THE BRAMSHILL CASE

Rosie Adamson, Montagu Evans

Bramshill mansion from the north-east
© City and Country

The south-west front

The north-west front

Looking north
© City and Country

The Great Drawing Room

State apartments

The Great Hall

Police College Campus across principal axes of Jacobean landscape
© City and Country

From within the garden setting of the mansion looking north

NO PARKING

- Three applications for the RPG:
  - ❖ Remove harmful 20th century development
  - ❖ Reinstate lost landscape features
  - ❖ Secure long-term landscape management
  - ❖ Similar overall footprint of development
- Three options for the house:
  1. Multiple residential (with public access)
  2. Single dwelling
  3. Office

'where proposed development would affect a listed building or its settings in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting'.

Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061 (04 November 2016) (paragraph 29)

- The correct baseline for assessment
- Substantial vs less than substantial harm
- Optimum Viable Use
- The case for alternatives
- Weight to be given to local plan policies that do not contain the balancing provisions of the Framework

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