

47 The Terrace
Wokingham
Berkshire RG40 1BP

Proposed Alterations
to a Grade II Listed Building

Heritage Statement

Project Ref: AH2105

October 2024



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1. SUMMARY

Project Name: 47 The Terrace: Proposed Alterations to a Grade II Listed Building
Location: Wokingham, Berkshire RG40 1BP
NGR: 480790, 168856
Type: Heritage Statement

This heritage statement (HS) has been completed in respect of proposals for alterations and refurbishment at 47 The Terrace, Wokingham, situated at NGR 480790, 168856. The property at the Site comprises the Grade II Listed 47 The Terrace, which alongside the adjoining No. 45 are Listed under a single List Entry as *West Lodge* (List Entry 1216401). The majority of houses in The Terrace, which extends southeast from the Site are also Listed Buildings and the Site and The Terrace lie within the boundary of the Wokingham Town Centre and Langborough Road Conservation Area. No. 47 is the northwestern and end property of The Terrace.

A previous planning application was recommended for refusal on grounds of unacceptable impacts on the significance of the Listed Building. Following discussions with the Conservation Officer, a new scheme was completed and submitted for comment. The response was generally positive with proposals described as “broadly acceptable”.

The majority of internal works proposed affect only modern fabrics, largely those associated with the 1989 consented rear extension and associated features. This property has been subject to significant alteration since its original construction and the works proposed will serve to continue its architectural evolution into the 21st century. Positive aspects identified include the remodelling of the rear stairs, the refurbishment of existing historic windows, the improvement of alterations undertaken relating to the 1989 consented works and an overall improvement in the ‘liveability’ of the house, allowing for its considered function as a viable property into the 21st century.

Alterations proposed include a new extension to the rear to replace the existing conservatory, whose design is considered incongruous with the historic built form of No. 47. Other alterations are more minor in nature comprising improvements and alterations to the rear and front steps, and the refurbishment of the upper rear windows. None of the external alterations proposed are considered to have the capacity to adversely affect the setting or significance of the adjacent No. 45 The Terrace.

In respect of the Wokingham Town Centre and Langborough Road Conservation Area, the Site has been assessed as a positive contributor to its character and appearance, forming an important architectural element of the varied historic built form of The Terrace. No. 47 represents one of a number of evolved buildings along the street and it is considered that the minor external refurbishments and improvements proposed will contribute further to the architectural diversity and the wider value of the built form of the Conservation Area. Overall, no capacity for harm to the character and appearance of the Conservation Area has been found in relation to the proposals, with a degree of benefit and enhancement clearly identified.

2. OUTLINE

- 2.1. This heritage statement (HS) has been completed in respect of proposals for alterations and refurbishment at 47 The Terrace, Wokingham, situated at NGR 480790, 168856, and referred to hereafter as 'the Site'.

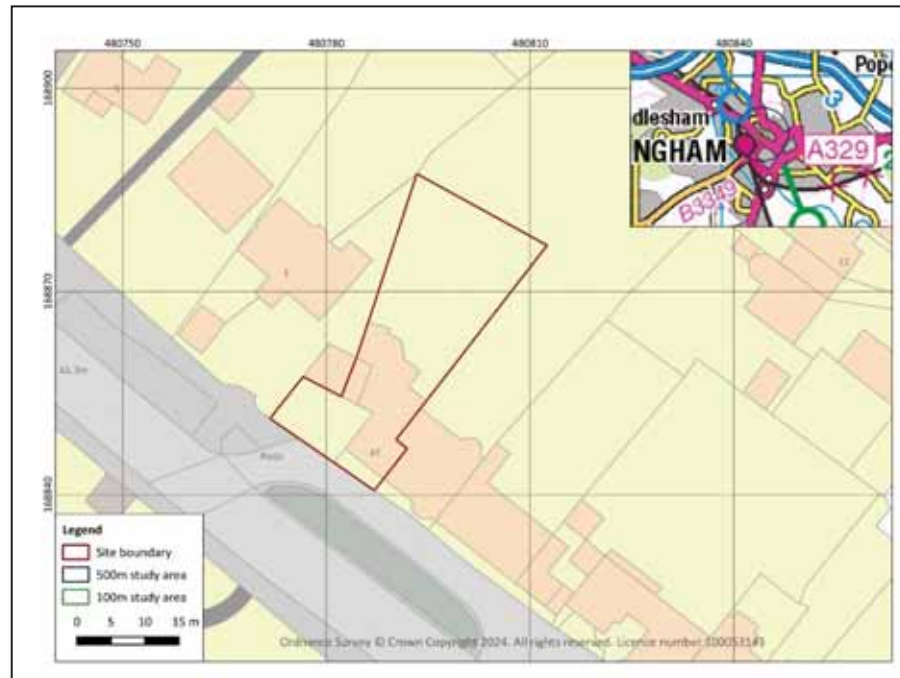


Image 1: Site location



Image 2: Aerial view showing Site relative to Listed Buildings and Conservation Area

- 2.2. The Site comprises the Grade II Listed 47 The Terrace, which alongside the adjoining No. 45 are Listed under a single List Entry as *West Lodge* (List Entry 1216401). The majority of houses in The Terrace, which extends southeast from the Site are also Listed Buildings and the Site and The Terrace lie within the boundary of the Wokingham Town Centre and Langborough Road Conservation Area (Image 2). No. 47 is the northwestern and final house of The Terrace.

- 2.3. This document is focused on the significance of No. 47, the setting of nearby heritage assets, and the character and appearance of the Conservation Area, and how these elements of the historic environment may be affected by the proposals.

Limitations of data

- 2.4. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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Assessment Criteria

- 2.7. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset

Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3. SITE ASSESSMENT

The Site and its setting

- 3.1. The property at the Site comprises the Grade II Listed 47 The Terrace with an attached enclosed area of garden to the rear. The Listed Building forms one half of a sub-divided property, previously a single unit recorded in the National List as *West Lodge* (Image 3, LB7).

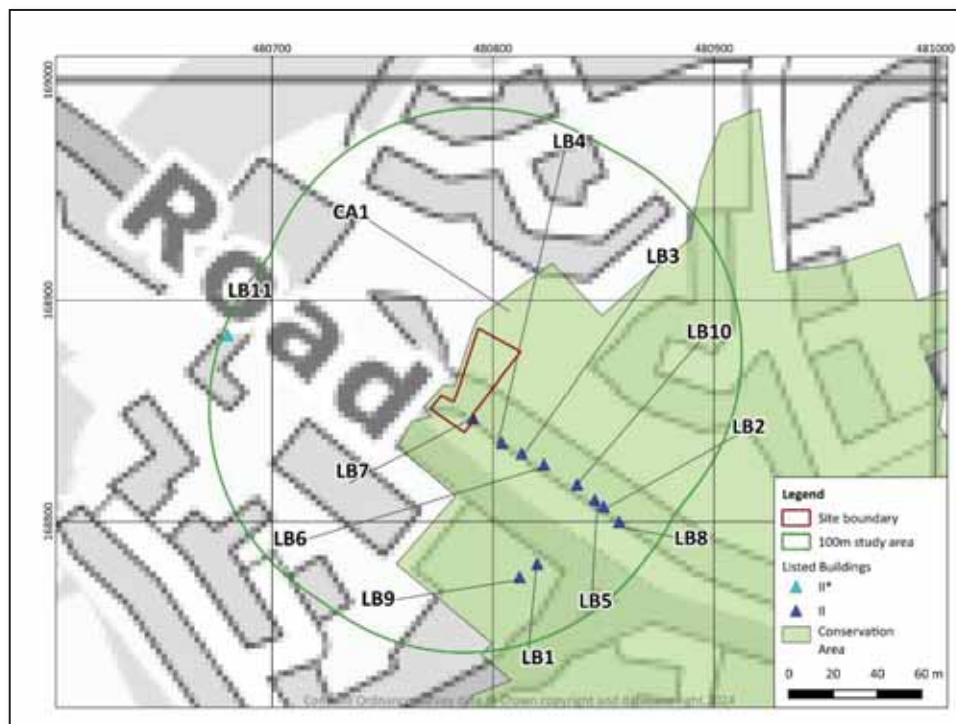


Image 3: Distribution of designated heritage assets in study area

- 3.2. The property dates originally to the 16th century, with extensions of 17th century date and further alterations recorded during the 18th and 20th centuries. The List Entry does not record when the property was sub-divided.
- 3.3. Its timber framed structure is encased in painted stucco and lies under a slate roof. No.47 has a rectangular plan form, comprising two framed bays and includes a 20th century extension to the rear.
- 3.4. The Listed Building lies in an elevated position relative to the adjacent A329 Reading Road.
- 3.5. The Terrace includes a significant group of Grade II Listed Buildings, extending from No. 5 to the east, to West Lodge which forms the final property at the west end of The Terrace. It is

situated in the Wokingham Town Centre and Langborough Road Conservation Area to the west of the historic core of Wokingham.

- 3.6. An arbitrary 100m study area was established centred on the Listed Building to inform the number and distribution of designated heritage assets in proximity to the Site whose settings may be at risk of harm as a result of the proposals.

Site visit

- 3.7. The Listed Building and its setting were visited and assessed in respect of the proposals on 11/04/2024. The property was assessed internally and externally in respect of a number of proposed alterations which are set out later in the document. In addition, the situation of No. 47 relative to nearby Listed Buildings and its contribution to the character and appearance of the Conservation Area were also considered at this time. A selection of photographs taken during the site visit is included in this document whilst notes and observations made on site have been used to inform its assessments and conclusions.
- 3.8. The current planning application represents a resubmission with a number of changes to the previous submission, which was recommended for refusal on heritage grounds. The Site has not been revisited since the original site visit which was considered to appropriately inform of this revised heritage statement.

Developmental history of the Site and its setting

- 3.9. A manor at Wokingham is not recorded to in the Domesday Survey of 1086. The Berkshire element of the parish formed part of the larger manor of Sonning, held at Domesday by the Bishop of Salisbury. Wokingham remained a part of Sonning manor, although in the 11th century it is referred to occasionally as a separate manor.
- 3.10. The settlement or sub-manor is first recorded individually in 1146 as *Wokingeham*, with the place name deriving from the Old English suffixes *-inga* and *hām*, and the personal name Wocca, translating broadly to 'settlement of the family or followers of a man called Wocca' (Mills 2003).
- 3.11. The manor is subsequently recorded in 1316, when the Bishop of Salisbury was returned as Lord of Wokingham-cum-Yevyndon (Ditchfield & Page 1923). Wokingham is considered to be more properly identified as an ancient borough, probably originating through the grant of a market to the Bishop of Salisbury in 1219. Its earliest known existing charter was granted by Elizabeth I in 1583.
- 3.12. Given the post-medieval date of No. 47 The Terrace (West Lodge), further information on the developmental history of the Listed Building and its setting is set out in the historic map regression section below.

Historic map regression

- 3.13. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape, or possibly lost to development or boundary change.

1809 Robert Dawson - Reading (OSD 126)

- 3.14. Robert Dawson's early 19th century map covers the Reading area and includes the north of Wokingham alongside the Thames and its tributaries. It was issued by the Ordnance Survey for military purposes. The map shows buildings along what is now The Terrace, including the

location of No. 47. Detail in the map is insufficient to identify any specific property footprint or ground plan.



Image 4: 1809 Robert Dawson - Reading (OSD 126)

1840 Wokingham parish tithe map

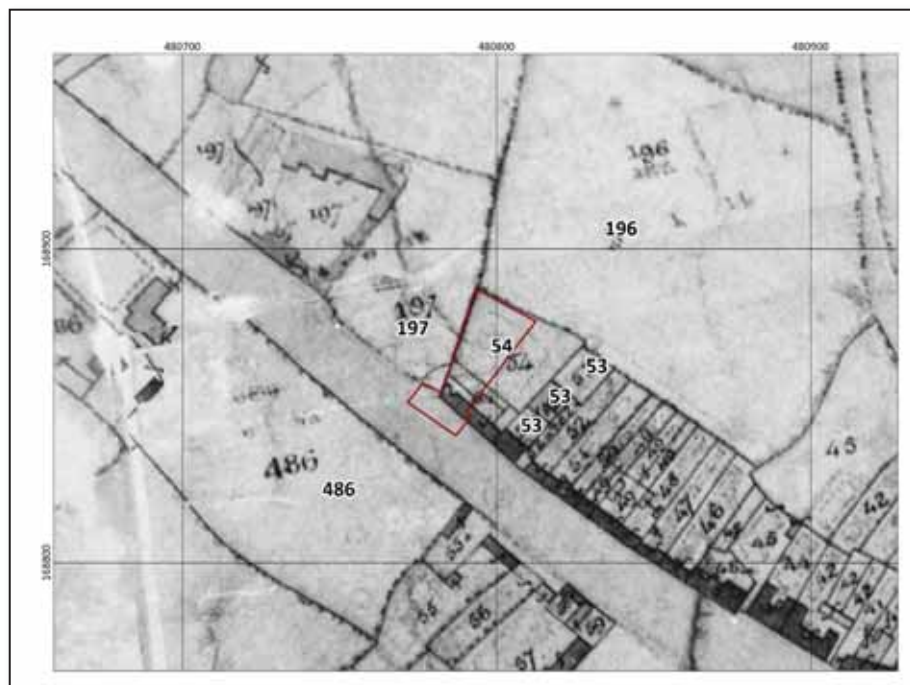


Image 5: 1840 Wokingham parish tithe map

- 3.15. The Wokingham parish tithe map was probably completed in c. 1840 by an uncredited cartographer, although an annotation suggests a very early date in tithe map terms of 1825. The accompanying apportionment was compiled in 1839. The map features the county boundary, named buildings, a town hall, a windmill, gardens, land ownership, named roads,

farmyards, field names and acreage, hedges, fences, parkland, arable, grassland, coppice, named woods and plantations, an orchard and waterbodies (Kain & Oliver 1995).

- 3.16. The Site comprises half of Plot 54 and extends south into the road. Further information on this plot, alongside a number of others nearby, is included in the table below to inform historic land use and land ownership. Plot name interpretation generally after Field 1989 and 1993 or further research.

Table 3: 1839 Wokingham tithe map apportionment

Plot No.	Plot Name	Landowner(s)	Land Use	Interpretation
54	House &c.	Edward Weight	-	Descriptive
53	House & Garden	Burtholomew Brown	-	Descriptive
196	Barn Close	Edward Hayward	Meadow	Enclosed land containing or close to a barn
197	Malthouse Yard &c	James Hayward	-	Descriptive
486	House, Garden & Orchard	William Charles Lamplow	-	Descriptive

- 3.17. The tithe map illustrates West Lodge as it was later known; no house name is provided in the apportionment document. The building and garden are shown as a single entity which is on a significantly smaller footprint than today, appearing as a single linear block adjacent to the road with none of the later northern extensions.

1875 Ordnance Survey County Series 1:2,500



Image 6: 1875 Ordnance Survey County Series 1:2,500

- 3.18. The first edition OS map shows significant change at the Site. Much of the northwestern part of the building shown in the tithe map has been removed and what is now the adjacent garage block has been constructed. West Lodge now extends further back with a second smaller

outbuilding close to what is now the northwest corner of No. 47, whilst the rear garden is shown as formal with paths, borders and lawn illustrated. The division of The Terrace from the adjacent street is now apparent.

1898 Ordnance Survey County Series 1:2,500

- 3.19. Whilst less detailed than the first edition, this map offers further clarity of the footprint of the buildings at the Site. Alongside the two outbuildings previously noted, a narrow possibly lean-to extension is shown of the northwest facing elevation.

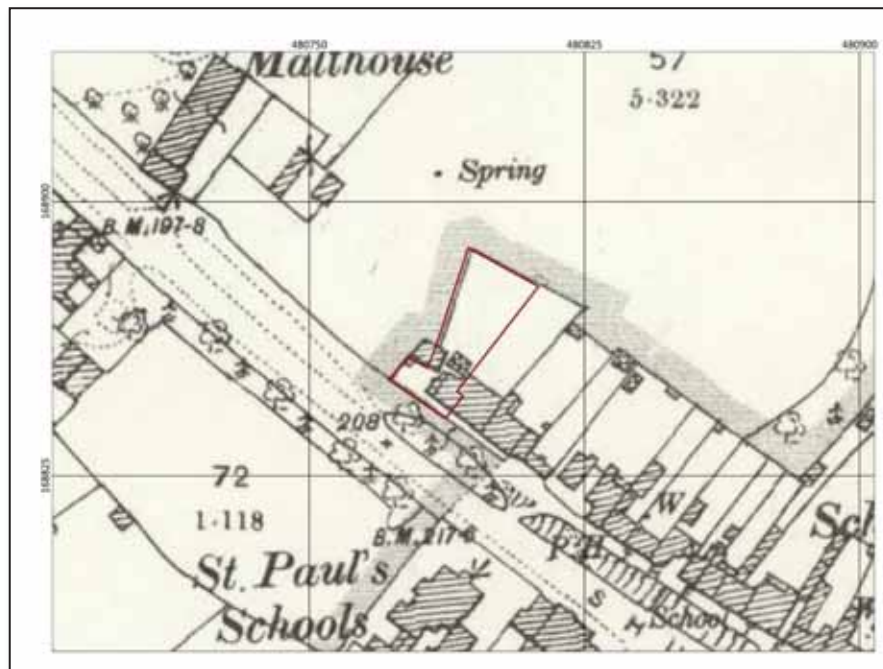


Image 7: 1898 Ordnance Survey County Series 1:2,500

1909 Ordnance Survey County Series 1:2,500

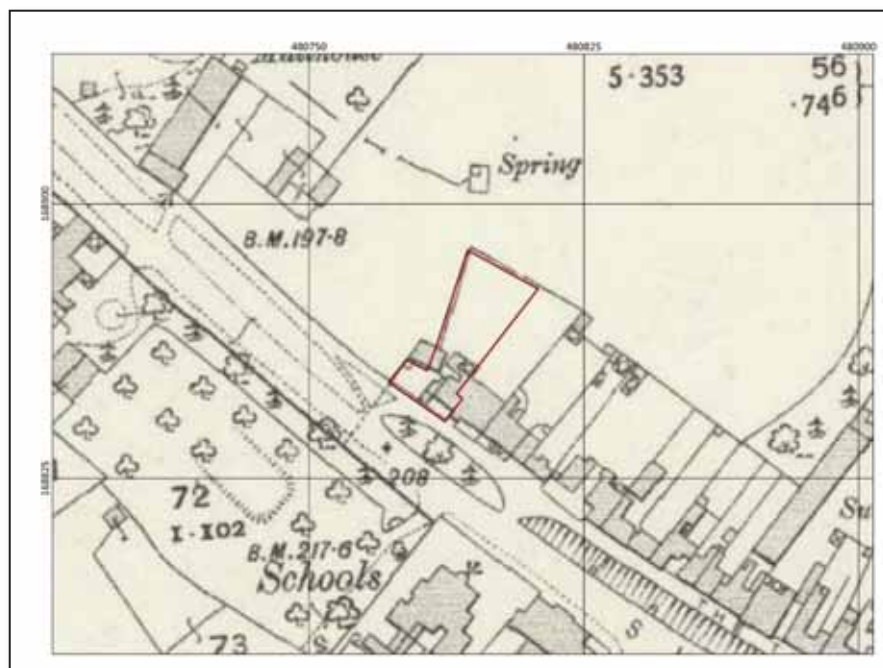


Image 8: 1909 Ordnance Survey County Series 1:2,500

- 3.20. The OS map of 1909 shows further alterations to the footprint of the building at the Site comprising a small extension attached to the property's front left corner. The rear extension is shown as partly comprising a glasshouse attached to the main house via a narrow link.

1933 Ordnance Survey County Series 1:2,500

- 3.21. By 1933 there are no significant changes at the Site. West Lodge remains a single dwelling and the rear extension and northwest outbuilding appear now to be joined into a single extension, reflecting the arrangement apparent today.

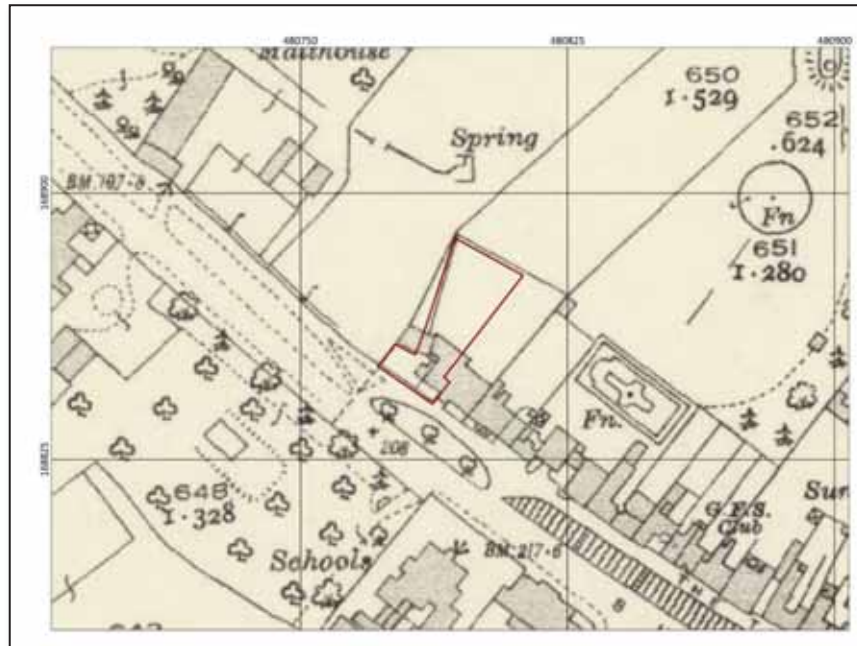


Image 9: 1933 Ordnance Survey County Series 1:2,500

1938 Ordnance Survey County Series 1:10,560

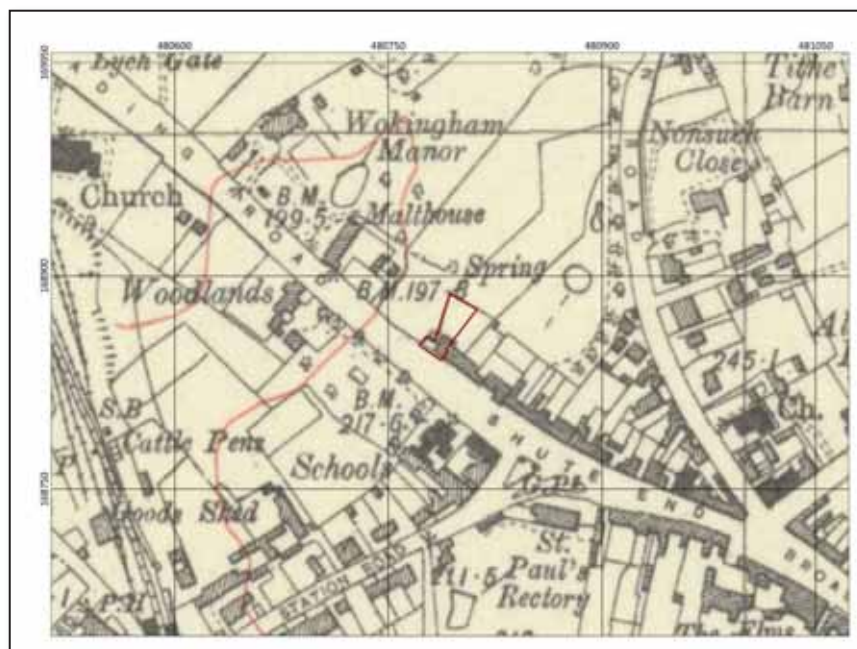


Image 10: 1938 Ordnance Survey County Series 1:2,500

- 3.22. The 1938 OS map offers a more schematic view of the Site with no detail of any significant changes apparent. West Lodge remains a single unit.

1966 Ordnance Survey Plan 1:2,500

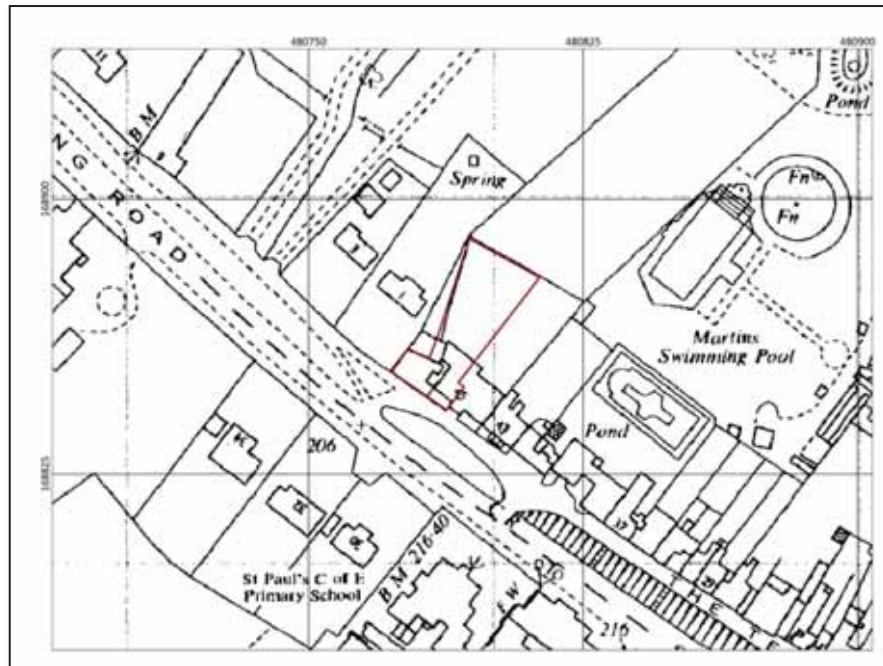


Image 11: 1966 Ordnance Survey Plan 1:2,500

- 3.23. By 1966 the arrangement of buildings at the Site appears unaltered since the view shown in the 1933 map. Buildings along The Terrace have been numbered in this OS map, with West Lodge shown as No. 45.

1983-89 Ordnance Survey Plan 1:1,250

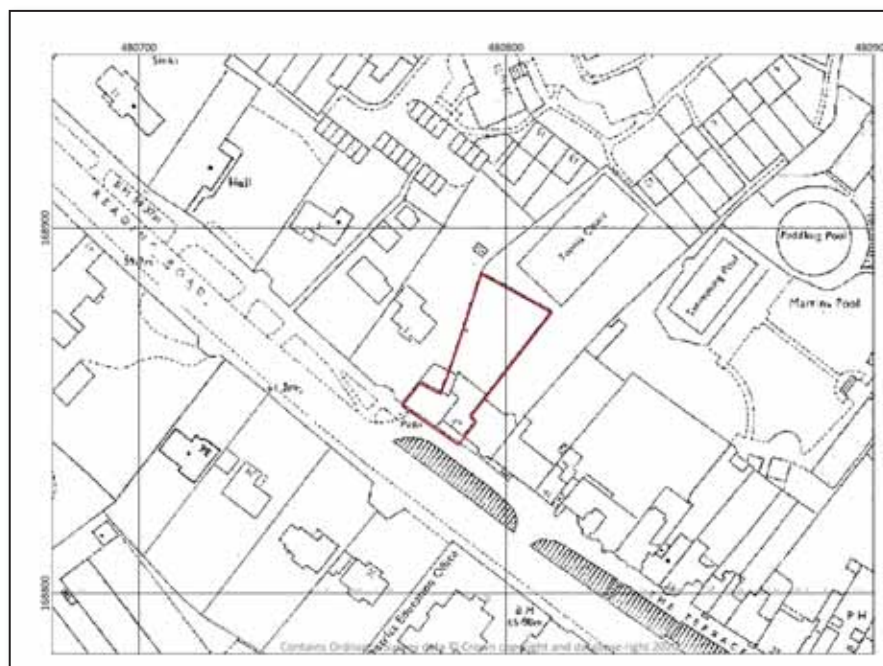


Image 12: 1983-89 Ordnance Survey Plan 1:1,250

- 3.24. By the mid-1980s West Lodge has been sub-divided into two properties with No. 47 shown as a separate building and garden. There is no change to the footprint of the property in relation to earlier maps.

Satellite imagery

- 3.25. The modern Google Earth sequence of satellite images covers the period 2003-2023. The 2003 image shows the 1989 extension attached to the north elevation of what is now the garage which itself is extended further to the north. By 2008 the small conservatory is attached to the rear elevation.

4. ASSESSMENT OF SIGNIFICANCE

Introduction

- 4.1. The assessment of significance below relates to No. 47. Whilst effectively the same building, a separate assessment of potential impacts on the setting of the adjacent No. 45 has also been completed alongside an assessment of the character and appearance of the Conservation Area and the Site's contribution to it.

47 The Terrace (West Lodge; Grade II Listed Building; List Entry 1155921)

The Listed Building and its setting

- 4.2. The List Entry covers Nos. 45 and 47 The Terrace, also referred to in the List Entry as *Shute End*, with the whole building recorded as *West Lodge*.



Image 13: No. 47 The Terrace

- 4.3. The Listed Building dates originally to the 16th century and was extended during the 17th century. Further alterations are recorded during the 18th and 20th centuries, including internal remodelling in the conversion of the building into two dwellings. Older elements of the property comprise timber framing encased in painted stucco, with the two storey building lying beneath a slate roof.

Statement of significance

Contributors to the significance of the heritage asset

- 4.4. Archaeological value: The Listed Building will derive significance from its historic fabrics, the earliest of which date to the 16th century. The building has undergone significant alteration, both externally and internally, since its original construction, including a number of extensions, the removal of its northwest section during the first half of the 19th century, and later 20th century sub-division into two units.
- 4.5. A major level of archaeological and evidential value is attributed to surviving 16th century fabrics, with the level of significance considered to be reduced by age. Overall the evidential and archaeological value of the Listed Building is considered to contribute to its overall significance at a moderate level.
- 4.6. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, which represents an evolved early post-medieval house in an urban edge location. The Listed Building's historical value is assessed to represent a major contributor to its overall significance as a designated heritage asset.
- 4.7. Architectural value: The significant alterations to the Listed Building have served to remove the majority of its early post-medieval aesthetic, with later alterations contributing to a rather confused architectural form both externally and internally. Many of the later alterations appear to have been completed with little regard for the existing form or layout at the time.
- 4.8. The architectural and aesthetic value of the Listed Building is considered a moderate contributor to its overall significance, in part through its illustration of the architectural evolution of the property.
- 4.9. Communal value: The Listed Building is in private ownership and inaccessible to the general public, although it does form a fairly interesting element of the local streetscene which may contribute to a local sense of history and place. A minor level of communal value is assessed derived from this visibility.
- 4.10. Contribution of Setting: The immediate setting of the Listed Building comprises a mix of architectural styles and ages which together describe the built form of The Terrace, part of the wider Wokingham Town Centre and Langborough Road Conservation Area. The mix of buildings and architectural style evident along The Terrace offer a significant group value to the setting of No. 47 and overall, its urban setting is considered to offer a major contribution to its overall significance.
- 4.11. Overall: No. 47 The Terrace is a Grade II Listed Building, identifying it as a heritage asset of national importance and high significance. The significance of the Listed Building is assessed to derive primarily from its historical value and urban setting, with a lesser contribute apparent in the architectural/aesthetic value of its built form, and the evidential value of its historic fabrics.

Wokingham Town Centre and Langborough Road Conservation Area

Character and appearance

- 4.12. The Wokingham Town Centre and Langborough Road Conservation Area was first designated in 1970 (as Wokingham Town Centre Conservation Area) and was subsequently extended in 1986 and in 1996 (WDC 2006). Whilst the extant Conservation Area Study is rather dated in appearance with outdated planning policy and guidance sections, it offers nonetheless an appropriately detailed description of the key contributors to its special character and appearance.

- 4.13. The Terrace is referenced in the Conservation Area Study in the Townscape Analysis section as part of Shute End. The Study states that The Terrace “...contains a mixture of historic buildings, all of them listed, some dating back to the 14th century”.
- 4.14. The built form of The Terrace area is considered to offer something of a microcosm in respect of its illustration of a number of the many architectural styles and building dates which make up the wider historic core of the town and Conservation Area.

Contribution of the Site to the character and appearance of the Conservation Area

- 4.15. The Listed Building is considered a positive contributor to the Conservation Area’s character, in particular as an element of the varied built form of The Terrace. It represents one of a number of evolved residential buildings and offers an important element of the architectural diversity of The Terrace which will contribute to the wider historically diverse built form of the Conservation Area.

5. ASSESSMENT OF IMPACT

Planning proposal

- 5.1. A previous planning application was recommended for refusal on grounds of unacceptable impacts on the significance of the Listed Building. Following discussions with the Conservation Officer, a new scheme was completed and submitted for comment. The response was generally positive with proposals described as “broadly acceptable”.
- 5.2. The proposals comprise the following broad elements:
 - Refurbishment of front elevation;
 - Alterations to the ground floor as to include removal of walling, the creation of doorways, subdivision, removal of 1no. staircase and alteration of another;
 - Alterations to the first floor as to include removal of walling, reconfiguration of plan form, creation of new bathroom;
 - Replacement of a roof light;
 - Repair of fenestration to the front, side and rear;
 - Demolition of the conservatory with replacement and enlarged single storey element;
 - Alterations to the coach house, including replacement doors, insertion of doorway, internal subdivision, new rooflight, and hipped roof to side.
- 5.3. The planning proposal comprises a number of alterations to the property with proposal drawings set out in Appendix 2.

Front of property

- 5.4. It is proposed to retain and refurbish the existing front windows.
- 5.5. The existing front steps are uneven at the top and it is proposed to address this through removal of the top step and cladding of the step tops with stone treads. The flanking brick piers to the gateway will be topped with coping stones.
- 5.6. The proposals affecting the frontage of the Listed Building are considered as a group to offer a minor beneficial effect in respect of the front of the property, with no adverse impacts identified in relation to its significance.
- 5.7. The existing red painted metal garage door to the left of the building’s frontage (Image 14) is proposed to be replaced with traditionally styled timber stable type double doors, which are considered more in keeping with the historical context of West Lodge as a whole. This is

considered a beneficial alteration in terms of its historical context and in terms of the wider aesthetic of the frontage.



Image 14: Existing metal garage door

- 5.8. It is proposed to retain and refurbish windows in the northwest-facing house wall adjacent to the garage.
- 5.9. An EV charging point is proposed to be installed below the small window to the right of the existing rear door. This is considered beneficial in terms of its contribution to a reduction in pollution in the area.

Ground floor

- 5.10. The front door currently opens into the Dining Room. It is proposed to remove the door and frame within the short partition wall opposite the front door which currently opens into an internal hallway. This will re-establish an earlier plan form with the wall proposed for removal representing a later addition, probably dating to alterations undertaken in the late 1980s. A second modern door will be removed which currently opens into the kitchen, whilst a new doorway will be created between the two proposed for removal adjacent to the pantry.
- 5.11. An existing boiler and tank situated in the pantry will be removed, along with associated boxed-in pipework in the study and hall.
- 5.12. It is proposed to remodel the stairs up to the first floor. The existing staircase (Image 15) is not original and, whilst not firmly dated, the joinery appears to be relatively modern. The staircase is rather steep with no extant handrail. To address this, it is proposed to add a base step and 2no. 45° winders over the existing winders, along with the addition of new newel posts and a handrail.
- 5.13. The staircase to the rear of the property is to be replaced since the existing does not comply with building regulations. This staircase forms part of the approved 1989 alterations. This very narrow stairwell is to be widened to form steps down into the garage, with this remodelling requiring adjustments to adjacent walls also completed in 1989.
- 5.14. A new opening is to be formed in the 1989 extension with folding doors opening into a proposed new orangery with roof lantern. The new orangery will replace the existing conservatory to the rear of the building (Image 16).



Image 15: Existing stairs to first floor



Image 16: Rear elevation showing existing conservatory

- 5.15. The three upper windows in the rear elevation are to be refurbished and secondary glazing installed (Image 16).

First floor

- 5.16. In respect of the proposed remodelling and replacement of the main staircase, the upper hallway is proposed for minor alterations to increase the safety of the stairs.
- 5.17. The existing doorway from the upper hallway/landing is to be blocked with the door retained to allow for reversal. A new door will be formed in the north wall of Bedroom 2 allowing access to the landing at the top of the refurbished staircase. Alterations to the top of the stairs are proposed, similar in form to those to the bottom, again to improve safety.
- 5.18. A new family bathroom will be formed off the central hallway through the removal of elements of modern partition walling and the installation of new partition walls. The two

hallway doors opposite this location will be blocked and the doors retained to allow for reversal. This will enclose the en-suite to the master bedroom.

- 5.19. The 1989 stairs are proposed for replacement (see above) and minor changes to the walls at first floor level are required to accommodate this new staircase. All changes affect only fabrics relating to the 1989 extension. A new shower room is proposed in the 1989 extension which requires the installation of partition walling.

Overall

- 5.20. The majority of internal works proposed affect only modern fabrics, largely those associated with the 1989 consented rear extension and associated features. This property has been subject to significant alteration since its original construction and the works proposed will serve to continue its architectural evolution into the 21st century.
- 5.21. Positive aspects identified include the remodelling of the rear stairs, the refurbishment of existing historic windows, the improvement of alterations undertaken relating to the 1989 consented works and an overall improvement in the 'liveability' of the house, allowing for its considered function as a viable property into the 21st century.

Setting of No. 45 The Terrace

- 5.22. As previously noted, the Grade II Listing covers Nos. 45 and 47 under a single List Entry referencing West Lodge, the whole property pre-division.
- 5.23. The wider urban setting to No. 45 effectively mirrors that of No. 47, although it is recognised that the exterior to No. 47 forms a small element of it.
- 5.24. Alterations proposed include a new orangery to the rear to replace the existing conservatory, whose design is considered incongruous with the historic built form of No. 47. Other alterations are more minor in nature comprising refurbishment of all windows with some proposed for the installation of secondary glazing.
- 5.25. None of the external alterations proposed are considered to have the capacity to adversely affect the setting or significance of No. 45.

Wokingham Town Centre and Langborough Road Conservation Area

- 5.26. The majority of the proposed alterations at No. 47 are internal. External alterations comprise a new rear extension to replace the existing 20th century conservatory and the refurbishment of all windows, to include secondary glazing in some units.
- 5.27. In respect of the Conservation Area, the Site has been assessed as a positive contributor to the Conservation Area's character, forming an important architectural element of the varied historic built form of The Terrace. No. 47 represents one of a number of evolved buildings along the street and it is considered that the minor external refurbishments and improvements proposed will contribute further to the architectural diversity and the wider value of the built form of the Conservation Area.
- 5.28. Overall no capacity for harm to the character and appearance of the Conservation Area has been found in relation to the proposals, with a degree of benefit and enhancement clearly identified.

6. CONCLUSION

- 6.1. A previous planning application was recommended for refusal on grounds of unacceptable impacts on the significance of the Listed Building. Following discussions with the Conservation

Officer, a new scheme was completed and submitted for comment. The response was generally positive with proposals described as “broadly acceptable”.

- 6.2. The majority of internal works proposed affect only modern fabrics, largely those associated with the 1989 consented rear extension and associated features. This property has been subject to significant alteration since its original construction and the works proposed will serve to continue its architectural evolution into the 21st century.
- 6.3. Positive aspects identified include the remodelling of the rear stairs, the refurbishment of existing historic windows, the improvement of alterations undertaken relating to the 1989 consented works and an overall improvement in the ‘liveability’ of the house, allowing for its considered function as a viable property into the 21st century.
- 6.4. In respect of potential effects on the setting of the adjacent No. 45 The Terrace, protected under the same Listing, the wider urban setting to this property effectively mirrors that of No. 47, although it is recognised that the exterior to No. 47 forms a small element of it.
- 6.5. Alterations proposed include a new extension to the rear to replace the existing conservatory, whose design is considered incongruous with the historic built form of No. 47. Other alterations are more minor in nature comprising improvements and alterations to the rear and front steps, and the refurbishment of windows. No double glazing is proposed for any of the windows, although some are proposed to have secondary glazing installed. None of the external alterations proposed are considered to have the capacity to adversely affect the setting or significance of No. 45.
- 6.6. In respect of the Wokingham Town Centre and Langborough Road Conservation Area, the Site has been assessed as a positive contributor to its character and appearance, forming an important architectural element of the varied historic built form of The Terrace. No. 47 represents one of a number of evolved buildings along the street and it is considered that the minor external refurbishments and improvements proposed will contribute further to the architectural diversity and the wider value of the built form of the Conservation Area. Overall, no capacity for harm to the character and appearance of the Conservation Area has been found in relation to the proposals, with a degree of benefit and enhancement clearly identified.
- 6.7. This assessment follows national and local planning policy and guidance set out in the 2021 issue of the NPPF, the Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document - January 2010, and guidance notes issued by Historic England and the ClfA.

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Wiki Commons

Wokingham Borough Council

Appendix 1: Gazetteer of heritage assets

Designated Sites and Monuments (Historic England data:100m study area)								
Listed Buildings (100m study area)								
LB1	1118011	Parish Rooms	Parish rooms	Post-medieval	Parish rooms. 1893. Brick with lighter brick dressings, steeply pitched and gabled slate roof.	II	480820	168781
LB2	1118014	Burcott House	House	Post-medieval	House. Mid C19. Painted render, slate gabled roof.	II	480850	168807
LB3	1118015	41, The Terrace	House	Post-medieval	House. Late C16, altered C20.	II	480813	168831
LB4	1118016	Astwood House		Post-medieval	House. Early C18.	II	480804	168836
LB5	1155824	35, The Terrace	House	Post-medieval	Small house. Late C16, altered C18, extended late C20.	II	480846	168810
LB6	1155844	39, The Terrace	House	Post-medieval	House. Mid C19, extended early C20, altered late C20	II	480823	168826
LB7	1155921	West Lodge	House	Post-medieval	House, now 2 houses. C16, extended C17, altered C18 and C20.	II	480791	168847
LB8	1303179	29 And 31, The Terrace	Houses	Post-medieval	Pair of houses. Late C18. Brick, hipped slate roof. Central staircase plan. 2 storeys	II	480857	168800
LB9	1303220	Hope And Anchor Public House	House	Post-medieval	Wealden hall house, now public house. Mid C15, altered and extended C19 and early C20	II	480812	168775
LB10	1319182	37, The Terrace	House	Post-medieval	Small house. Late C16, extended late C19, altered mid C20.	II	480838	168817

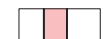
LB11	1118028	W.A.D.E. Day Centre	House	Post-medieval	Large house, now day centre for the elderly. Late C16, altered C18, extended C19, altered and extended late C20.	II*	480680	168884
Conservation Areas (100m study area)								
CA1	n/a	Wokingham	CA	Medieval & post-medieval	Historic core	n/a	480857	168800

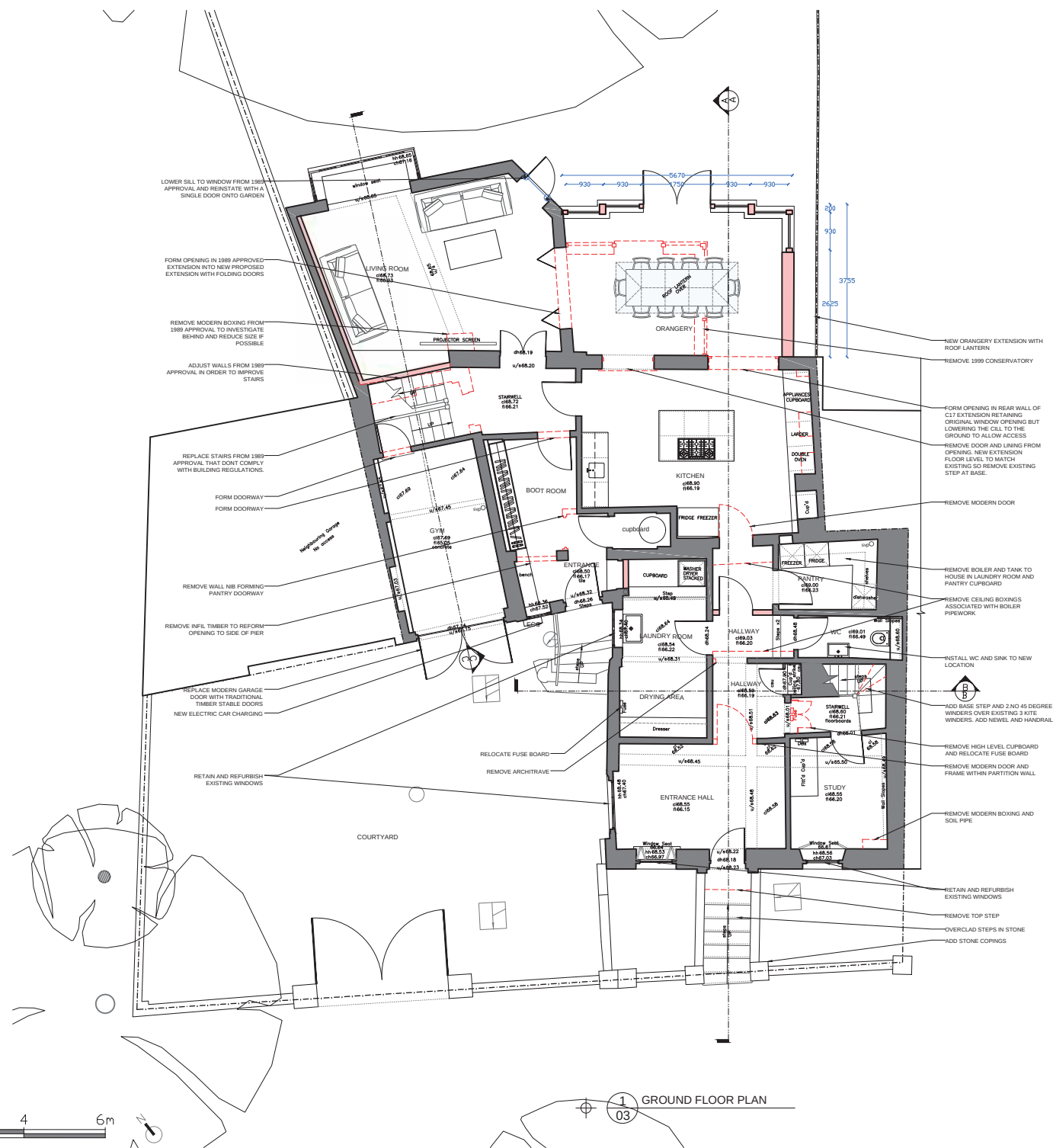
Appendix 2: Proposal drawings

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Legend:

-  new wall to be constructed
-  wall to be demolished



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MR A KISZCZUK

PROPOSED GROUND
FLOOR PLAN

Scale 1/100 @ A3	Drw No 277_03_101
Date 11.01.2024	
Drawn SP	

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 new wall to be constructed

 wall to be demolished

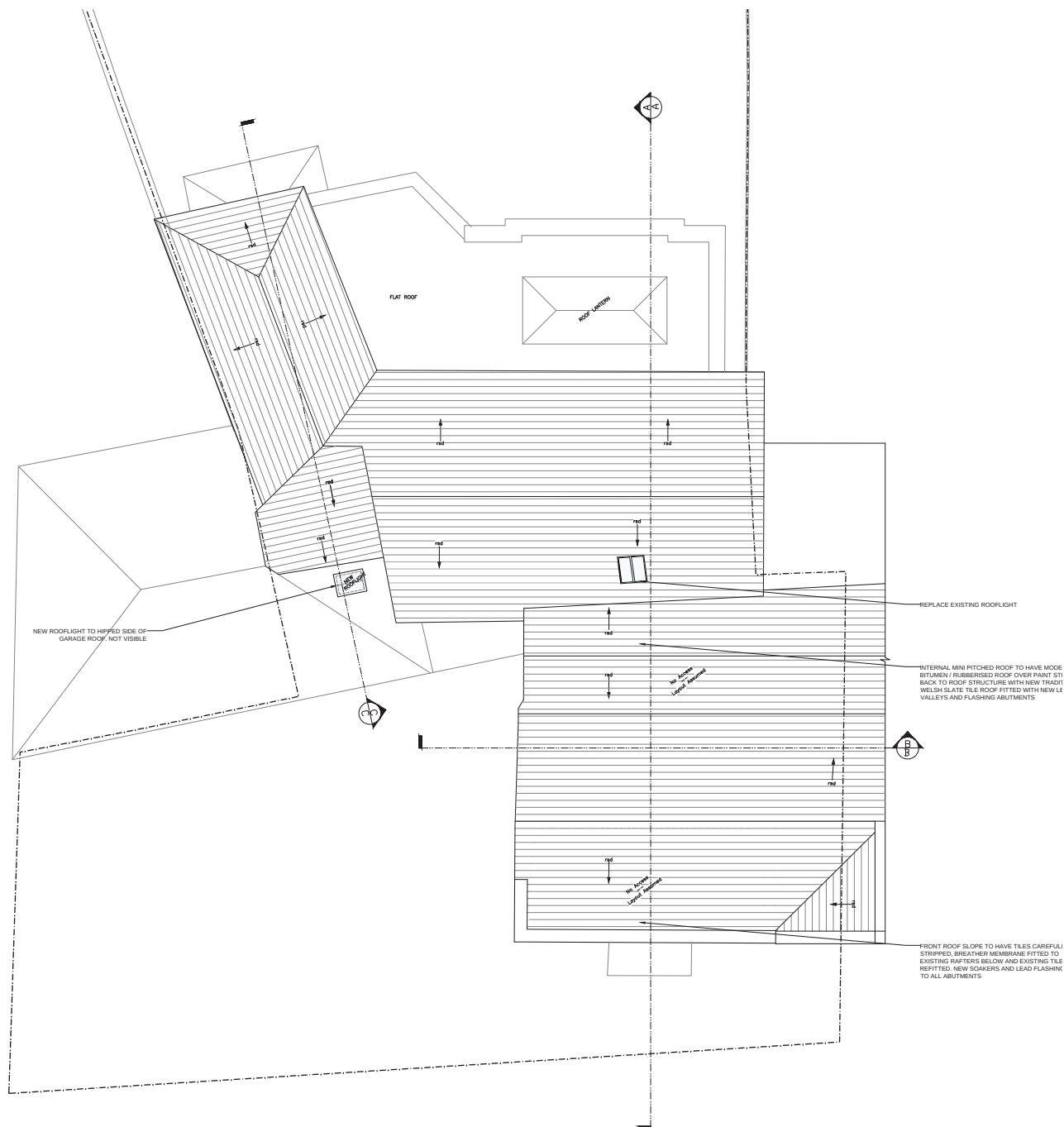


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PROPOSED FIRST FLOOR PLAN		
Scale Date Drawn	1/100 @ A3 11.01.2024 SP	Dwg No 277_03_102

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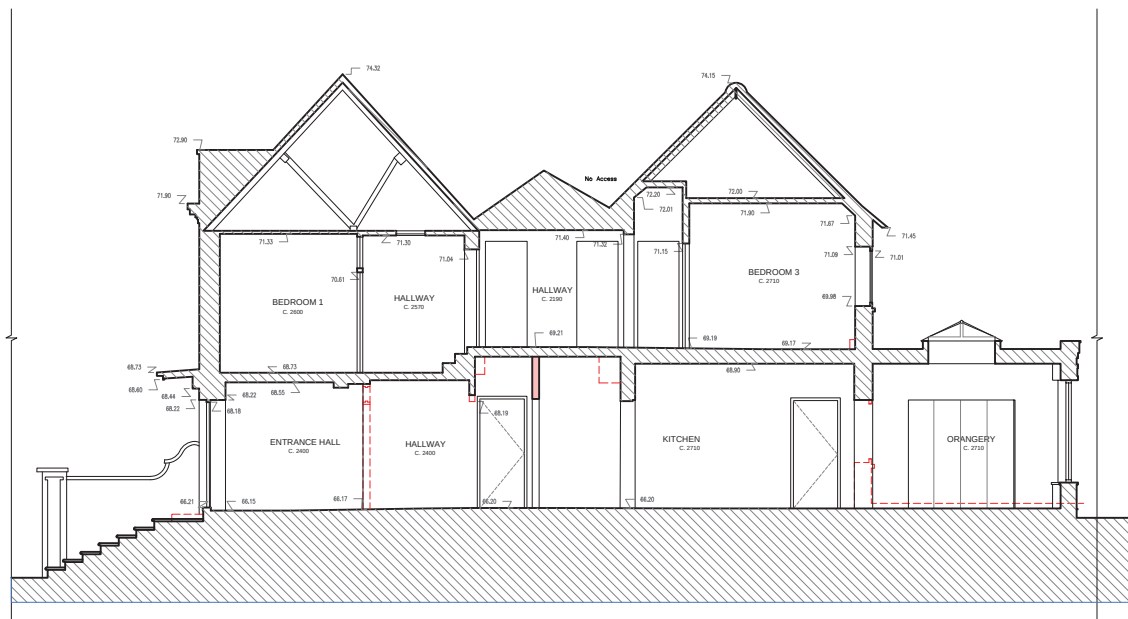
PROPOSED ROOF PLAN

Scale 1/100 @ A3	Drw No 277_03_103
Date 11.01.2024	
Drawn SP	

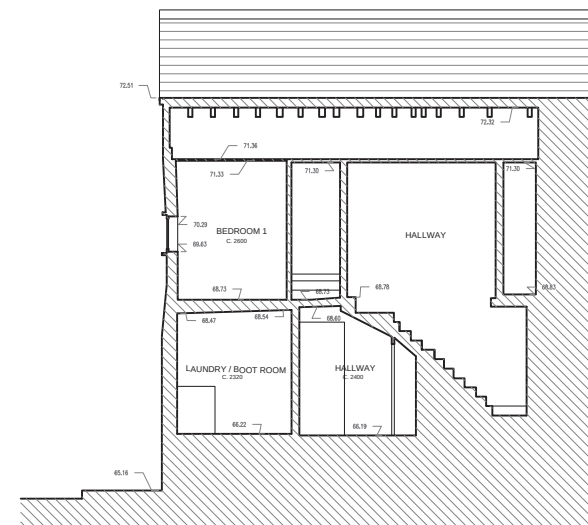
3
03 ROOF PLAN

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1
04 SECTION AA



2
04 SECTION BB

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0 2 4 6m

Legend:



wall to be demolished

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PROPOSED SECTIONS
AA & BB

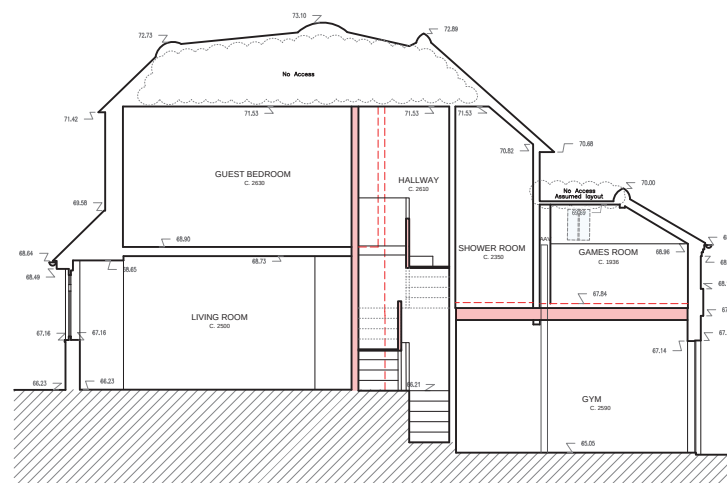
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277_04_101

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new wall to be constructed

wall to be demolished



3 SECTION CC
04



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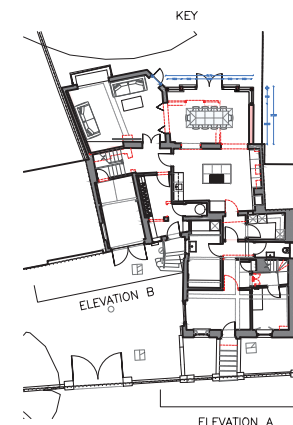
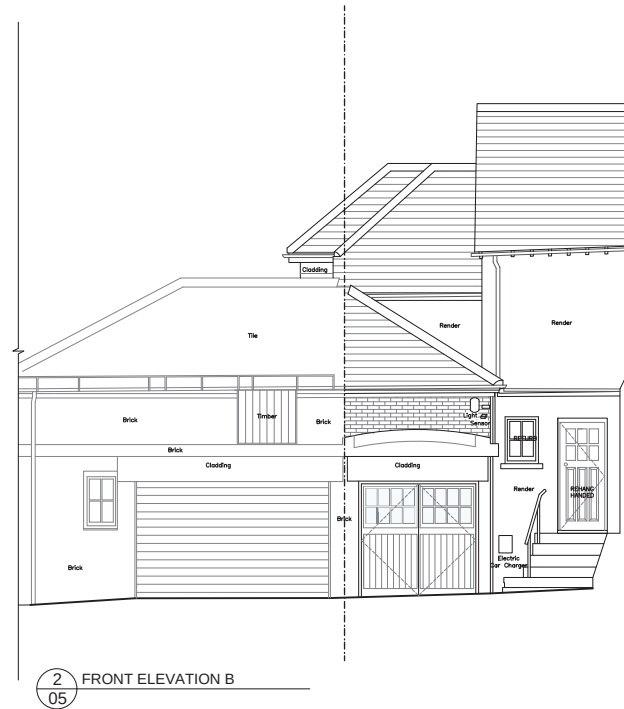
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Scale 1/100 @ A3	Drg No
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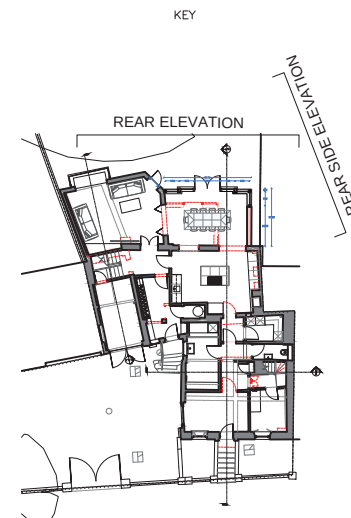
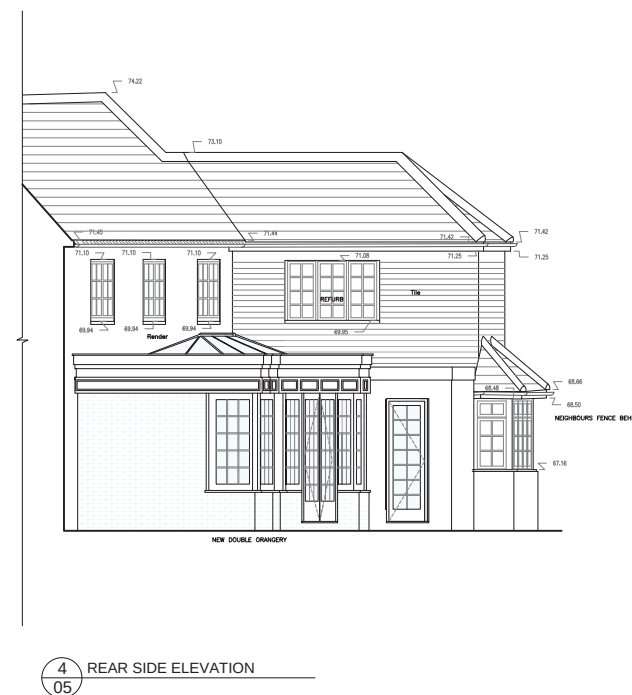


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PROPOSED REAR
ELEVATIONS

Scale 1/100 @ A3
Date 11.01.2024
Drawn SP
Drg No 277_05_102
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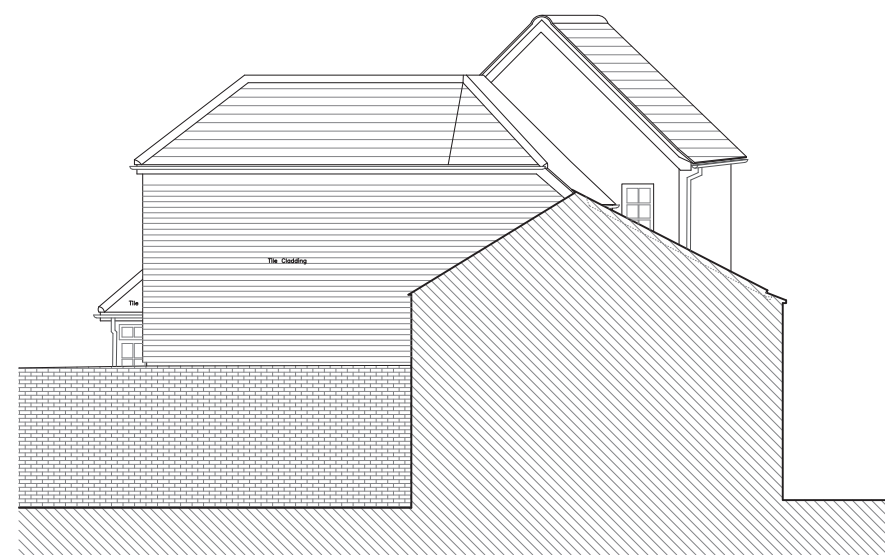


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5 SIDE ELEVATION



6 SIDE ELEVATION

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Scale 1/100 @ A3 Date 11.01.2024 Drawn SP	Drw No 277_05_103 ^A

Appendix 3: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2023);
- Planning Practice Guidance, Historic Environment (2023);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

Subsection (1): “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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”.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) 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 exceptional⁶⁸.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the

significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.
- Local planning policy: South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

Local planning policy: Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document - January 2010

Policy CP3 - General Principles for development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses; (AH emphasis)
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;

- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available. Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes..#

Guidance

This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
 - Change to skyline;
 - Noise, odour, vibration, dust, etc.;
 - Lighting effects and 'light spill';
-

- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the

proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.



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