

Statement of Common Ground.

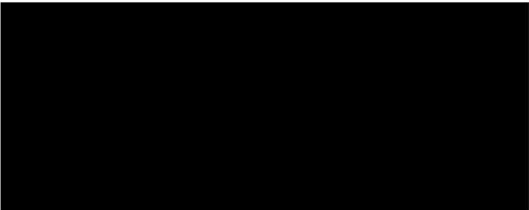
Shropshire Council and Pegasus Group.

Pegasus Group on behalf of Boningale Developments Ltd.

Land at Patshull Road Albrighton Shropshire.

9th July 2026 | Pegasus Ref: P24-O594

Author: GS

Signed: 	Signed: 
Name: Lynn Parker	Name: Gail Stoten
On behalf of: Shropshire Council	On behalf of: Pegasus Group (acting on behalf of Boningale Developments Ltd)
Date: 9 th July 2026	Date: 9 th July 2026



Document Management.

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1. Introduction

11. This Statement of Common Ground (SoCG) is agreed between Gail Stoten (for Boningale Developments Ltd), and Shropshire Council, and relates to application 24/02108/OUT, Land at Patshull Road, Albrighton, Shropshire.
12. This Statement of Common Ground relates to Heritage.

2. Areas of Agreement

2.1. It is agreed that:

- (i) The Conservation Consultee to the LPA did not object to the proposed development, and largely agreed with the contents of the Heritage Statement produced by Pegasus Group (June 2024).
- (ii) The proposed development would result in less than substantial harm at the low end of that spectrum to the heritage significance of the Boningale Conservation Area through changes in setting.
- (iii) The significance, setting, contribution of the site to significance and impacts for Boningale Conservation Area, Lea Hall and Barn, Old Cottage and Old Farmhouse with Matthouse attached to the Rear are as set out in Appendix 1
- (iv) The proposed development would result in less than substantial harm which is low to moderate on that spectrum to the Grade II Listed Lea Hall and Barn through changes in setting.
- (v) No heritage assets other than the Boningale Conservation Area and Lea Hall and Barn would be harmed by the proposed development.
- (vi) The reasoning behind the exclusion of The Elms and Barn about 60m south-east of The Elms, the designated heritage assets within the Boningale Conservation Area and the Albrighton Conservation Area from detailed assessment is set out at Appendix 1 and agreed.
- (vii) The impact of the proposed development on 'assets of particular importance', in this case designated heritage assets, could be appropriately mitigated, as stated by the Planning Officer in the Committee Report (paragraph 6.12).
- (viii) Modest weight should be given to heritage harm in the planning balance, in line with the assessment of the Planning Officer who wrote the committee report (paragraph 6.4.5).
- (ix) Matters relating to heritage did not form a stand-alone reason for refusal or restriction of planning permission.

- (x) The Site does not make a strong contribution to Green Belt Purpose D.

3. Matters in Dispute

- 3.1. The remaining matter in dispute is whether the heritage harm in aggregate with other harms resulting from the proposed development would be outweighed by the public benefits of the proposed development.

Appendix 1: Areas of Agreement – Detail

THE ELMS AND BARN ABOUT 60m SOUTH EAST OF THE ELMS

The Elms and Barn about 60 metres south east of the Elms, both Grade II Listed, are located c.270m and c.240m to the north-west of the western parcel, respectively.

The Elms is a Grade II Listed 16th- or 17th-century house which was subject to remodelling during the early 18th century, alongside later additions and alterations. The building has a double-gabled form with red-brick principal north elevation and pebbledash-rendered flanking wings. It is understood to have historically been the farmhouse associated with The Elms Farm estate but was converted to two dwellings during the 1990s.

The Grade II Listed 18th-century barn to the south-east is also understood to have been associated with The Elms Farm estate but was again converted to four residential dwellings during the 1990s. The barn is timber-framed with red brick infilling and a plain-tiled hipped roof. Only part of the original barn, comprising three structural bays with square panelling and straight tension braces, survives.

Intervisibility between the Site and assets is wholly screened by virtue of spatial separation and intervening vegetation and built form. No further assessment is warranted and no harm would be caused to the assets by the proposed development.

DESIGNATED HERITAGE ASSETS WITHIN BONINGALE CONSERVATION AREA

The Boningale Conservation Area contains ten Listed Buildings (including the Grade II* Listed Church of St Chad) and one Scheduled Monument (churchyard cross at the Church of St Chad). The most proximate is the Grade II Listed Old Cottage, which lies c.145m south of the eastern parcel.

Glimpsed intervisibility exists between the Grade II Listed Old Cottage and Farmhouse and Malthouse and the southern extent of the eastern parcel. Intervisibility between the Site and all other assets within the designation boundary is wholly screened by virtue of spatial separation and intervening vegetation and built form. With the exception of the Grade II Listed Farmhouse and Malthouse, all other assets within the Boningale Conservation Area do not warrant detailed assessment and no harm would be caused to their heritage significance.

ALBRIGHTON CONSERVATION AREA

The Albrighton Conservation Area lies c.500m to the north-east of the Site (the eastern parcel) at its closest point.

The Conservation Area is centred upon the historic village of Albrighton, with the western section following the High Street and encompassing the known extent of the Medieval settlement. The eastern half, to the east of Meadow Road, predominantly comprises the northern section of the parkland associated with Albrighton Hall and Meeson Hall.

Views towards the Site from the southern designation boundary are wholly screened by virtue of spatial separation in combination with intervening vegetation and undulating topography. Views from all other areas are screened by built form. The Albrighton Conservation Area does not warrant detailed assessment and no harm would be caused to its heritage significance.



Significance including contribution of setting	Any contribution of the Appeal Site	Degree of harm taking into account mitigation
The special interest of the Conservation Area is primarily derived from Boningale’s prevailing rural character and layout, and thus legibility of the settlement’s historic function and development. The following components are of particular importance to the asset’s special interest: The survival of the historic form and identity of the settlement, as evidenced by the buildings and historic street and plot layouts. The survival of high-quality historic buildings, six of which are Listed (in addition to Listed church memorials), including two farmhouses and the church, which contribute towards appreciation of the settlement’s historic development and agricultural role within the surrounding area. The presence of historic stone walls within the village centre, which help to define the settlement nucleus. The abundance of green space and mature vegetation, including large property curtilages, which contribute towards retention of the prevailing rural character and provide a sense of enclosure from the surrounding landscape. It is the interaction of these components, which are inextricably linked to the historic patterns of land ownership and building plots, that has resulted in the unique character of the Boningale Conservation Area. With regard to key views, those that contribute towards the Conservation Area’s special interest are predominantly short-range and inward facing. long-range outward-facing views southwards from the churchyard and small sections of Church Lane to the east, alongside the western extent of Church Lane at Lea Manor Gardens, also help to place the settlement within its historic rural context. Due to intervening mature vegetation, outward-facing views to the north and west make a much more limited contribution towards the asset’s special interest.	The Boningale Conservation Area lies 8m to the south of the eastern parcel at its most proximate point, separated by Holyhead Road, and c.180m to the south-east of the western parcel. Views towards the Site from the eastern section of the Conservation Area, beyond the lane running north towards Holyhead Road, are wholly screened by virtue of spatial separation and intervening vegetation and built form. Views between the Conservation Area and western parcel in its entirety are screened. With regard to the western section of the Conservation Area, outward-facing northerly views are largely limited by intervening mature vegetation within domestic curtilages, field boundary hedgerows, and to the northern designation boundary. As such, only filtered intervisibility is possible from publicly accessible areas, notably along the central lane running north from Church Lane and at the gap in the hedgerow at the junction between Church Lane and Patshull Road (Pegasus Heritage Statement Plate 49 - Plate 52). From these areas the Site is experienced as a small element of the wider agricultural landscape which surrounds the settlement in all directions. Partially-filtered intervisibility exists between the site and the areas of open pasture to the northern-western extent of the designation (Pegasus Heritage Statement Plate 53), alongside filtered intervisibility from Birchcroft, a mid-20th-century dwelling which lies within this area. Due to their spatial proximity and relative positioning, the southern extent of the eastern parcel is also co-visible with the areas of pasture and Birchcroft to the northeastern section of the Conservation Area in partially filtered short- to medium-range views along a small section of the intervening Holyhead Road (Plate 54 and Plate 55), alongside medium-range north-easterly views from Patshull Road (Pegasus Heritage Statement Plate 52). While heavily oblique and glimpsed long-range co-visibility may also be possible with the northern extent of the eastern parcel, no co-visibility has been identified between the asset and western parcel. The southern section of the eastern parcel historically falls within the parish of Boningale. It is also this section of the Site with which intervisibility exists. This historic association, however, lacks clear legibility due to the intervening Holyhead Road alongside the presence of mature vegetation to the northern boundary of the Conservation Area. The land to the southern extent of the eastern parcel is considered to make a minor positive contribution towards the asset’s significance, via setting, as an area of agricultural land historically associated with the settlement. This contributes in a limited way towards legibility of Boningale’s historic rural context. In light of the intervening mature vegetation, any such contribution is more limited than that afforded to land to the south of the village with which the settlement continues to hold a strong spatial and visual relationship. Overall, the southern extent of the eastern parcel is considered to make a minor positive contribution, via setting, towards the special interest of the Boningale Conservation Area. By virtue of extensive screening provided by mature vegetation, alongside the spatial separation and lack of any known functional relationship, the wider Site is not considered to make any appreciable contribution, via setting, towards the special interest of the Conservation Area.	The proposed development would result in a change in character of part of the surrounds of the Conservation Area which has historic illustrative value as part of the agricultural landscape within which Boningale has developed. This particularly relates to the southern extent of the eastern parcel which historically fell, and continues to fall, within Boningale parish. Due to the level of spatial separation and intervening vegetation, the proposed development would be wholly screened in views from the eastern section of the designation beyond the lane running north towards Holyhead Road. Filtered views of the most proximate built form may be possible from small sections of Church Lane to the west, albeit any such visibility would be partially screened by intervening vegetation. A very small area of the proposed built form will also become visible as one travels northwards along the lane towards Holyhead Road. While it was not possible to access private properties during the site walkover, views from southern extent of the eastern parcel confirmed that partially-filtered intervisibility is likely to exist with the areas of pasture to the northern extent of the designation. Filtered views of the proposed built form to the south of the eastern parcel would therefore be visible from these areas. The degree of visual change will be reduced through retention and enhancement of the existing southern boundary hedgerow and offsetting of the new built form by c.20m beyond a landscaped buffer. With regard to co-visibility, the proposed built form to the south of the eastern parcel would be experienced alongside the far northern extent of the asset, notably the open pasture to its northern boundary, in short- to medium-range views along a small section of Holyhead Road. Overall, the proposed development would result in a change in character to the eastern land parcel with which intervisibility with the Conservation Area exists, albeit this change will be directly visible only in filtered views from the open pasture to the northern boundary, alongside heavily filtered views from small sections of Church Lane. Taking into account the existing baseline, this is considered to result in less than substantial harm at the low end of the spectrum to the Boningale Conservation Area.



LEA HALL AND BARN

Significance including contribution of setting	Any contribution of the Appeal Site	Degree of harm taking into account mitigation
Lea Hall The significance of Lea Hall is principally derived from its historic and architectural interests, alongside its group value with the associated Grade II Listed Barn, and can be summarised as follows: Architectural: the asset is an example of a 16th-century manor house, the fabric of which has the ability to inform our understanding of construction techniques during this period. While the external elevations have been much altered, it has not been possible to determine the level of survival of the internal structure or features. While later alterations have resulted in the loss of historic fabric, a degree of interest is derived from the building’s evident phased development, which illustrates the evolution of both local vernacular and English domestic architecture more widely between the 18th and 20th centuries. Historic: the asset is illustrative of the historic landscape, comprising agricultural land and interspersed properties, which characterised the area between Albrighton and Boningale. A degree of interest is also derived from the building’s change of use from manor house to farmhouse, which is illustrative of wider societal and economic shifts within England since its original construction. Local tradition also states that the Hall was occupied by a garrison during the Civil War to guard the route between Shrewsbury and Birmingham. Group value: Lea Hall holds strong group value with the abutting Grade II Listed Barn which, when experienced alongside the asset reinforces legibility of its historic agricultural use. The asset also holds a degree of group value with the u-shaped former farmyard range to the north, albeit this has been eroded to a degree via the residential conversion and introduction of a separate domestic curtilage to these buildings. The setting of the asset also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise: The designed interrelationship with its curtilage, including the gardens to the south and east, stone boundary walls and mature boundary planting, which provide a sense of enclosure from the surrounding agricultural landscape. The historically associated agricultural buildings to the north, which are illustrative of the building’s later function as a farmhouse. This contribution has, however, been eroded to a degree via residential conversion of the buildings and erection of a timber fence and hedgerow planting to the historic stone boundary wall. The asset’s designed interrelationship with Patshull Road to the west, the layout of which appears to have remained unaltered since at least the late 18th century and possibly much earlier. The historically associated wider landholding to the north and east which also makes a contribution, through historic illustrative value, although this is relatively minor due to the visual separation created by intervening mature	Both assets lie c.95m to the west of the Site at its most proximate point, the southern extent of the eastern parcel, albeit elements of the Site also lie to the north and west. Historic mapping confirms that the southern extent of the eastern parcel was functionally associated with Lea Hall at the time of the 1837 Tithe Survey of Boningale, having been owned by a William Farmer and occupied by a John Bailey. As recorded on the annotated map at Plate 60 of the Pegasus Heritage Statement, the existing southern parcel within the Site comprised three separate fields at this time, with field 94 recorded as a meadow and fields 97 and 98 in arable use. Subsequent field boundary alterations have resulted in amalgamation of the three fields, while changes in ownership have severed the western extent of the southern parcel from the wider historic field 94 which now sits within the property boundary of Lea Hall. While it has not been possible to confirm an exact date, the land within the Site is now functionally separated from the asset, which now occupies an overwhelmingly domestic curtilage. From within the Site, there are short- to medium-range views of the roof of Lea Hall alongside, due to the presence of mature boundary trees, heavily filtered views of the east elevation (Plate 61 of the Pegasus Heritage Statement). With regard to reciprocal views, it is anticipated that the Site would be experienced in heavily filtered short- to medium-range views from the windows of the rear east elevation and within the property curtilage (Plate 62 to Plate 65 of the Pegasus Heritage Statement). Views from the principal west elevation are also directed away from the eastern land parcel. Given its low height, views towards the Site from the Listed Barn are anticipated to be wholly screened. With regard to co-visibility, again due to the extensive curtilage boundary vegetation and relative location the assets, the Site is co-visible with Lea Hall only in long-range northerly views from the western extent of Church Lane, adjacent to the junction with Patshull Road (Plate 66 of the Pegasus Heritage Statement). The Hall is heavily filtered within these views by mature vegetation within its curtilage from this location, while the Listed Barn is wholly screened due to its low height. As a dwelling and functional barn, it is unlikely that either asset was constructed with inward-facing designed views in mind. As such, any glimpsed views from the surrounding landscape are not considered to better reveal their historic and architectural interest. The assets’ group value can only be appreciated from within the immediate curtilage. With regard to the wider Site, the northern extent of the eastern parcel is visually divorced from the assets at Lea Hall by way of spatial separation, mature vegetation and the converted former agricultural buildings to the north of the hall. Similarly, the western parcel is separated from the assets by Patshull Road and the parcel of woodland at the junction with Holyhead Road	It is recognised that the proposed development will alter the character and appearance of the Site, including land with which the Listed Lea Hall and Barn were historically associated. However, built form to the east of the assets will be physically separated by a distance of c.100m and will be partially screened by retention of the existing mature boundary vegetation. Setback of the new built form from Holyhead Road beyond a landscaped SuDS basin will retain existing, albeit heavily glimpsed, easterly views across the Site. As such, any change to the composition of views from the assets will be limited to at most heavily filtered visibility of the most proximate development in oblique north-easterly views taken from the western rear elevations. Development within the northern extent of the eastern parcel and entirety of the western parcel will be screened in views from both Listed Buildings by intervening vegetation and built form. With regard to co-visibility, the proposed development may be visible alongside Lea Hall in long-range northerly views from the western extent of Church Lane. Due to the spatial separation between the assets and new built form, alongside the presence of mature boundary vegetation and glimpsed nature of the view towards Lea Hall, the development would not be anticipated to alter the overall understanding and appreciation of the asset when experienced alongside it in these views. The proposed development may also be visible as a heavily filtered backdrop in short-range views towards the assets from the adjacent sections of Holyhead Road and Patshull Road. Any such co-visibility would again be restricted to the southern extent of the eastern parcel. As domestic and functional agricultural buildings, views towards the assets from the surrounding landscape are incidental and therefore do not better reveal their historic and architectural interest, nor their group value. Notwithstanding the proposed change to the character and appearance of the Site, by virtue of extensive boundary vegetation and reconfiguration of the assets’ curtilage following cessation of their functional agricultural use, including residential conversion of the outbuildings to the north, the special historic and architectural interest, and group value, of the Listed Lea Hall and Barn is now best experienced at close range from within their domestic curtilage. The contribution of the assets’ wider setting is minimal and predominantly relates to the southern extent of the eastern parcel, with which they hold a historic functional association. This contribution has in any event been much reduced, despite retention of the land’s prevailing agricultural character, with the former relationship now only readily appreciable via archival sources. Furthermore, by virtue of their domestic and agricultural use, alongside the westward-facing aspect of the Hall’s principal elevation, views towards the historically associated agricultural land does not appear to have formed a key element of their original design intent. Artificial lighting also has the potential to change the setting of the assets at night. However, the function of lighting is generally to aid wayfinding and not to broadly illuminate the Site. With this in mind, low lumens lighting could be explored to facilitate safety and useability whilst minimising any light pollution effects on surrounding Listed Buildings. Existing and proposed vegetation would also further mitigate lighting intrusion.

vegetation and the residential character of the converted former agricultural buildings and their domestic curtilage immediately to the north. Overall, the heritage significance of the Grade II Listed Lea Hall is largely derived from its architectural and historic interests, alongside its group value with the abutting Grade II Listed Barn, with a lesser contribution from elements of its setting. Barn attached to the North End of Lea Hall The significance of the Barn attached to the north end of Lea Hall is principally derived from its historic and architectural interests, alongside its group value with the associated Grade II Listed Lea Hall, and can be summarised as follows: Architectural: the asset is an example of a 17th-century agricultural outbuilding, the fabric of which has the ability to inform our understanding of construction techniques used during this period. The timber frame also adds to its architectural interest as an example of an iconic vernacular building craft. Deterioration and alteration to its historic fabric, including the modern corrugated-iron roof, have eroded the asset's architectural interest to a degree. Historic: the asset is illustrative of the agricultural landscape that once dominated this area, with the area between Albrighton and Boningale characterised by dispersed properties and agricultural land. Group value: the asset holds strong group value with Lea Hall by virtue of its historic use as an ancillary agricultural building. In turn, this mutually reinforces the historic agricultural function of both assets. It also holds a degree of group value with the u-shaped former farmyard range to the north, albeit this has been eroded to a degree via the residential conversion and introduction of a separate domestic curtilage to these buildings. The setting of the asset also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise: The designed interrelationship with the property curtilage, including the abutting Lea Hall to the south and associated agricultural buildings to the north (albeit eroded), alongside the stone boundary walls and mature boundary planting which provide a sense of enclosure from the surrounding landscape. The experience and appreciation of the asset from within the property curtilage, from where its architectural and historic interest and 'group value' with the associated buildings can be appreciated. Given the presence of intervening built form and mature vegetation within the curtilage, no views of the surrounding agricultural land are anticipated to exist. Overall, the heritage significance of the Grade II Listed Barn attached to the north end of Lea Hall is largely derived from its architectural and historic interests, alongside its group value with Lea Hall, with a lesser contribution from elements of its setting.	(Plate 67 and Plate 68 of the Pegasus Heritage Statement). No intervisibility between the assets and these areas of the Site was therefore identified, nor is any functional historic relationship inferred within documentary evidence. Lea Hall and associated Barn are best experienced from within their curtilage, from where their special historic and architectural interest, and group value, can be best appreciated and understood. The southern extent of the eastern parcel is considered to make a minor positive contribution to the assets' significance, via setting, as an area of agricultural land with which they were historically associated. In light of any functional association being long severed, alongside the level of screening provided by the curtilage vegetation, this contribution cannot be considered more than minor. By virtue of the extensive screening provided by mature vegetation and built form, alongside the lack of any known historic functional relationship, the wider Site (the northern extent of the eastern parcel and the western parcel) is considered to make a much more limited contribution, via setting. This very minor contribution is derived wholly from the land's undeveloped nature and the sense of separation from the settlement of Albrighton to the north that this engenders.	Overall, the proposed development will result in a degree of harm to the overall heritage significance of Lea Hall and Barn, via a change in setting. Such harm is principally derived from development of the southern extent of the eastern parcel, with which it is historically associated, alongside removal of agricultural character across the wider eastern parcel and the resulting reduction in the sense of separation of the assets from Albrighton to the north. A very small degree of harm would also be anticipated to result from redevelopment of the wider Site again through removal of its undeveloped character and reduction in the sense of separation of the assets from the urban area to the north. Considered alongside the existing baseline, the overall level of harm to the Grade II Listed Buildings is anticipated to be at the low to moderate extent of less than substantial.
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Significance including contribution of setting	Any contribution of the Appeal Site	Degree of harm taking into account mitigation
The significance of the Old Cottage is principally derived from its architectural, historic and archaeological interests and can be summarised as follows: Architectural: the asset is a well-preserved example of a 17th-century vernacular cottage, the fabric of which has the ability to inform our understanding of construction techniques used during this period. Survival of the building's original half-timbered frame also adds to its architectural interest as an example of an iconic vernacular construction method. While not inspected as part of this assessment, the timber framing is understood to remain substantially intact to the interior. Historic: the asset's evident phased development, including blocking of the cross passage and removal of the original staircase (traces of which remain), is illustrative of the evolution of English vernacular architecture between the 17th and 20th centuries. Archaeological: Surviving elements of former features, notably the cross passage and original staircase, have the potential to yield evidence of Post-Medieval construction techniques. The setting of the asset also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise: The designed interrelationship with its curtilage, including the driveway to the west, pasture to the south and mature boundary planting, which provide a sense of enclosure from the surrounding properties and wider agricultural landscape. The asset's designed interrelationship with Church Lane to the north, the layout of which has remained unaltered since at least the 18th century and possibly much earlier. The prevailing visual relationship between the asset and other surviving Post Medieval buildings within Boningale village centre which, when experienced as a group, mutually reinforce articulation of their origins as part of a historic rural settlement. The historically associated wider landholding to the south also makes a contribution, through historic illustrative value, although this is relatively minor due to the visual separation created by intervening mature vegetation and the domestic character of the asset's reconfigured curtilage. Overall, the heritage significance of the Grade II Listed Old Cottage is largely derived from its architectural, historic and archaeological interests, with a lesser contribution from elements of its setting.	The Listed Old Cottage lies c.145m south of the eastern parcel and c.495m south-east of the western parcel. It was confirmed during the site walkover that the asset is spatially and visually separated from the Site by intervening mature vegetation and built form when viewed at street level (Plate 69 and Plate 70 of the Pegasus Heritage Statement). There are, however, long-range filtered views of the roof and dormer windows to the north elevation from the southern site boundary (Plate 71 of the Pegasus Heritage Statement). It is therefore reasonable to assume that reciprocal views towards the Site would exist, however these would again be filtered by intervening vegetation and incidental. The northern section of the eastern parcel and the entirety of the western parcel are wholly screened in views taken from the asset. Given their relative positioning, and the presence of intervening vegetation and built form, co-visibility between the Site and asset is wholly restricted. Notwithstanding the above, as illustrated by historic documentary sources, there is no known historic functional association between the Site and asset beyond falling within the same parish boundary. Furthermore, the asset's significance stems overwhelmingly from its architectural, historic and archaeological interests, as embodied within its built fabric. Meanwhile the contribution from setting is considered to derive from its immediate curtilage and the adjoining land parcels to the south with which it was historically associated, alongside the historic village centre of Boningale. Overall, there is nothing to suggest that long-range filtered views towards the Site are anything other than wholly incidental. The Site is considered to make no contribution, via setting, to the overall heritage significance of the Grade II Listed Old Cottage.	Should the proposed development be visible in views taken from the upper floor of the asset, any such visibility will be long-range, filtered and likely comprise only the rooflines of dwellings to the far southern extent of the eastern parcel. Within the context of the spatial degree of spatial separation, any such visibility would not be anticipated to impact upon the overall experience and appreciation of these views. Long-range northerly views towards the Site do not contribute towards the asset's heritage significance, with designed outward-facing views (if any) focused upon the associated curtilage to the south and west and the immediate surrounds of Church Lane. As such, residential development of the Site would not be anticipated to impact upon any elements of the asset's setting that contribute towards its significance. Overall, the proposed development would not be anticipated to impact upon the special architectural historic and archaeological interest of the Grade II Listed Old Cottage. As such, no harm would be anticipated to arise via a change in the asset's setting.

OLD FARMHOUSE AND MALTHOUSE ATTACHED TO REAR

Significance including contribution of setting	Any contribution of the Appeal Site	Degree of harm taking into account mitigation
The significance of the Old Farmhouse and Malthouse attached to Rear is principally derived from its historic and architectural interests, alongside its group value with the associated Grade II Listed Barn attached to its south end, and can be summarised as follows: Architectural: the asset is a well-preserved example of a 16th- to 17th-century farmhouse, the fabric of which has the ability to inform our understanding of construction techniques used during this period. Survival of the building's original timber frame, albeit with areas of machine-cut replacements, also adds to its architectural interest as an example of an iconic vernacular construction method. It is, however, not possible to determine the level of survival of the timber frame beyond those areas visible externally. Historic: the asset is illustrative of the agricultural landscape that once dominated this area, with the area between Albrighton and Boningale characterised by dispersed properties and agricultural land. A degree of interest is also derived from the building's evident phased development, which illustrates the evolution of English vernacular architecture between the 16th and 20th centuries. Group value: the asset holds strong group value with the attached Grade II Listed Barn which, when experienced alongside the asset reinforces legibility of its original design intent as a farmhouse. This group value has, however, been eroded to a degree via residential conversion of the barn and creation of a domestic curtilage. The setting of the asset also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise: The designed interrelationship with its curtilage, including the gardens to the south and west, stone boundary wall to the north and mature boundary planting, which provide a sense of enclosure from the surrounding properties and wider agricultural landscape. The asset's designed interrelationship with Church Lane to the north, the layout of which appears has remained unaltered since at least the 18th century and possibly much earlier. The prevailing visual relationship between the asset and other surviving Post Medieval buildings within Boningale village centre, which mutually reinforce articulation of their origins as part of a historic agricultural settlement. The historically associated wider landholding to the south and south-east which also makes a contribution, through historic illustrative value, although this is relatively minor due to the visual separation created by intervening mature vegetation and the domestic character of the asset's reconfigured curtilage. Overall, the heritage significance of the Grade II Listed Old Farmhouse and Malthouse attached to Rear is largely derived from its architectural and historic interests, alongside its group value with the abutting Grade II Listed Barn, with a lesser contribution from elements of its setting.	The Listed Farmhouse and Malthouse lies c.150m south of the eastern parcel and c.500m south-east of the western parcel. The asset is spatially and visually separated from the Site by intervening mature vegetation and built form when viewed at street level (Plate 74 of the Pegasus Heritage Statement). There are, however, long-range views of the roofline and filtered views to the upper floor windows of the north elevation from the southern site boundary (Plate 75 of the Pegasus Heritage Statement). It is therefore reasonable to assume that reciprocal views towards the Site would exist, albeit these would again be filtered by intervening vegetation and incidental. The northern section of the eastern parcel and the entirety of the western parcel are wholly screened in views taken from the asset. Given their relative positioning, and the presence of intervening vegetation and built form, co-visibility between the Site and asset is wholly restricted. Notwithstanding the above, as illustrated by historic documentary sources, there is no known historic functional association between the Site and asset beyond falling within the same parish boundary. Furthermore, the asset's significance stems overwhelmingly from its architectural and historic interest, as embodied within its built fabric, and group value with the abutting Grade II Listed Barn. The contribution from setting is considered to derive from its immediate curtilage and the adjoining agricultural land parcels, which retain legibility of the building's original design intent, alongside the historic village centre of Boningale. Owing to the asset's original design intent as a farmhouse, designed outward-facing views (if any) would have been focused on the agricultural land to the south and south-east with which it was associated, alongside short-range views to the adjacent Church Lane from the principal north elevation. As such, there is nothing to suggest that long-range views towards the Site are anything other than wholly incidental. The Site is considered to make no contribution, via setting, to the overall heritage significance of the Grade II Listed Old Farmhouse and Malthouse attached to the Rear.	Should the proposed development be visible in views taken from the upper floor windows of the asset's north elevation, any such visibility will be long-range, heavily filtered and likely comprise only the rooflines of dwellings to the far southern extent of the eastern parcel. These views would also be viewed within the context of existing intervening built form. Any visibility would not therefore be anticipated to impact upon the overall experience and appreciation of these views. Long-range northerly views do not contribute in any appreciable way towards the asset's heritage significance, with designed outward-facing views focused upon the associated agricultural land to the south and south-east. As such, residential development of the Site would not be anticipated to impact upon any elements of the asset's setting that contribute towards its significance. The proposed development would not be anticipated to impact upon the special architectural and historic interest of the Grade II Listed Old Farmhouse and Malthouse attached to the Rear. As such, no harm would be anticipated to arise via a change in the asset's setting.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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