

HERITAGE, DESIGN AND ACCESS STATEMENT

PROPOSAL FOR A SINGLE STOREY REAR EXTENSION, REPLACEMENT OF C20TH EXTERNAL DOORS, REPLACEMENT OF C20TH BACK STAIRCASE AND REMOVAL OF C20TH PARTITIONING

AT

**CHURCH FARM HOUSE,
ASHANGER LANE, CLOTHALL,
BALDOCK, SG7 6RG.**



Image 1. Church Farm House front elevation (north facing).

Site/Applicant

Church Farm House,
Ashanger Lane,
Clothall,
Baldock
SG7 6RG

Compiled by Agent

Kay Pilsbury Thomas Architects
Honeylands,
Radwinter,
Saffron Walden,
CB10 2TJ

May 2025

Contents:

1. Introduction
2. Summary of proposals
3. Understanding Church Farm House
4. Designation records for the Heritage Asset
 - a. Listing
 - b. Heritage Environment Records
5. Approach & Methodology
6. Assessment of Significance - Plans of Heritage Significance / Phasing Plans
7. Proposals
8. Planning History and Pre-application Advice
9. Photographs
10. Table of Proposals and Impact
11. Planning Policy
12. Access
13. Trees
14. Ecology
15. Summary and Conclusions.

1. Introduction

This Heritage, Design and Access Report is written in support of a combined Householder and Listed Building Consent application for proposed works to Church Farm House, which is a Grade II Listed Building.

The submitted design and this report have been carefully produced in an informed way by Kay Pilsbury Thomas Architects, who are Conservation Accredited Architects. This is to ensure the conservation and proposals to the listed building are sympathetic and harmonious with its significance.

The proposals are also the result of a thorough pre-application consultation process with the Council.

Church Farm House is located in the little hamlet of Clothall, that sits East of Baldock and just off the A507, which is a road that connects Baldock and Buntingford. Off Ashanger Lane, it enjoys a rural setting and sits in a well-maintained garden with ancillary outbuildings.

Church Farm House is a Georgian villa with a double pile arrangement, 2-stories with attic floor. Red brick front/side façade and lime plastered rear with a plain tile hipped roof. Frontage with three sash windows and the central one blank. Formally, it was a farmhouse, with extensive service ranges at the rear that were demolished in the LC20th and replaced with a smaller garage. The garage was latterly converted to a kitchen and connected to the house with an entrance wall, both of red brick construction under a plain tiled hipped roof with casement windows and French doors.

The proposed works are located largely at the rear of the building, onto the C20th range where the services wings were. It is proposed to construct a single storey rear extension featuring twin gables of the southern rear elevation which echoes the house. This will accommodate the services rooms and have a sunroom. The proposal is also to replace the kitchen C20 French doors for traditional style glazed doors. Internally, in the C20th range, the proposal seeks to replace a C20th staircase and optimising the modern attic space above the kitchen by relocating some modern partitioning.

The proposed works in the villa house are minimal with only the reinstatement of the back south-west room proportions by removing C20th partitioning.

Externally, it is intended the reconfiguring of the terrace layout and form a simpler straight-side terrace with two single boarded gates and steps up to the rear garden.

PLEASE NOTE: Please can any conditions be elemental rather than 'pre-commencement'.

2. Summary of proposals.

Internal works to the historic villa house: Removal of C20 lightweight partitioning, currently forming a small utility room and a study, and to reinstate the room proportions to be used as an inner Hall. The proposal includes inserting a glazed door in the corridor, so it divides the staircase lobby from the inner Hall.

Internal works to C20 rear range: This part of the modern part of the house is visibly divided into; the Kitchen, which was the former garage, and the Link connecting it with the main house. Both are storey and attic height. The works to the modern entrance link involve the removal of internal partitioning to form a larger lobby Entrance, removal of the modern second staircase and cupboard and replace with a wider and open staircase with a small cupboard underneath.

The modern kitchen ceiling will be part vaulted, with the bay facing the terrace open to the roof.

Upstairs there will be the relocation of lightweight partitions to allow room for the wider staircase and to enclose the attic space above the kitchen to form a games room.

External works to C20/C21 rear range/Link: Replacement of the Link French doors and the Kitchen French doors out to the terrace, with part glazed traditional style timber doors.

Extension to C20 rear range: Single storey rear extension featuring twin gables (to echo the house), off the rear modern range south-west elevation. Of brickwork construction the sides and lime rendered the gable ends, and under plain tiled dual pitched roofs. The extension will accommodate a Utility Bootroom, a WC and a Sunroom accessed through the Kitchen.

Externally the terrace will be rearranged to form a simpler rectangular layout, with a red brickwork bordering wall, with two single boarder doors and steps up to the garden.

A full list of the proposals is contained within this report, and they are illustrated on the accompanying submission drawings.

3. Understanding Church Farm House and its setting.

Church Farm House is a Georgian villa of 2-storey with attic, partially timber-framed farmhouse roofed with handmade clay peg tiles, and red brick faced. The house circa LC17th. With a double pile arrangement, square shaped villa plan with a central door leading to a central staircase and two rooms either side. The elegant exterior at the front has 3 sash windows, central one blank, with a C18 6-panel door and C20 pediment, and canted sash window either side. The front and sides have a large coved wooden cornice, with plinth and floor bands. The sides have sash windows. Front gabled attic dormer and ridge chimney stacks.

The interior retains period features; C17 newel staircase, large inglenooks at ground floor and LC17 fireplaces on upper floor, and several LC17 doors.

LC19 and EC20 maps show extensive service ranges to the farmhouse, two distinctive ranges; one to its east side and one to the rear of L-shaped. These would have been ancillary to the house, housing services rooms. These were demolished when the farmland/house were separated/sold off. A smaller C20 garage was built instead, which was later remodelled and converted to contain the Kitchen and linked to the rear of the house in the C21 with a side entrance/WC. The modern additions are single storey with attic rooms, of brickwork construction, with a hipped clay plain tiled roof.

The old maps show a linear range of outbuildings to the East border of the site, once part of the farmstead. The former front formal garden, shown on 1988 OS map, has survived and the courtyard to the East now being the driveway and terrace. The rest of the site being well-maintained garden.

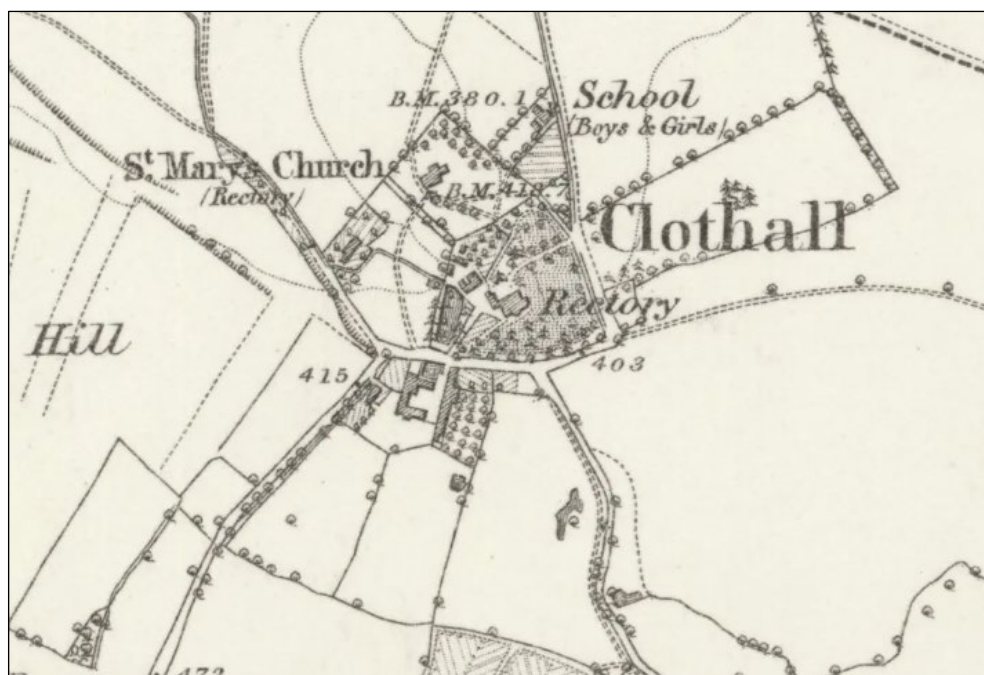


Image 2. Church Farm House and its setting. 1877 OS map

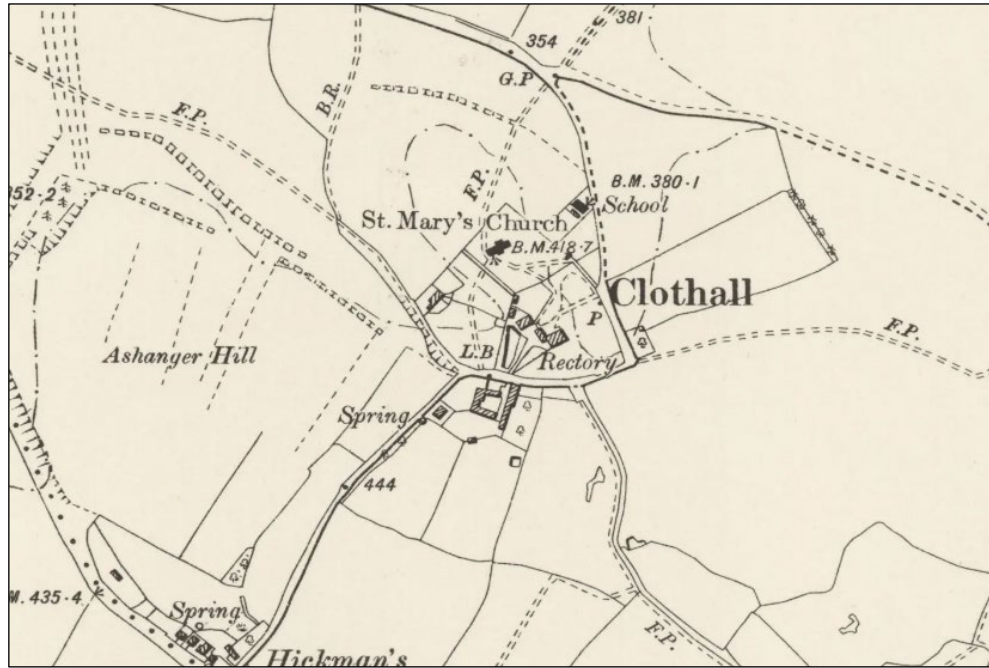


Image 3. Church Farm House and its setting. 1896 OS map

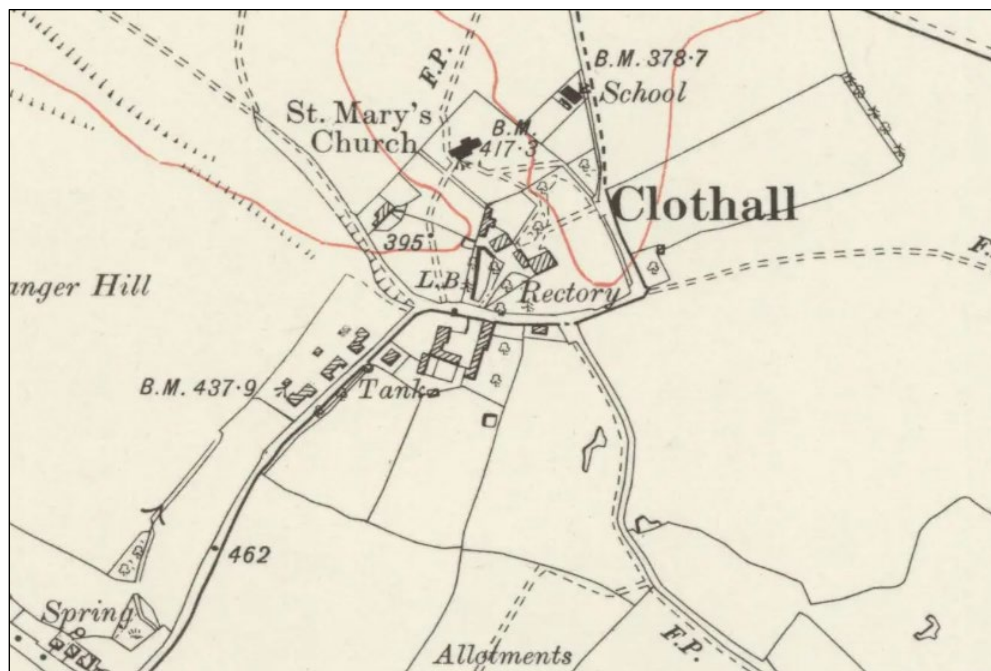


Image 4. Church Farm House and its setting. 1922 OS map

4. Designation records for the Heritage Asset

a. Listing

Church Farm House (List entry 1308196) is a grade II listed building, first listed the 27th May 1968. The entry states:

“GV II House, formerly a farmhouse. Late C17, possibly an earlier core. Some late C18 details. Timber frame. Red brick casing. Plain tile hipped roof. 2 storeys and attics. Square plan, 2 rooms on each side. Front has 3 sash windows, central one blank. Late C18 6-panel door with C20 pedimented doorcase. Canted sash windows either side with covered wooden cornices. Whole block has a large coved wooden cornice. Plinth and floor band. Left return elevation has 2 flush sashes on upper floor. Left side ground floor with a late C17 3-light mullioned casement. Gabled attic dormer. Rear elevation is plastered. 2-span roof. C17 casement on lower right. Large ridge chimney stack of 4-joined shafts. Interior has good late C17 newel staircase rising to attic, the balusters restored. Large inglenooks on ground floor; late C17 fireplaces on upper floor. Several late C17 doors.”

Listing NGR: TL2715131877

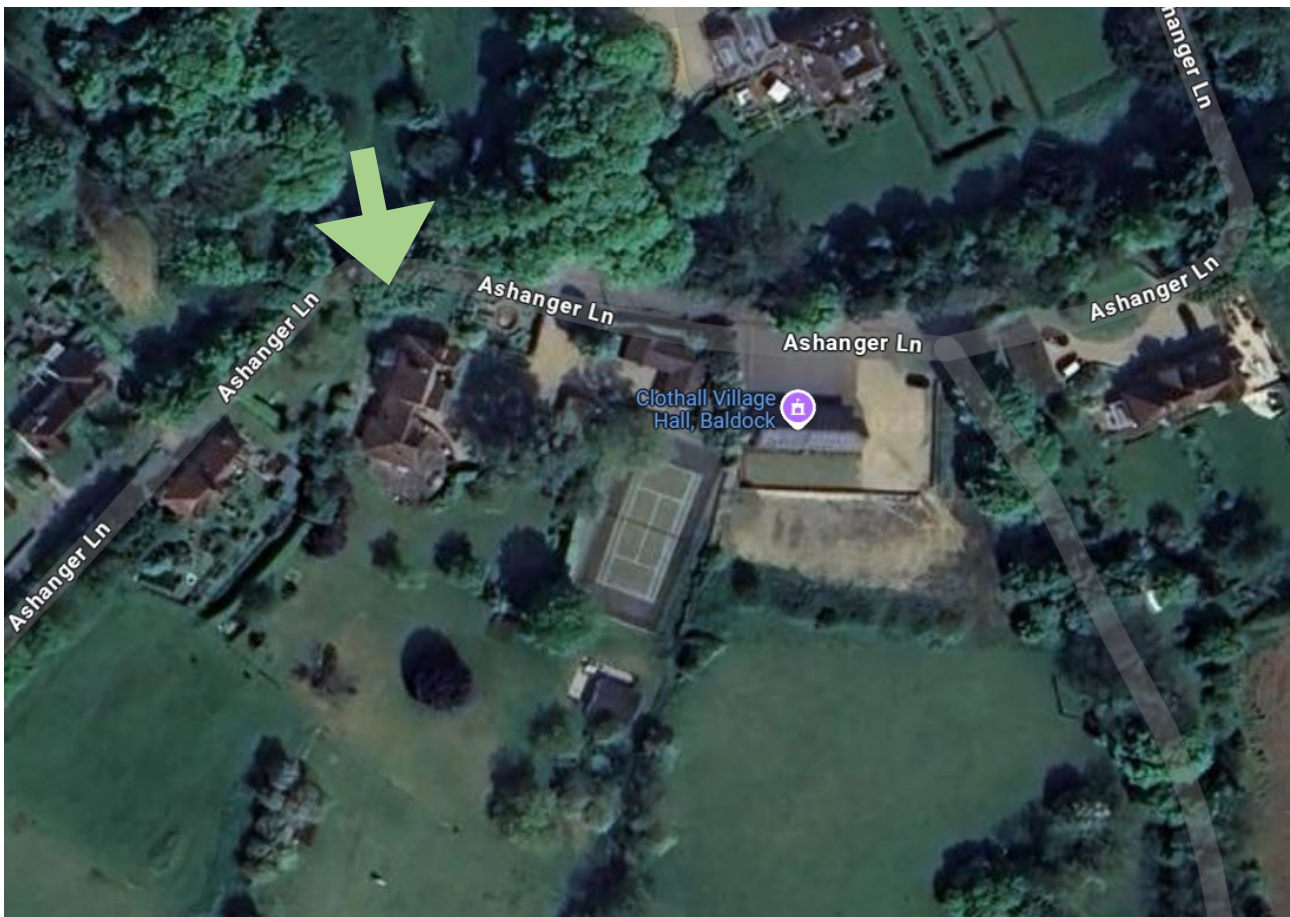


Image 5. Aerial view of Church Farm House and garden.

The property is not located within a Conservation Area. It is located within Greenbelt
The site is in Flood Zone 1, which is a low probability of flooding from rivers and seas.

b. Heritage Environment Records

Statutory Data -The National Heritage List for England.

On Heritage Gateway there are 5 other listed buildings within 500m of the house.

These nearby heritage assets are:

- Grade II* Church of St Mary (List Entry Number: 1175746)
- Grade II The Tithe Barn at Clothall House (List Entry Number: 1102699)
- Grade II Walled Garden at Clothall House (List Entry Number: 1308185)
- Grade II Clothall House (List Entry Number: 1102698)
- Grade II Hooks Green Cottage (List Entry Number: 1102700)

These neighbouring heritage assets, which sit a considerable distance away, would not be affected by the minor works at the farmhouse.

Non-Statutory National Data – Historic England research records and NMR Excavation Index.

Historic England research records show 10 archaeological records within 500m of the site. There are 4 excavation records, 1 relating to the property.

Local records -Essex HER.

On the Heritage Gateway there are 21 local records, from Hertfordshire HER and St Albans UAD of varying nature and significance, from archaeological findings to listed buildings and monuments.

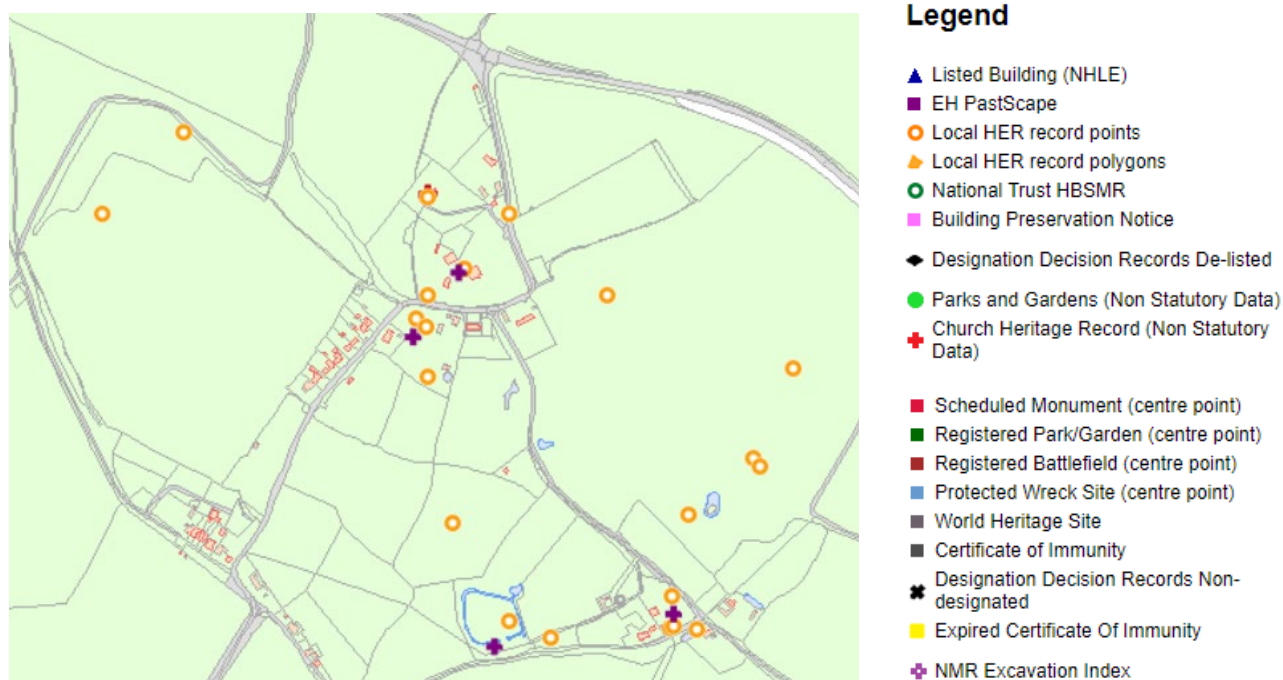


Image 7: Heritage Gateway map showing nearby Listed Buildings.

5. Approach & Methodology

The approach was first to understand the history and construction of the house, phasing of the construction and dates of the various parts. This was achieved through our own conservation knowledge and years of experience working on local historic buildings.

The assessment of significance has also been carried out using client information, historic map evidence, visual site assessment and desktop sources. Documentary sources referred to include:

- Heritage Gateway
- Historic England List Entries
- Historic OS maps
- Local Planning Authority Appraisals and Planning History

The format of this Statement follows the advice contained within Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. The Statement provides analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development and design of the proposals.

This study identifies areas of the building of historic and architectural significance and those where there had been subsequent changes and extensions. The Council was consulted at an early stage to agree significance and the principles of the approach. The aim is always to maintain as much historic fabric as possible whilst doing works and avoiding harm wherever possible.

The primordial intention for the proposed works is to provide the house with a utility room that serves adequately a house and grounds of this size, to have a sunroom that can benefit from the South facing orientation and views over the garden with straight access to the terrace, and finally, to remodel some spaces in the C20th modern range to better suit C21 Living.

The evolution and working layout of the house is considered in order to make improvements and suggestions for the proposals and modest extension which allows the house to evolve with the times and current living fashions and at the same time ensures the significance of the historic building is not affected.

The location of the extension is proposed where previous connected service ranges stood until the C20, and its design aims to be in keeping with those ranges, in scale and appearance.

The internal changes only affect late C20th/C21th fabric, therefore there is no physical harm to the heritage asset.

6. Assessment of Significance - Plans of Heritage Significance / Phasing Plans

High Significance – C16th - C17th, coloured yellow

Medium Significance – C18th - C19th, coloured blue

Low significance – C20th, coloured green

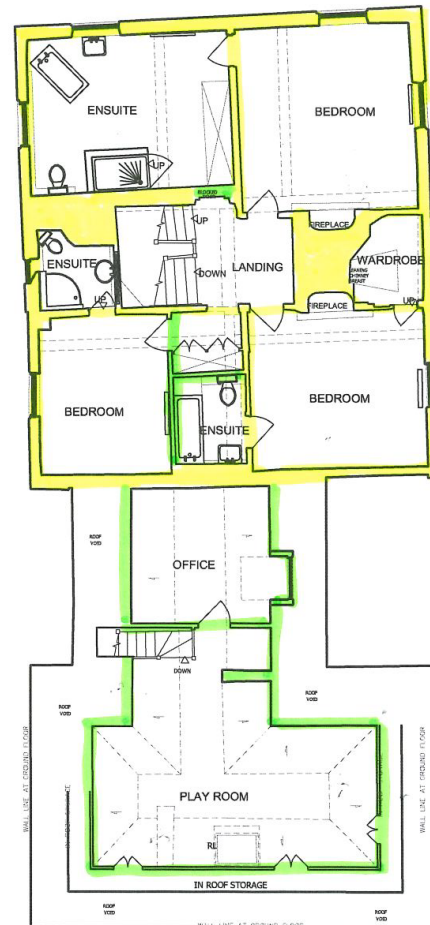
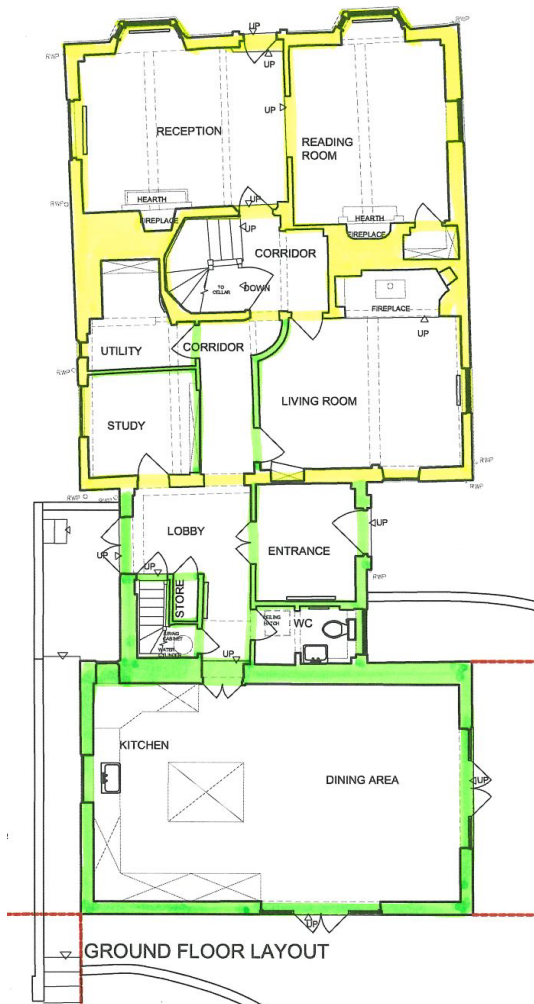


Image 8: Plans of Significance.

- **Historic and Archaeological Interest**

Church Farm House is an excellent example of the type and scale of house relevant to a wealthy Yeoman farmer of the C17th. Late C19th old maps show a significant farmstead with the farmhouse, surrounding gardens, the courtyard farmstead to the East of the farmhouse with ancillary outbuildings and associated land around it.

The farmhouse holds historic local value in that it reflects how importance agriculture was in this area.

- **Architectural and Artistic Interest**

Church Farm House is a fine example of a double pile arrangement Georgian villa, with an elegant and symmetrical frontage, with a clay tiled hipped roof and a large coved wooden cornice. With a distinctive square layout of a central entrance door leading to a central staircase and two rooms either side. With two chimney stacks either side of the central staircase serving the rooms.

Particular areas of interest internally are the C17 newel staircase to the attic and large inglenooks on the ground floor and late C17 fireplaces on upper floor.

The house reflects the evolution of a Georgian house layout in a rural setting. It shows how people lived at the time, and how it has evolved since then to the present day.

The building materials used in the rural areas are timber (oak or elm), brick, render, clay plain tiles and slates. Timber framing was used for most buildings until the C18th, when brick become most widely used, both red and gault bricks which were handmade locally.

7. Proposals

C17 HOUSE.

- **Internally**

Removal of modern C20th lightweight partitioning in the back west room to reinstate room proportions and form an inner hall.

Insert a glazed door between the inner hall and the central staircase lobby.

C20/C21 REAR RANGE.

- **Internally**

Removal of modern C20th lightweight partitioning between the side entrance and lobby to form a larger Entrance Hall. Retain existing double timber doors for reuse.

Removal of the enclosed C20th timber staircase to the attic and its understairs cupboard. And to insert a wider and open timber staircase with an understairs cupboard.

Widening existing modern doorway from the link to the kitchen. Insert salvaged double doors.

Widening existing modern double door opening into the sunroom.

In the modern attic, it is proposed to relocate a lightweight partition by the replacement staircase. Erect a new partition to form a games room above the Kitchen. The attic room above the Kitchen will be halved and partitioned off, the front attic floor removed and vaulted to create a double height clear space in the Kitchen below.

The existing roof light is to be relocated to make space for the extension roof. The rooflight will be replaced for a conservation rooflight.

- **Externally**

Replacement of C20th French doors to the C20 garden entrance with a part glazed traditional timber door, with side panels in the same style. Both with slim double glazing and integral glazing bars.

East elevation Kitchen French doors to be replaced with part glazed traditional timber doors with slim double glazing and integral glazing bars.

EXTENSION.

This is to comprise a twin gabled extension off the rear elevation of the rear kitchen range to echo the house twin end gables.

The west part will accommodate a Utility Bootroom with a functional small WC, with two external doors from the terrace and the side west garden. The space will be accessed from the house via the Sunroom.

The Sunroom will sit beside the Utility Room by the terrace side and open to the Kitchen range. With a set of multiple part glazed doors facing South and long casement windows facing the terrace.

a. Design

The design of the extension carries the appearance and architectural language of the house, in its external fabric and fenestration.

b. Scale

The proposed extension partially reinstates some of the footprint of the demolished service wing ranges. The footprint layout has been kept to the minimum necessary to provide two spaces that accommodate a functional Bootroom / Utility / Laundry and WC, and a Sunroom. In terms of its massing this have been kept subordinate to the Kitchen range.

c. Materials

The proposal is for the extension to be of brickwork construction to the sides and the gable ends rendered matching the Villa house. The roof is to be of clay plain tiles of the same pitch as the C20th wing roof which the extension butts against it. It will have timber frame casements and part glazed doors. The roofs will have conservation rooflights and ridge lights.

LANDSCAPE.

Replacement of curved C21st courtyard wall with straight walls off the corner of the Kitchen. Brickwork construction with flower bed outer borders, two single boarded timber gates and steps up to the rear garden. The terrace will be raised slightly to be flush with the sunroom floor for level access and laid with natural limestone.

The proposed above listed are represented on the following drawings:

- 2416.SD.100 SITE PLAN
- 2416.SD.101 EXISTING BLOCK PLAN
- 2416.SD.102 EXISTING PLANS
- 2416.SD.103 EXISTING ELEVATIONS
- 2416.PD.200 BLOCK PLAN
- 2416.PD.201 PROPOSED PLANS
- 2416.PD.202 PROPOSED ELEVATIONS

8. Planning History and Pre-application Advice

Previous planning applications related to the site:

- 19/01708/FPH – Erection of stable block to provide 3 stables, a feed/hay room and a tack room and associated hardstanding. Conditional Permission.
- 14/02718/1HH – Retrospective application for erection of children's play equipment. Conditional Permission.
- 11/02940/1LB – Retention of internal and external alterations (as a variation of Listed Building consent application number 05/01399/1LB granted 24 May 2006) together with retention of curved brick patio wall. Conditional Permission.
- 05/01399/1LB – Single storey rear extension, dormer window, retention of replacement windows and removal of one window, exposure of existing Oak ceiling beams. Conditional Consent.
- 05/01400/1 – Single storey rear extension with dormer window. Detached garage building and fencing of tennis court. Change of use of land for grazing of domestic horses and erection of stables. Split Decision.

Pre-application advice was sought in 2024 with a site visit with Mark Simmons the Conservation Officer and Thomas Howe, the planning officer, followed with a written response issued in March 2025. North Herts Council Planning Ref: 24/02280/PREH.

The Conservation Officer, Mark Simmons, had no objection to the extension at the rear of the C20th range but made recommendations to its scale, external fabric and fenestration. He suggested a reduction in length, brickwork construction with half render gables and a glazed apex only reducing glazing above the sunroom doors. All these recommendations have been taken into account and the proposal changed to suit.

The Conservation Officer made two further recommendations: omitting the proposed dormer to the Kitchen East elevation, and to have single boarded gate doors to the terrace. Both recommendations have been considered and the scheme changed to suit.

9. Photographs



Image 9: Church Farm House front elevation (north facing)



Image 10: Church Farm House side elevation (east facing)



Image 11: Church Farm House side elevation (west facing)



Image 12: Church Farm House rear elevation (south facing)



Image 13: Kitchen, view towards the terrace. C20th rear range.



Image 14: Side entrance lobby with doors to staircase and understairs cup'd. C20th rear range.



Image 15: Corridor, view towards the central staircase. Historic house.



Image 16: Side entrance. C20th rear range.



Image 17: Utility room. Historic House.

10. Table of Proposals and Impact.

Impact table for the proposals:				
	Proposal	Significance of affect material	Impact	Reason, approach and mitigation
HOUSE				
Internally				
1	Removal of modern C21st lightweight partitioning in the back west room.	Fabric – Low significance. Location – High significance.	Positive. Improvement.	This is to form an inner hall. Currently the space contains a corridor, a small utility and study. The utility will be relocated to the new extension. The removal of the modern partitioning allows the reinstatement of the former room proportions.
2	Insert a glazed door between the inner hall and the central staircase lobby.	Location – High significance.	Neutral No harm	This provides a separation of the inner hall from the central staircase lobby. The work is reversible. And no historic fabric is affected.
C20/C21 REAR RANGE				
Internally				
3	Removal of modern C21st lightweight partition between the side entrance hall and the lobby. Retain existing double door.	Fabric – Low significance. Location – Low significance.	Spatial improvement. No harm	The side Entrance Hall is the everyday main entrance to the house. The intention with the proposed works is to form a spacious and central area that connects the villa with the rear range, West garden, everyday entrance and the staircase to the attic.
4	Removal of the C21st enclosed modern timber staircase to the attic and its understairs cupboard. Replaced by a wider and open timber staircase with an understairs cupboard.	Fabric – Low significance. Location – Low significance.	Spatial and use improvement. No harm	The purpose is to have an open and wider staircase up to the attic, as current one is enclosed behind a door.
5	Widening existing C20th doorway from the Link to	Fabric – Low significance.	No harm	This is for aesthetic reasons. At present there is a wall nib

	the Kitchen and insert the salvaged double door from the C21st Entrance Hall.	Location – Low significance.		protruding in the width of the short corridor leading to the kitchen. Its removal allows the insertion of the fine joinery part glazed reclaimed double door from the C21st Entrance Hall.
6	Widening existing C20th double door opening into the new sunroom.	Fabric – Low significance. Location – Low significance.	No harm	This allows an ample connection between both spaces.
7	Relocation of lightweight partition by the replaced staircase in the attic floor.	Fabric – Low significance. Location – Low significance.	No harm	So it allows the insertion of a wider staircase in this C21st area.
8	Erecting a new partition in the modern attic space above the Kitchen.	Fabric – Low significance. Location – Low significance.	Spatial improvement. No harm	To enclose the attic space above the kitchen to form a playroom.
9	Modern attic space above the kitchen will be halved and parted off, the East end attic floor removed and vaulted.	Fabric – Low significance. Location – Low significance.	Spatial improvement. No harm	This is to create a double height clear space in the Kitchen below above the Dining area.
10	Existing modern rooflight to be relocated and replaced with a conservation rooflight.	Fabric – Low significance. Location – Low significance.	Visual improvement	To make space for the new extension roof.
Externally				
11	Replacement of C21st French doors to the garden entrance with a part glazed traditional timber door, with side panels in the same style. Both with slim double glazing units and integral glazing bars.	Fabric – Low significance. Location – Low significance.	Visual improvement. Thermal upgrade.	The replaced doors will be in keeping with the architectural style of the house while harmonizing with the new fenestration of the new extension.
12	East elevation Kitchen modern French doors to be replaced with part glazed traditional timber doors with slim double glazing and integral glazing bars.	Fabric – Low significance. Location – Low significance.	Visual improvement. Thermal upgrade.	The replaced doors will be in keeping with the architectural style of the house while harmonizing with the fenestration of the new extension.
EXTENSION				
13	New twin gabled extension (Utility & Sunroom) off the rear	Low significance	No harm	The villa is a six-bedroom house with extensive paddocks and land around,

	elevation of the Kitchen range. The design of the extension carries the appearance and architectural language of the house, in its external fabric and fenestration. The proposal is for the extension to be of brickwork construction to the sides and the gable ends rendered, picking up from the back of the twin gables of the villa. The roof to be of clay plain tiles of the same pitch as the C20th wing roof which the extension abuts with. Timber frame casements and part glazed doors. The roofs will have conservation rooflight and ridge lights.			and at present it only has a small room within the villa used as utility, which is found inadequate. The everyday entrance hall is being used as a bootroom, cluttering the space. The purpose of the extension is to provide much needed services room and to free the entrance hall. The proposed extension partially reinstates some of the footprint of the demolished farmhouse service wing ranges. The footprint layout has been kept to the minimum necessary to provide two spaces that accommodate a functional Bootroom / Utility / Laundry and WC, and a Sunroom. In terms of its massing this have been kept subordinate to the Kitchen range. The extension is reversible and only touches C20th fabric.
LANDSCAPE				
14	Replacement of curved C21st courtyard wall with straight walls off the corner of the Kitchen. Of brickwork construction with flower bed outer borders, two single boarded timber gates and steps up to the rear garden. Terrace to be raised slightly to be flush and level access with the Sunroom floor and laid with natural limestone.	Fabric – Low significance. Location – Low significance.	Spatial improvement and visual enhancement. Neutral. No physical harm.	The terrace curved walling is out of character in this setting, a rectangular layout is more appropriate. By setting the wall off the Kitchen corner allows a wider access to the everyday side entrance.

11. Planning Policy

11.1. Statutory context

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area (Section 72) and a Listed Building or its setting (Section 66).

11.2. National Policies

Relevant National Policies and Guidance referred to include:

- National Planning Policy Framework (NPPF) 2024
 - Section 12: Achieving well-designed places
 - Section 16: Conserving and enhancing the historic environment
- National Planning Policy Guidance for Historic Environment (2024)

NPPF

These proposals have been informed by the relevant policy considerations in the NPPF as set out below: -

Proposals affecting heritage assets NPPF 207.

“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.”

This Heritage Report describes the significance of the heritage asset in detail and has been written by a practice that specialises in Conservation Architecture.

NPPF 209.

“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.”*

The proposals are positive as a whole and make the building more desirable and viable in its optimal use. Positive contributions and enhancements include:

Replacement of C20th/C21st fenestration with traditional style joinery.

Reinstating the Villa rear room is positive.

NPPF Considering potential impacts 212.

“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.”

The attached table describes in detail the impact of all the proposals. There is no harm to the fabric of the historic house range.

Largely the works are to the C20th/C21st range. The extension is proposed away from the historic house, and kept subservient to reduce any visual impact.

NPPF 213.

"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 exceptional."*

There is no harm or loss, and therefore the tests under NPPF 200 are not applicable.

NPPF 215

"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."

There is no harm and therefore the tests under NPPF 213 are not applicable.

Should harm be found, the attached table describes enhancements to the appearance, character, sustainability and viability of this asset which are of public benefit.

12. Access

Existing access to the site is not affected or altered by the proposed works.
The Kitchen / Sunroom will now have level access which is an improvement.

13. Trees

There are no trees to be affected by this application.

14. Ecology and BNG.

No ecology is affected by this proposal.

15. Summary and Conclusions

The proposals preserve and enhance the heritage asset, the listed building:

- The proposed extension improves ongoing domestic use of the Heritage asset, with a harmonious design in the position of former farmhouse service wings.
- The proposed replacement doors improve the appearance and improve the energy efficiency of the building.
- The internal alterations affect modern C20th/C21st fabric and provide some improvement to the daily use of the building.

No historic fabric will be affected by this, in some instance original features will be reinstated.

The proposed extension to the later extension, in its simple form, will not be detrimental or obscure the significance of the listed building. We think the extension off the rear range will be a well-proportioned addition in relation to the host building, adding another layer of architectural period to the character of this historic building and replacing some of the lost farmhouse service rooms in a similar location.