assets of national quality and importance or assets that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).

Value	Examples
Regional/ Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Grade II Listed Buildings of modest preservation or integrity. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens and Registered Battlefields of poorer preservation or integrity. Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.
Local/ Low	Undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Impact

The magnitude of the potential impact is assessed for each site or feature independently of its significance. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Impact	Typical Criteria Descriptors
Substantial	Impacts will act to damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative). The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive).
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative). Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use. (Positive).
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative). Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive).
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

Any embedded mitigation is considered in the assessment, and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described in the impact assessment will be considered stated before and after additional mitigation has been taken into account.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

For the purposes of this Heritage Statement, substantial negative impacts are considered to amount to 'substantial harm' to designated heritage assets in National Planning Policy Framework (NPPF) terms. Moderate-slight negative impacts to designated heritage assets are considered to be 'less than substantial harm' in NPPF terms. Negligible negative impacts/no change are not considered to amount to any material harm to designated heritage assets.

Determining Significance of Effect on Cultural Heritage Sites (Highways Agency (2007) Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07, Table 11.3)

Sensitivity of Receptor	Magnitude				
	Major	Moderate	Minor	Negligible	No change
Very High	Very Large	Large / Very Large	Moderate / Large	Slight	Neutral
High	Large / Very Large	Moderate / Large	Moderate / Slight	Slight	Neutral
Medium	Moderate / Large	Moderate	Slight	Neutral / Slight	Neutral
Low	Slight / Moderate	Slight	Neutral / Slight	Neutral / Slight	Neutral
Negligible	Slight	Neutral / Slight	Neutral / Slight	Neutral	Neutral

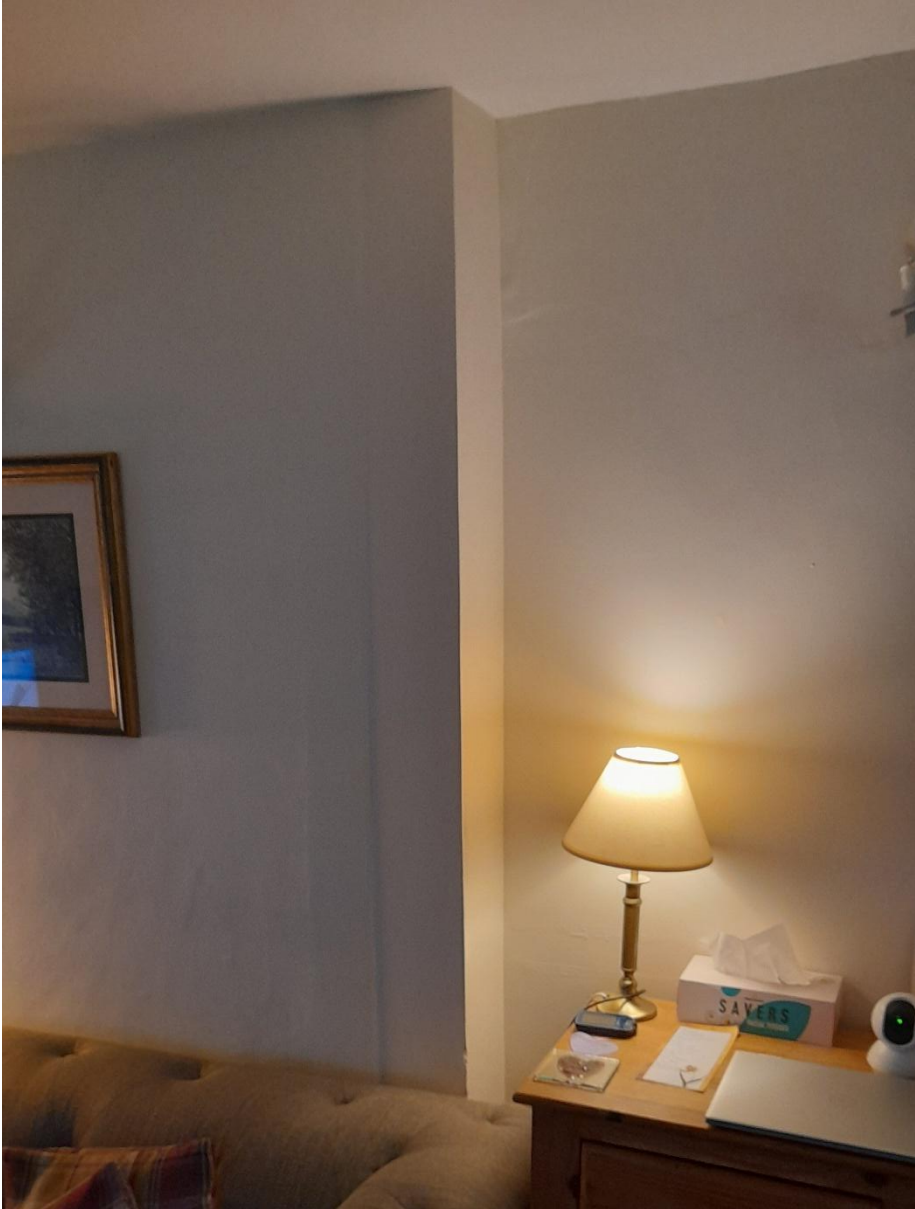
Appendix B – Site photographs



Photograph 1: The western elevation of Nos 2 & 3 St Mary's Cottages, with elements of the enclosed courtyard. The approximate location of the proposed flue is shown (in blue), with the 20th century pantiles, neighbour's soil pipe above, and adjacent Grade I listed church shown. The alterations to the doorway to No. 3 are also visible.



Photograph 2: The existing boiler and existing heating pipework outlet through the wall, which will be reused.



Photograph 3: The boxing in of the existing pipework in the ground floor, living room, which will be retained and reused.



Photograph 4: The principal, east-facing elevation, seen from St Mary's churchyard and demonstrating the lack of invisibility with the proposed flue.



Photograph 5: View north toward St Mary's Cottages from the wall between St Mary's Churchyard and parking to the rear of 48 New Park Street, demonstrating the lack of visibility of the proposed flue, including mature tree growth between the cottages and the listed properties to the south.