

GRAEME IVES
HERITAGE PLANNING

Heritage Statement

Pinfold Cottage, Pinfold Lane, Knowsley, L34 9EJ

On Behalf Of: Mr & Mrs Garson

October 2024

CONTENTS

Chapter:	Page:
1.0 Introduction	1
2.0 The Relevant Heritage Assets	2
3.0 The Historic Development of the Application Site	4
4.0 The Significance of the Heritage Assets	10
5.0 Impact Assessment	19
6.0 Conclusions	23

1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Mr & Mrs Garson (the ‘applicant’) in support of a full planning application for the construction of a single storey rear extension (the ‘proposed development’) at Pinfold Cottage, Pinfold Lane, Knowsley, L34 9EJ (the ‘application site’).
- 1.2 From a heritage perspective the application site is located in the Knowsley Village Conservation Area.
- 1.3 In determining the proposals Knowsley Council, as local planning authority (LPA), has a ‘statutory duty’ under the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 1.4 In respect to information requirements for relevant planning applications Knowsley Local Plan Core Strategy (2016) Policy CS20 (Clause 3) requires that:

“Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.”

- 1.5 National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (revised 2023) (NPPF) and places the following requirements on applicants:

“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 understanding the potential impact of the proposals 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 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.” (NPPF Paragraph 200)

- 1.6 Therefore, given the above legislative and policy requirements Chapter 2 of this Heritage Statement identifies the relevant heritage assets that could be affected by the proposal. Chapter 3 reviews the historic development of the application site and adjoining area and Chapter 4 describes the significance of the heritage assets, proportionate to the potential impact of the proposed development. Chapter 5 provides an impact assessment with reference to relevant legislation and planning policies and Chapter 6 makes a series of conclusions in respect to the historic environment aspects of the proposed development.

2.0 The Relevant Heritage Assets

Introduction

- 2.1 The NPPF defines a heritage asset as follows:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Designated Heritage Assets

- 2.2 The NPPF confirms that designated heritage assets comprise: World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- 2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:

Conservation Areas:

- 2.4 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to

preserve or enhance (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

- 2.5 The application site is located just inside the western boundary of the Knowsley Village Conservation Area.

Listed Buildings:

- 2.6 Listed buildings are designated for their special architectural or historic interest in accordance with the DCMS Principles for Selection of Listed Buildings (2018).
- 2.7 The conservation area boundary incorporates three statutorily listed buildings, comprising the Church of St. Mary (II*), Knowsley War Memorial (II) and Knowsley Old Vicarage (II). However, they are clustered in the northern part of the conservation area, approximately 600 metres from Pinfold Cottage, and are separated from the cottage by intervening buildings and tree cover. The proposed development would not affect their significance and therefore they have been discounted from this Heritage Statement.

Non-Designated Heritage Assets

- 2.8 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 2 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

- 2.9 Pinfold Cottage was not identified by the LPA as a potential non-designated heritage asset during pre-application consultations (Reference: 21/00069/PREAPP).
- 2.10 The ‘Heritage Conservation’ page of the Council’s website advises that work to develop a ‘local list’ is currently paused.
- 2.11 The Mersey side Historic Environment (HER) was consulted on 18th October 2024 (HER Consultation Reference: CME3281). Pinfold Cottage is identified on the HER as Monument Reference MME12575 with reference to two historic maps.
- 2.12 The historic map references in the HER entry are discussed below, along with the contribution of the building to the conservation area. However, Pinfold Cottage has been heavily adapted and given the degree to which the building has changed over time, the Planning Policy Guidance is instructive regarding the relative importance and value that may be attributed to potential non-designated heritage assets:

“Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.” Paragraph: 039 Reference ID: 18a-039-20140306)

- 2.13 Given the degree of adaptation of Pinfold Cottage over time, it seems highly unlikely that it could be considered as a non-designated heritage asset in its own right.

3.0 The Historic Development of the Application Site

Introduction

- 3.1 Pinfold Cottage has experienced considerable change over time, relative to the size and form of the building. That process of change is summarised below to help understand the contribution that the cottage currently makes to the character and appearance of the conservation area.

Historic Development

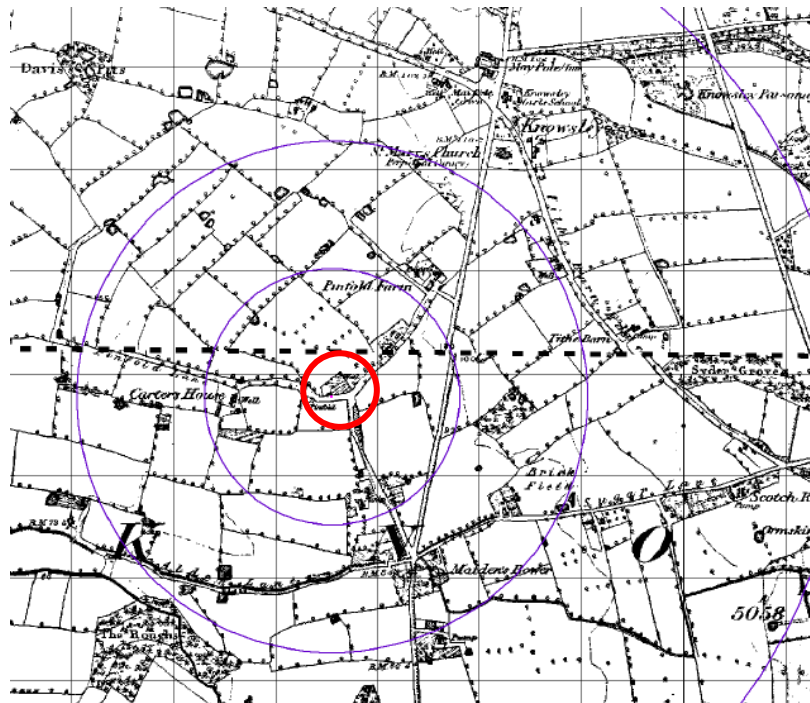
- 3.2 Greenwood's Map of Lancashire (surveyed 1818) illustrates the dispersed settlement pattern of the wider Knowsley area at that time. The name 'Knowsley' appears to be attributed to a wider area, to the west of the Knowsley Hall estate.
- 3.3 Greenwood also confirms the road pattern that existed prior to the northern extension of Knowsley Lane (B5202). The east-west route through the cross-roads at Maiden Bower appears to correlate with the existing alignment of Sugar Lane and Alder Lane to the south of Pinfold Lane and the application site. Heading north from Maiden Bower the lane forms a 'T' junction, which appears to correspond with the sharp bend in Pinfold Lane, at the entrance to the application site, and the existing track that leads through the adjoining woodland. Two buildings are illustrated in the vicinity of the application site at that time, although neither corresponds with the position of the existing cottage.

Figure 3.1: Greenwood's Map of Lancashire (1818)



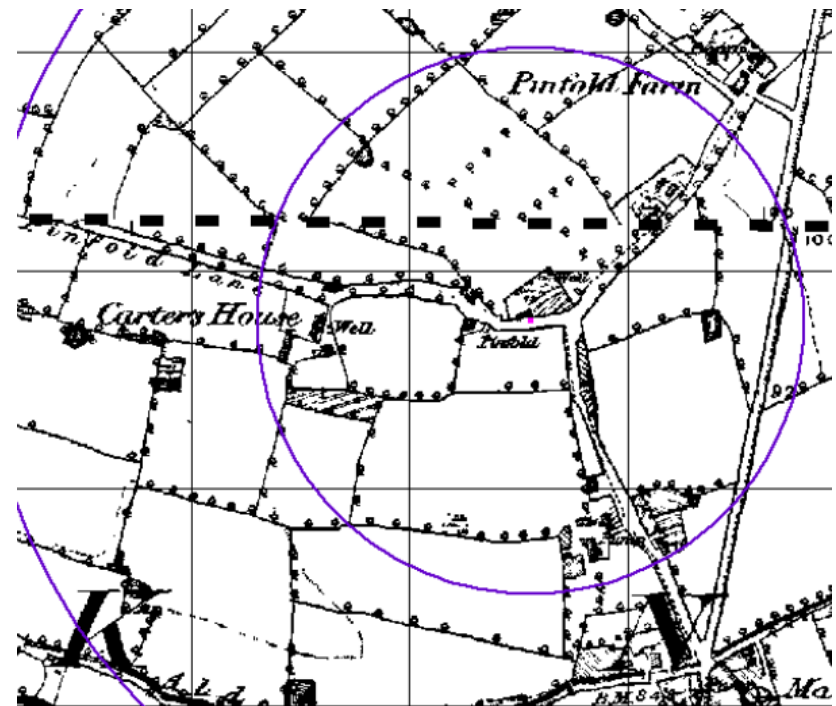
- 3.4 Hennet's Map of Lancashire (1828) is consistent with Greenwood's earlier map in respect to the broad settlement and road pattern. However, the Ordnance Survey map of 1850 illustrates a significant change, with the construction of the northern part of Knowsley Lane, from the cross-roads in Maiden Bower. That 'road improvement' formed the triangular space now occupied by the war memorial in the northern part of the conservation area. It also effectively 'by-passed' Pinfold Lane, which still continued north-eastwards in the alignment of the existing path through the woodland to the east of the application site.

Figure 3.2: Ordnance Survey Map (1850) (1:10,560)



- 3.5 By that time, the enclosure around the application site, which is similar to that found today, is identifiable at the sharp bend in Pinfold Lane, which is named on the map. A linear building form is identified within the site, broadly in the location of the existing cottage. The wider area was characterised by a dispersed pattern of farms or smallholdings and a relatively regular pattern of field enclosures.

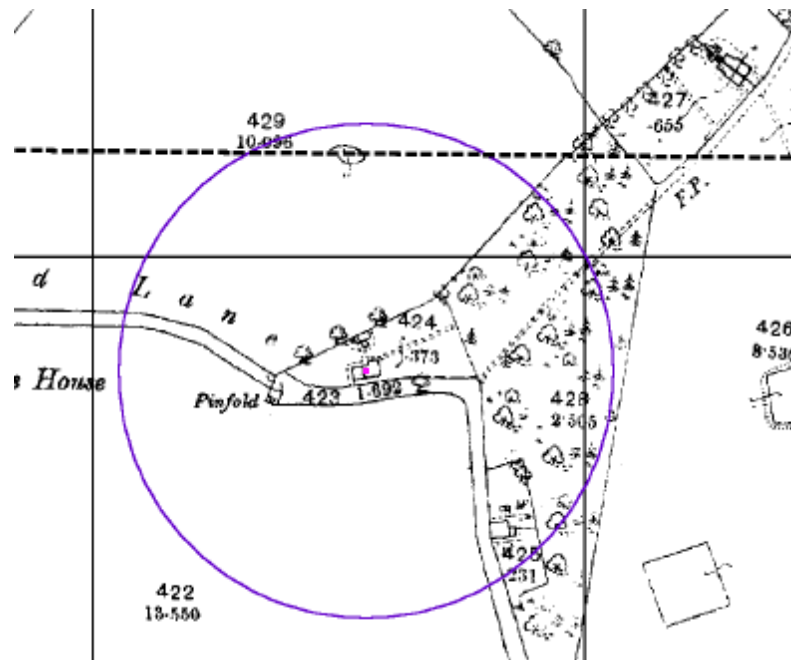
Figure 3.3: A detail of the 1850 Ordnance Survey Map



- 3.6 The 1893 Ordnance Survey map provides further detail of the application site. At that time, it was occupied by a pair of semi-

detached buildings that correspond, in part, to the existing cottage. A path led from the buildings to the adjoining woodland and the route from the former 'T' junction north-eastwards towards Knowsley Lane had been downgraded to the track that is found today. The enclosure around Pinfold Cottage had also changed shape and seems to form a shallower area on the northern side of the lane compared to the enclosure illustrated in the 1850 map.

Figure 3.4: Ordnance Survey Map (1893) (1:2,500)

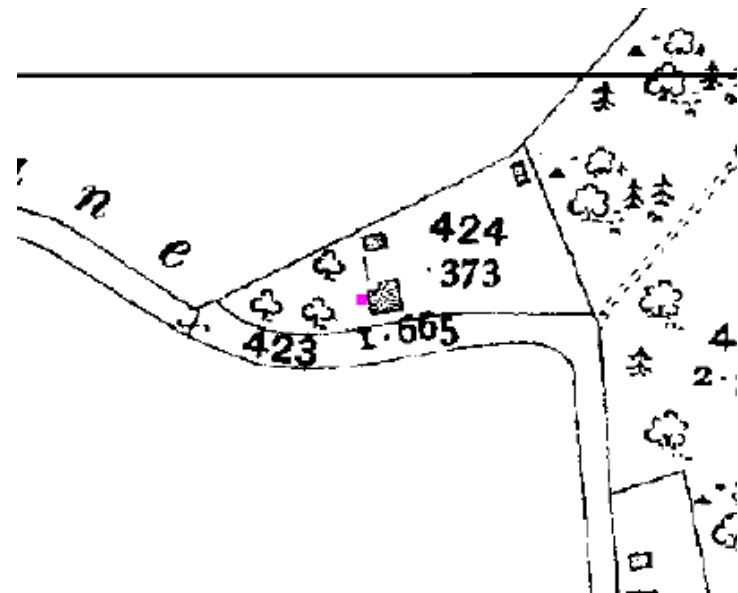


- 3.7 The 1893 ordnance Survey map indicates that the shallow plots along the eastern side of Knowsley Lane had been earmarked for the development of the estate houses that formed a ribbon

development between Maiden Bower and St. Mart's Church. By 1908, the estate houses had been constructed. The Derby Arms Hotel, a small complex of almshouses, post office and recreation ground had also been constructed along Knowsley Road to the north-east of the application site.

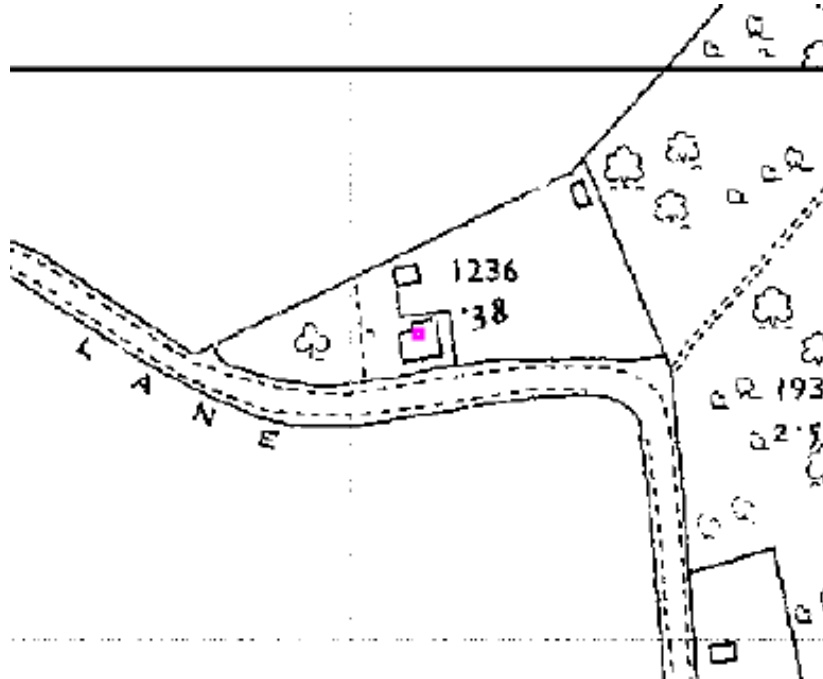
- 3.8 Change had also taken place within the application site, with the removal of the westernmost of the two semi-detached cottages, leaving only Pinfold Cottage that remains today. The north-western corner of the remaining cottage was recessed, suggesting some form of outrigger to the rear of the building. Two outbuildings, including a small outbuilding to the north of the cottage, had also been constructed by 1908.

Figure 3.5: A detail of the 1908 Ordnance Survey Map (1:2,500)



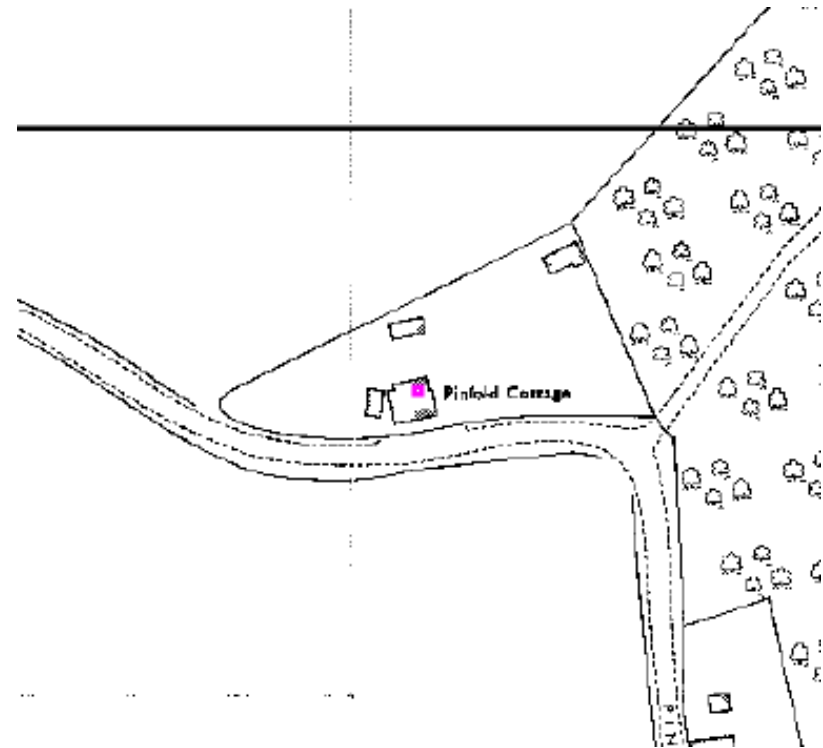
- 3.9 The Ordnance Survey maps of 1927 and 1960 illustrate a consistent building footprint.

Figure 3.6: Ordnance Survey Map (1960) (1:2,500)



- 3.10 However, the map of 1972 illustrates a smaller recess to the north-western corner of the building, suggesting that the rear of the building had been remodelled by that time.
- 3.11 The outbuilding to the north of the cottage had either been extended or replaced by that time. A further detached outbuilding is also illustrated at a curious angle to the western elevation of the cottage.

Figure 3.7: Ordnance Survey map (1972) (1:1,250)



- 3.12 The 1993 Ordnance Survey map is consistent with the 1972 map in respect to the footprint of the Cottage and placement of outbuildings, however soon after 1993 the rear of the building changed again.
- 3.13 The LPA's web-based planning application search includes application reference 74/14553/HIST, submitted in 1974 for the following work:

“Demolition of existing porch and utility room and erection of two storey extension to rear of dwelling providing new staircase and lounge with bedroom with en suite bathroom above.”

- 3.14 However, the planning search facility indicates that the above proposal was granted planning permission in January 1993. A set of plans granting Building Regulations approval is also date-stamped November 1993, suggesting that the current configuration of the rear of the building dated from that phase of change and the 1974 submission date may be an administrative error.
- 3.15 The Building Regulations drawings (1993) include a set of ‘as existing’ elevations which illustrate the rear of the cottage prior to the construction of the existing two-storey addition.
- 3.16 Those elevations, in combination with the existing site conditions, provide an understand of the extent to which the rear of the building has changed over time.
- 3.17 Prior to the 1993 extension, the western (right) side of the rear elevation incorporated a shallow two-storey projection. While, a single storey element, under a mono-pitch roof, extended from the left side of the elevation. With reference to the historic maps, it is assumed that single-storey extension was built between 1960 and 1972.

Figure 3.8: ‘As Existing’ rear elevation (1993)



Figure 3.9: ‘As Existing’ side elevation (1993)



Figure 3.10: The eastern side of the Cottage with the two-storey rear wing added from 1993



Figure 3.11: The western side of the rear elevation



Summary

- 3.18 In summary, Pinfold Cottage represents one of the earlier phases of the current Knowsley Village, originating as part of the dispersed, agrarian settlement that pre-dated the construction of the modern Knowsley Lane and the enclosing estate houses.
- 3.19 The Cottage has been subject to considerable change over time. Firstly, with the removal of an adjoining property in the mid to late C19th and then with a series of rear adaptations and extensions to meet the evolving requirements of the occupants.
- 3.20 Previous rear extensions have included both single and two-storey additions, the most significant of which was approved in 1993. That phase of development converted the building into an 'L' shaped footprint, creating the recessed space that is subject to the current proposal, with a two-storey extension under a pitched roof that extended from the ridge of the original house.
- 3.21 The interior has also been reconfigured to create an open-plan space and further window openings were added to the previously blank eastern, gable, elevation at that time.

4.0 The Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines significance (for heritage policy) as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 4.2 The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.3 The National Planning Practice Guide (NPPG) further advises, that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience

an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 4.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 4.5 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

appraisals which has been used to help inform this Heritage Statement.

General Character, Location and Use:

- 4.12 The general character of Knowsley Village Conservation Area is, today, experienced as part of the urban fringe of outer Merseyside, albeit the settlement has retained a degree of separation between the M57 and Knowsley Hall Park which refer to its original rural identity. The village is predominantly residential in use, interspersed with commercial services uses, such as the petrol filling station and pub on Knowsley Lane.

Historic Interest:

- 4.13 The historic interest of Knowsley Village is summarised in the Conservation Area Appraisal (2005) as follows:

“Knowsley Village is documented in the Domesday Book of 1086 and was previously known as ‘Chenuveslei’. Maypole Farm and its outbuildings date from the eighteenth century. By the time of the Tithe Award map of 1847, St. Mary’s Church and the Parsonage (now Dumbreeze House) and a number of cottages had been built.

The Lathom family had held Knowsley from before 1200 and through marriage it passed to the Stanleys, who succeeded in becoming Earls of Derby. The village of Knowsley was developed as a direct result of the Earls of Derby building their estate at Knowsley Hall.

Knowsley Village Conservation Area retains a character reminiscent of pre-war England. Indeed, little has changed apart from a small amount of infilling. The Parish Church, Village Hall, School, the Derby Arms Hotel, and the estate workers houses are an indication of the influence of the Earls of Derby.

Since the Second World War several large housing estates have been constructed to the east of the Conservation Area.”

Figure 4.2: Estate cottages on the east side of Knowsley Lane



- 4.14 Pevsner The Buildings of England Lancashire: Liverpool and the South-West (Polard and Pevsner, 2006) summarises the influence of the Earls of Derby, which was fundamental to the form and character of the village that is experienced today:

“There is a small, obviously estate-built village around the church. C19 cottages on Knowsley Lane and Tithebarn Lane, some vernacular but most Victorian and Edwardian in a number of eclectic forms, and most certainly designed by the Estate Surveyors, for the Knowsley Estate had a tradition of designing its own buildings.”

Architectural Interest and Built Form:

- 4.15 The Conservation Area Appraisal summarises the ‘townscape and key buildings’ as follows:

“Knowsley Lane is the main thorough fare through the Conservation Area. It passes through the area around Maypole Green which forms the old village core and is known locally as the Knowsley Triangle. The village is one of the best cores in Merseyside.

The village consists of a series of Georgian and Victorian buildings. Highfield Cottage was built in 1759 using local sandstone and retains most of its character with horizontal sliding sash windows at first floor level and casement windows on ground floor level.

The Grade II Listed Building of St, Mary’s Church was built in 1844 by Edmund Sharpe and it has transepts dated in 1860 by E.G. Paley. The Derby memorial chapel was added in 1871 and was designed by Paley, and it has a west tower, transepts, a clerestory and a pointed lancet on the south side.

Knowsley Vicarage on Tithebarn Lane was built around 1885. It is a Grade II Listed Building and is constructed in red brick, terracotta and sandstone. Many of the local houses built at the same period

share characteristics of the Vicarage including tall chimneys and jettied windows.

Despite the addition of unsuitable developments throughout the Conservation Area, the village still manages to retain its rural character. The trees, high hedgerows, woods and open grassland have shielded the area from the large-scale developments which surround it.”

Figure 4.3: The view northwards across mid C19th alignment of Knowsley Lane and the ‘Knowsley Triangle’ towards the former Maypole Inn



- 4.16 The historic mapping indicates that the northern part of Knowsley Lane was broadly contemporary with the construction of St. Mary’s Church and enabled the construction of the estate-based townscape of residential and service buildings. The construction of

Knowsley Lane effectively joined two separate hamlets, and its straight alignment would have seemed rather incongruous at the time. It also created new junctions with the inherited network of lanes and formed the western side of the triangular space occupied by the war memorial.

Figure 4.4: The lychgate at the junction of Knowsley Lane and Tithebarn Road



- 4.17 The construction of Knowsley Lane formed a triangular site to accommodate St. Mary's Church which, funded by the Earls of Derby, contributes significantly to the historic and townscape value of the northern part of the conservation area. The church retains

considerable 'group value' in association with the boundary walls, lychgates, memorials and stone out building.

Figure 4.5: St. Mary's Church viewed from Church Lane



- 4.18 Several other key buildings are clustered around the green, although Pevsner *The Buildings of England Lancashire: Liverpool and the South-West* (Polard and Pevsner, 2006) has mixed views as to the quality of their architecture:

"The school N of the church facing the small triangular green is of 1845 and much less amateurish [compared to the estate houses]. Red sandstone, nicely symmetrical. Tudorbethan – prominent

chimneys (with iron, diamond-patterned casements). Extended in similar fashion at either end with little pavilions. Across the green is the village hall, both bigger and uglier than one might expect. 1896-7 by John Leslie, Estate Surveyor. ..."

Figure 4.6: The former School on the west side of Maypole Green. A development of five white rendered houses has been permitted directly behind the sandstone building in the conservation area



- 4.19 Heading further south along Knowsley Road towards the application site, the Derby Arms Hotel, former Almshouses and several estate houses form a cluster of mid to late C19th buildings in the central part of the conservation area. The two principal clusters of buildings, around Maypole Green and the Hotel, contribute to the eclectic mix of architectural styles employed by the Estate Surveyors.

Figure 4.7: The Derby Arms Hotel, Knowsley Lane



Figure 4.8: The former Almshouses, Knowsley Lane



- 4.20 The most consistent frontage of estate houses encloses the eastern side of Knowsley Lane, close to the junction with Pinfold Lane, although the quality of the townscape has been interrupted by the petrol filling station.

Figure 4.9: The petrol filling station positioned amongst the estate houses, Knowsley Lane



- 4.21 The southern part of the conservation area incorporates the original cross-roads of the hamlet of Maiden's Bower, which was adapted with the construction of the northern part of Knowsley Lane during the 1840s.

- 4.22 Pinfold Lane leads north from that junction on the western side of Knowsley Lane. The alignment of the lane has remained consistent since the early C19th, being identifiable on Greenwood's Map of 1818. The southern part of the lane, between the junction and the application site, appears to be evident on William Yates' map of 1786. The narrow, highly enclosed lane contrasts with the wider, more formal routes elsewhere in the conservation area.

Figure 4.10: The view northwards along the southern part of Pinfold Lane



- 4.23 Maiden's Bower farm, which may also be evident on Yates' map of 1786, encloses the western side of the lane, opposite Maiden's Bower Cottages with the distinctive buff header bricks within the Flemish Bond brickwork.

Figure 4.11: Maiden's Bower Farmhouse



Figure 4.12: Maiden's Bower Cottages



- 4.24 Pinfold Lane continues northwards and then turns sharp left (west) at a bend that once formed a 'T' junction. Pinfold Cottage is glimpsed above the tall hedgerow just to the west of the bend.

Figure 4.13: The west towards Pinfold Cottage, Pinfold Lane



The Contribution of the Application Site to the Significance of the Conservation Area

- 4.25 Pinfold Cottage formed part of the dispersed pattern of agricultural holdings and workers cottages of Maiden's Bower that, judging by the simple vernacular architecture, appears to have remained outside the influence of the Derby Estate. However, the HER entry indicates that it may have been contemporary with that phase of expansion during the late 1840s:

“Description

Pinfold Cottage, Pinfold Lane, Knowsley.

The Tithe Map of 1847 shows a building to the east of this site, opposite the junction of Pinfold Lane.

The 1st edition 6” OS map of 1850 shows a building on this site, away from the junction.”

- 4.26 The building has been subject to change, as discussed above, not least the removal of one unit between 1893 and 1908. The rear of the cottage was subject to several phases of incremental change prior to a two-storey extension being added in the early 1990s. That extension continued the vernacular theme, constructed with common bricks under a slate roof.
- 4.27 The Cottage appears to have undergone a wider scheme of refurbishment at that time, with new, angled, cills installed under each window of the original cottage to match those of the extension. Additional windows to the eastern gable have used the same angled sills, while a combination of square and segmental brick heads is used above the windows. The windows and rainwater goods have also been replaced.
- 4.28 Overall, the cottage has as a simple appearance that is consistent with other cottages on Pinfold Lane, both to the north and south of the adjoining woodland, and contributes to a small enclave in the conservation area that contrasts with the townscape developed by the Derby Estate.

Figure 4.14: The front elevation of Pinfold Cottage



- 4.29 In summary, the application site contributes to the rural character of the village. It is one of a small number of simple, vernacular buildings that contrast with the recognised architectural styles employed by the Estate, albeit it was probably one of the later buildings to be constructed in this form. The lack of architectural motifs and plain, common brickwork underline the function and status of the building.
- 4.30 The contribution of Pinfold Cottage to the character and appearance of the conservation area is therefore derived from its age, location on the narrow Pinfold Lane, and simplicity as a worker's cottage that formed part of a dispersed rural settlement adjoining the Derby Estate of Knowsley Hall.

5.0 Impact Assessment

Introduction

- 5.1 The proposed development has been assessed in accordance with the relevant legislation, national and local planning policies.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The 1990 Act incorporates several 'statutory duties' for decision-makers, including the following:

"S. 72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

- 5.3 Case law has determined that 'preserve' means 'to do no harm'.

Knowsley Local Plan Core Strategy (2016)

- 5.4 In respect to the historic environment the Core Strategy includes the following policy:

Policy CS20: Managing the Borough's Historic Environment

"1) Development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance."

The Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;*
- b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;*
- c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;*
- d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management plans.*

2) The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:

- a) Enable a use for a purpose sympathetic to its conservation;*
- b) Retain or introduce public access, and*
- c) Enhance the importance of the asset for local tourism, leisure or the economy.*

3) Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact assessment.

4) Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision making process."

National Planning Policy Framework (2023)

5.5 Paragraph 201 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

5.6 In determining applications, Paragraph 203, requires LPAs to 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.*

5.7 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. *"This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."* (Paragraph 205)

5.8 Paragraph 206 states that any harm to, or loss of, significance to a designated heritage asset, should require clear and convincing justification. Paragraph 208 requires that in circumstances that would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

5.9 LPAs should look for opportunities for new development 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 should be treated favourably (Paragraph 212).

The Proposed Development

5.10 The proposed development comprises a single-storey extension to the north-western corner of Pinfold Cottage. The extension would

infill the recess created in the 'L' shaped plan form of the host building which was created by the existing rear extension projecting from the original dwelling.

- 5.11 The extension would be constructed with common brickwork, to match the existing elevations, under a mono-pitch, slate clad, roof.

Impact Assessment

- 5.12 The proposed extension would be placed discretely in the 'L' shaped footprint of the host building that has been formed by the original cottage, facing Pinfold Lane, and the two-storey rear extension that was added in the 1990s.
- 5.13 The extension would incorporate a mono-pitched, slate clad, roof that would sit under the cill of an existing first-floor window. The external walls would be constructed in brickwork with a bi-folding door to the west elevation and a single window under a brick head to the north elevation. In this respect the proposed window to the northern elevation would continue the proportions and pattern of the existing windows to the 1990s extension, while the bi-folding doors would continue the approach of the existing French windows to the western elevation of the two-storey extension.
- 5.14 The proposed materials for the roof and external elevations would match those of the existing building.
- 5.15 The overall design has been conceived to 'sit quietly' at the back of the existing building and is very much in the idiom of the original workers cottage. In this respect the proposed development follows

the conservation aspect of the pre-application advice received from the LPA (Reference: 21/00069/PREAPP) which included the following:

"The Councils Conservation Officer has advised that the materials and details would need to match the existing, in particular, attention would need to be given to matching the brick arches and angled stone cills of the original property.

Given the single storey nature of its position towards the rear of the property, providing appropriate material and detailing is used, the extension would have limited impact on the overall character of the dwelling and design terms would likely be acceptable for the area."

- 5.16 That said, the host building includes three different forms of brick window heads, and all of the angled cills appear to have been replaced when the building was extended and refurbished in the 1990s. Furthermore, alternative architectural approaches, for example that sought to articulate or clearly differentiate the proposed extension from previous phases of the cottage, would provide a legitimate response and allow the evolution of the building to be understood over time. The proposed development comprises a single storey extension, but it should be noted that the property has previously been successfully extended with a two-storey addition that has not harmed the character and appearance of the conservation area.
- 5.17 In this context, the proposed development would cause a negligible degree of change within the conservation area, which would be imperceptible outside of the rear garden of the application site.

- 5.18 The proposed development would not harm the contribution of Pinfold Cottage to the character and appearance of the conservation. Its age, vernacular tradition and status in the village would remain legible. Importantly, the contribution of the cottage to the successive phases of development in Knowsley Village, and as part of the settlement that appears to have developed outside the influence of the Derby Estate, would not be affected by the proposed development.
- 5.19 The proposed development would not interfere with the ability to appreciate the principal groups of buildings in the conservation area, such as the frontage of estate houses on Knowsley Lane, the hotel and almshouses, or the cluster of buildings and structures associated with St. Mary's Church.
- 5.20 The proposed development would therefore preserve the character and appearance of the conservation area in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.21 With reference to Local Plan Core Strategy Policy CS20 (Clause 1), the proposed development would cause negligible change within the Knowsley Village Conservation Area, but that change would preserve the character and appearance of the conservation area.
- 5.22 The proposals would sustain the significance of the designated heritage asset and make a positive contribution to local character and distinctiveness (NPPF Paragraph 203).
- 5.23 'Great weight' has been given to the conservation of the heritage asset (NPPF Paragraph 205) and NPPF Paragraphs 206-208,

regarding harm to designated heritage assets, should not be engaged in this instance.

- 5.24 LPAs should look for new development opportunities within conservation areas and the proposed development should be treated favourably (NPPF Paragraph 212).

6.0 Conclusions

- 6.1 From an historic environment perspective, Pinfold Cottage is located in the Knowsley Village Conservation Area. The cottage is identified on the Merseyside HER by virtue of its age and the available historic mapping. However, given the degree of change over time it seems unlikely that it would justify being identified as a non-designated heritage asset.
- 6.2 The proposed development comprises a single storey rear extension under a mono-pitched roof. The materiality and detailing would match that of the host building. The extension would infill the 'L' shaped footprint of the cottage that is formed by the original two storey cottage and the two-storey extension that was constructed in the 1990s.
- 6.3 The proposed extension would sit quietly behind the host building and would not be discernible from outside the application site. Certainly, the proposal would not impact on the key attributes of the conservation area, such as the estate houses, communal and commercial buildings, and cluster of buildings and structures associated with the landmark St. Mary's Church. Similarly, key spaces such as Knowsley Lane and Maypole Green would be unaffected by the scheme.
- 6.4 The contribution of Pinfold Cottage to the wider conservation area would remain unaltered, and the vernacular cottage would still be appreciated as part of the dispersed pattern of functional buildings within a largely rural setting on the western edge of the conservation area.
- 6.5 Therefore, the proposed development is in accordance with the 'statutory duty' of S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.6 The proposals are also consistent with heritage-based local planning policies in the Local Plan Core Strategy and also the relevant paragraphs of the NPPF.