



## RESIDENTIAL | FOXTON HOUSE

### FOXTON HOUSE

**Appeal on behalf of the owners of a Grade II listed house and Parish Council regarding residential development within the setting.**

#### DESCRIPTION

Beacon's Head of Heritage, Joanna Burton, provided expert heritage advice on behalf of Foxton Parish Council and the owners of a Grade II listed house to a public inquiry for an application proposing the construction of up to 95 houses on the edge of Foxton, South Cambridgeshire.

Our evidence argued that the appeal site was formerly parkland to the Regency house and as such forms an important part of the setting of the asset. This was based upon an understanding of the historic maps, surviving parkland features and 1914 sales particulars within the local record office which give a detailed description of the well-timbered parkland setting.

The Inspector agreed that the site shares a historic relationship with Foxton House and thereby makes a significant contribution to the asset's significance. The Inspector found that the construction of up to 95 houses on this former parkland would cause serious harm to the setting of Foxton House to which he gave considerable importance and weight as per the duty under the statutory tests. This harm would not be significantly reduced by the mitigation landscaping proposed. In weighing the public benefits against the harm, the Inspector found that the public benefit of delivering

**Client** Private client and Parish Council  
**Appointed** January 2016  
**Services** Expert evidence at Public Inquiry

**BP team** Jon Burgess



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housing could be delivered on any sustainable site in the area and concluded that the harm was not outweighed, even in light of the housing land supply shortfall.

The Parish Council and owner were represented by Mr Philip Kratz at Birketts.

This appeal decision is an excellent result for South Cambridgeshire District Council and Foxton Parish Council, and Beacon is delighted to have assisted in safeguarding the heritage significance of this Grade II listed building.

### OUTCOME

Appeal successfully dismissed May 2016.

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