

From: Matthew Shepherd <Matthew.Shepherd@westberks.gov.uk>
Sent: 06 Sep 2024 12:06:24
To: dmsimport@westberks.gov.uk
Cc:
Subject: FW: Historic England advice on Application no(s) 23/02094/FULMAJ
Attachments:

From: Debra Inston <Debra.Inston@westberks.gov.uk>
Sent: Monday, March 25, 2024 11:42 AM
To: Matthew Shepherd <Matthew.Shepherd@westberks.gov.uk>
Subject: FW: Historic England advice on Application no(s) 23/02094/FULMAJ

fyi

Kind regards,
Debra Inston

Team Manager (Development Management)

✉ **Development & Regulation, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD**

☎ Direct Dial: (01635) 519581

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From: Peats, Richard <Richard.Peats@HistoricEngland.org.uk>
Sent: Monday, March 25, 2024 11:40 AM
To: Debra Inston <Debra.Inston@westberks.gov.uk>
Subject: RE: Historic England advice on Application no(s) 23/02094/FULMAJ

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Debra

In our view they have got to a point with the design where – if properly detailed – the harm cannot get much lower if the scale of development proposed is to be delivered. If your Council is satisfied that the scale of development is needed to deliver the benefits that could reasonably be considered a clear and convincing justification.

Richard

Richard Peats FSA MA IHBC
Principal Inspector of Historic Buildings and Areas
Historic England
London and South East Region

Direct Dial: 07824 527162



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From: Debra Inston <Debra.Inston@westberks.gov.uk>
Sent: 25 March 2024 10:39

To: Peats, Richard <Richard.Peats@HistoricEngland.org.uk>
Cc: Matthew Shepherd <Matthew.Shepherd@westberks.gov.uk>
Subject: RE: Historic England advice on Application no(s) 23/02094/FULMAJ

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Hi Richard

We will of course work through the paragraphs of the NPPF when coming to our recommendation. I was just not sure whether, given your previous comments regarding the scheme 'edging closer' to a point where you 'could accept that there is a clear and convincing justification for the harm', that you feel the current amendments have 'edged' the scheme to that point?

Kind regards,
Debra Inston

Team Manager (Development Management)

✉ **Development & Regulation, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD**

📞 Direct Dial: (01635) 519581

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From: Peats, Richard <Richard.Peats@HistoricEngland.org.uk>
Sent: Monday, March 25, 2024 10:03 AM
To: Debra Inston <Debra.Inston@westberks.gov.uk>
Subject: RE: Historic England advice on Application no(s) 23/02094/FULMAJ

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Hi Debra

Since the Mordue case we've been working under that understanding that paragraph 206 is part of a fasciculus of paragraphs should be worked through, rather than each applied in isolation. If the Council, having carefully considered the viability report is content that a smaller, less harmful scheme would not be viable and thus the proposals need to be of the scale proposed in order to deliver the benefits claimed it would be reasonable to conclude that there is a clear and convincing justification for the harm.

Richard

Richard Peats FSA MA IHBC
Principal Inspector of Historic Buildings and Areas
Historic England
London and South East Region

Direct Dial: 07824 527162



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From: Debra Inston <Debra.Inston@westberks.gov.uk>
Sent: 22 March 2024 11:04
To: Peats, Richard <Richard.Peats@HistoricEngland.org.uk>
Cc: Matthew Shepherd <Matthew.Shepherd@westberks.gov.uk>
Subject: FW: Historic England advice on Application no(s) 23/02094/FULMAJ

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Hi Richard

Hope you are well.

Please could I seek some clarification on your recent comments (attached) on the further revisions. You have previously advised (letter dated 24th January 2024 attached for ease of reference) that the proposals were edging closer to a point where you could accept that there is a clear and convincing justification for the harm, subject to further amendments to the design of blocks E and C (which you note could result in a meaningful reduction of the harm while still delivering the ambitions of the scheme).

As your recent comments confirm that the amendments address your key concerns about the architectural detailing of the scheme, do you therefore feel that we are at the point where you would accept that there is clear and convincingly justification for the scheme (as per your previous letter)? We would obviously take a robust approach to conditions regarding materials and detailing to ensure that the quality of the scheme is not compromised, and would consult HE on the discharge of such applications.

My opinion is that the whilst the scheme will result in less than substantial harm to the conservation area, this harm has been quite significantly reduced from the first iterations of the scheme (largely as a result of the reduction in height of blocks A and B and the now much improved architectural detailing of the street elevations). I am comfortable that the scheme is at a point where the harm is clear and convincingly justified (a smaller scheme would not be viable as demonstrated by the viability assessment), and the public benefits offered are such that they outweigh the harm (subject to further discussions regarding highways issues).

Your clarification would be much appreciated.

Kind regards,

Debra

Debra Inston (she/her)

Team Manager - Development Management

Development and Regulation, West Berkshire Council Market Street Newbury RG14 5LD
(01635) 519581 | Ext 2581 | dinston@westberks.gov.uk

From: richard.peats@HistoricEngland.org.uk <richard.peats@HistoricEngland.org.uk>
Sent: Wednesday, March 20, 2024 5:36 PM
To: Planapps <planapps@westberks.gov.uk>
Subject: Historic England advice on Application no(s) 23/02094/FULMAJ

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Dear Mr Shepherd,

Please find attached our advice on the following site -

The Mall, The Kennet Centre, Newbury, RG14 5EN
Application No(s):23/02094/FULMAJ

Thanks for consulting us on this latest iteration.

Yours sincerely,

Richard Peats
Team Leader
E-mail: richard.peats@HistoricEngland.org.uk

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