

Old Manor Farm House, Shaftenhoe End,
Hertfordshire, SG8 8LD

Heritage Statement

Local Planning Authority: North Hertfordshire District Authority

May 2025



Built Heritage
Consultancy

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1.0 Introduction

1.1 Preamble

This Heritage Statement has been produced by Built Heritage Consultancy to accompany applications for planning permission and Listed Building Consent in relation to Old Manor Farm House, Shaftenhoe End, Barley, Hertfordshire, SG8 8LD (the 'Site'). The subject building, the Lodge, is not a heritage asset but lies in the close proximity and within the land ownership of Old Manor Farm House (latter is Grade II listed). The Site also lies in the setting of the Aisled Barn to the west of Old Manor Farm House (Grade II listed), the Aisled Barn and Attached Sheds south west of Old Manor Farm House (Grade II listed) and Aisled Barn north of Old Manor Farm House (Grade II listed).

This Heritage Statement will assess the significance of any on-site heritage assets and any in the surrounding area that might potentially be affected by the scheme proposals. It will also assess the potential heritage impacts on the identified heritage assets in light of the proposed scheme.

N.B. Please see Section 6 for a detailed Assessment of Impact and Section 7 for the summary and conclusions of this report.

1.2. Background

The Old Manor Farm House was fully recorded by the RCHME in 1992 prior to a comprehensive refurbishment, with their report being published in 1994. The building's oldest part is the kitchen cross wing which runs south from the later main range of the farmhouse. In the 1990s the farmhouse was extended at its western end to form a 'U' shaped plan.

1.3. Scheme Proposals

The scheme proposes an extension off the northern elevation of the Lodge. The latter is a modern building located to the northwest of Old Manor Farm house, constructed in 2008 following approved Application Reference: 08/01800/1.

1.4. Structure of Report

Section 2 identifies the heritage assets to assess as part of this Heritage Statement.

Section 3 sets out a historic map regression of the Site.

Section 4 sets out our background understanding of the Site, including the listed building (Old Manor Farm House) that lies within the wider ownership of the applicant. **For a description of the Site itself (The Lodge) see pages 54-57.**



Figure 1.1: Location map with the approximate location of the Site marked in red.

Section 5 sets out the assessment of significance of the identified heritage assets surrounding the Site.

Section 6 provides an overview of the scheme proposals and an assessment of the potential heritage impacts.

Section 7 sets out the summary and conclusions of this Heritage Statement.

The Appendices include any relevant Historic England list entries, a summary of any legislation, policy and guidance relevant to the historic environment and a Bibliography for this Heritage Statement.

2.0 Identification of Heritage Assets to Assess

2.1 Paragraph 207 of NPPF

Paragraph 207 of the NPPF states: *“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. ...”*

Guidance – For Sustainable Management of the Historic Environment (2008) remains a live document for the present time but is expected to be removed in the coming years.

2.2 Identifying Significance

The NPPF (Annex 2) defines the significance of a heritage asset 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.”*

Historic England’s Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) sets out that significance should be assessed in relation to the same heritage interests; namely: archaeological, architectural, artistic or historic. It sets out the following definitions:

- *“Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- *Historic Interest An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”*

The above approach is consistent with Planning Practice Guidance - paragraph: 006 reference ID: 18a-006-20190723. English Heritage: Conservation Principles, Policies and

2.0 Identification of Heritage Assets to Assess

2.3 Identified Heritage Assets

The heritage assets that could potentially be affected by the scheme proposals are outlined below. The numbering used below correlates with the Heritage Plot Plan shown at Figure 2.1 opposite to aid the reader with locating the heritage assets:

Designated Heritage Assets

Listed Buildings

1. The Old Manor Farm House (Grade II listed);
2. Aisled Barn to the west of Old Manor Farm House (Grade II listed);
3. Aisled Barn and Attached Sheds south west of Old Manor Farm House (Grade II listed); and
4. Aisled Barn north of Old Manor Farm House (Grade II listed).

The relevant Historic England list entries are attached at **Appendix 2**.

Conservation Area(s)

None.

Non-Designated Heritage Assets

None.

2.4 Scoped Out Heritage Assets

Outside the Site's boundary and within the identified surrounding area of the Site are numerous heritage assets of varying significance and designations. Having borne in mind Historic England's Historic Environment Good Practice Advice in Planning Note 3—The Setting of Heritage Assets (2017), the heritage assets listed below are considered sufficiently well concealed from potential visual, traffic, emissions and noise impacts by existing topography, street pattern, built form and or dense foliage that they are unlikely to experience any effects to their heritage significance (whether visual, experiential or other) as a result of the proposed scheme. The following heritage assets have therefore been scoped out from our Heritage Statement:



Figure 2.1: Heritage plot plan with the approximate Site location marked in red. The numbers used reference those at Paragraph 2.3.

- Hillside Farm (Grade II listed); and
- Mincingbury Manor (Grade II listed).

3.0 Site Map Regression



Figure 3.1: Tithe Map for Barley parish from 1839 showing Old Manor Farm within plot 205 with the approximate location of the Site marked in blue. This map appears to be at a low level of detail, as it does not show the kitchen cross wing, which we know is 16th century.

This map shows the former building on-site, then known as the Old Dairy, marked in blue.



Figure 3.2: 1876 OS map with the approximate location of the Site marked in red (at this time the Site was occupied by the 'Old Dairy', later demolished) (Source: NLS). The Old Manor Farm House is shown with the kitchen cross wing in the south-eastern corner and the southern stair wing in the centre of the main range's rear elevation. We can also potentially decipher a small projection from the external stack on the kitchen cross wing's southern elevation.

We can also see an extension has been built from the western end of the Old Dairy's southern elevation extending southwards to abut the barns to its south. The Old Dairy at this time had an L-shaped plan.

3.0 Site Map Regression



Figure 3.3: 1896 OS map with the approximate location of the Site marked in red (Source: NLS). There is no relevant change on-site since Figure 3.2.



Figure 3.4: 1919 OS map with the approximate location of the Site marked in red (Source: NLS). There is no relevant change on-site since Figure 3.2.

3.0 Site Map Regression

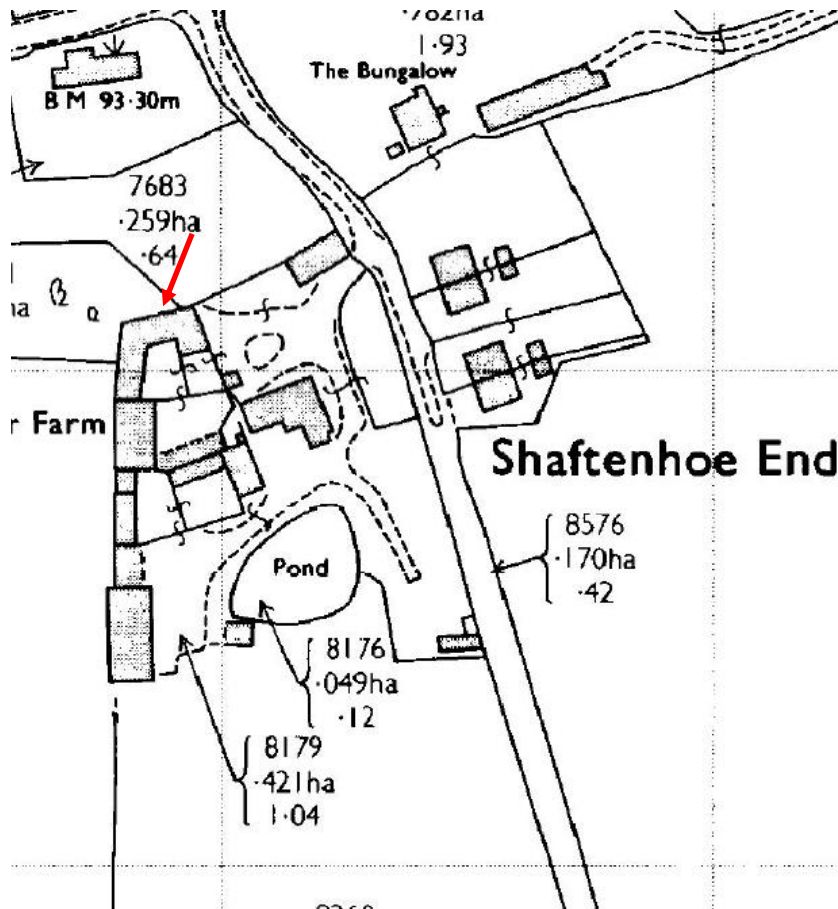


Figure 3.5: 1981 OS map with the approximate location of the Site marked in red (Source: Promap). This map appears to show the infilling between the stair wing and the kitchen cross wing since Figure 3.4.

This map shows an extension off the eastern end of the Old Dairy's southern elevation since Figure 3.4.

4.0 Background Understanding of Site—Archival Research

Historic England List Entry

The list description for the whole house reads as follows:

“House. 1624, date on stair wing. Altered C18 and C19. Timber frame on brick base. Rendered. Steeply pitched tiled roofs, hipped on main block. An ‘F’ on plan. Large 2 cell lobby entry with kitchen and stair wings to rear. 2 storeys and attic.

Left or ‘hall’ bay is larger than right or ‘parlour’ bay. Plinth. Entrance to right of centre, recessed plank door with a 3 pane rectangular fanlight and a C18 semi-circular hood on carved brackets. 6 light C19 mullion and transom flush frame small pane casements. Large cross axial ridge stack to right of centre, red brick with an oversailing cap. Blank right end wall. Left end has 10 light mullion and transom casements and a 2 light hipped dormer.

1 bay kitchen wing to rear left, return has an entrance, recessed plank door with a semi-circular hood on carved brackets as to front, 4 light small pane flush frame casements, lower ridge. Rear gable end exposed plates, original external red brick stack, tapering with crowsteps to right to conjoined diagonal shafts with a moulded base, oversailing cap, built out to left side. To rear centre is gabled stair wing with an upper leaded pane 4 light window above which is a carved timber inscribed: ‘W.L. 1624/So God May Still Me Blesse/I Care The Lesse/Let Enuy Say Her Worst/AND AFTER BURST’. Above a moulded bressumer to projecting gable which rests on 2 trumpeting satyr carved brackets. To right of stair wing a later glazed outshut, to left a ground floor 6 light casement.

Interior: ‘hall’ has large fireplace with a stop chamfered lintel, mantelpiece with carved brackets and scrollwork, gadrooned cornice, flanking C17 cupboards. Axial and cross axial ovolo moulded bearers. Newel staircase. Panelled fitted corner cupboard in ‘parlour’. Ogee stop chamfered bearer in kitchen wing.

Formerly known as the Big House or Freeman’s, it is said to be the manor house of Burnels (RCHM 1910:VCH 1914).”

RCHM Report

The list entry predates the 1994 RCHM report whose summary states:

“Old Manor Farm is a timber-framed house on a brick plinth and is L-shaped in plan. The south-east range is probably 16th century in date and was originally a single storey high (building). In the early 17th century, possibly 1624, the main range was added,

presumably replacing an earlier range. Around 1700 the stair-block was added to (the) south of the main range and the south-east range was increased in height, necessitating the addition of a staircase at the east end. These alterations were accompanied by a major campaign of refurbishment: bolection moulded fireplaces and panelling were added to some rooms and the gables of the roof of the main range (were removed) to form hips and gabled dormers added. Recently the building has been renovated and refurbished.”

4.0 Background Understanding of Site—Archival Research



Figure 4.1: The Old Manor, Shaftenhoe End, c. 1890 (Source: Hertfordshire Genealogy).

4.0 Background Understanding of Site—Archival Research—1911 Photographs



Figure 4.2: 1911 Image of the main house's rear elevation showing the two wings and the door at the northern end of the kitchen cross wing's western elevation (Source: Hertfordshire Archives).

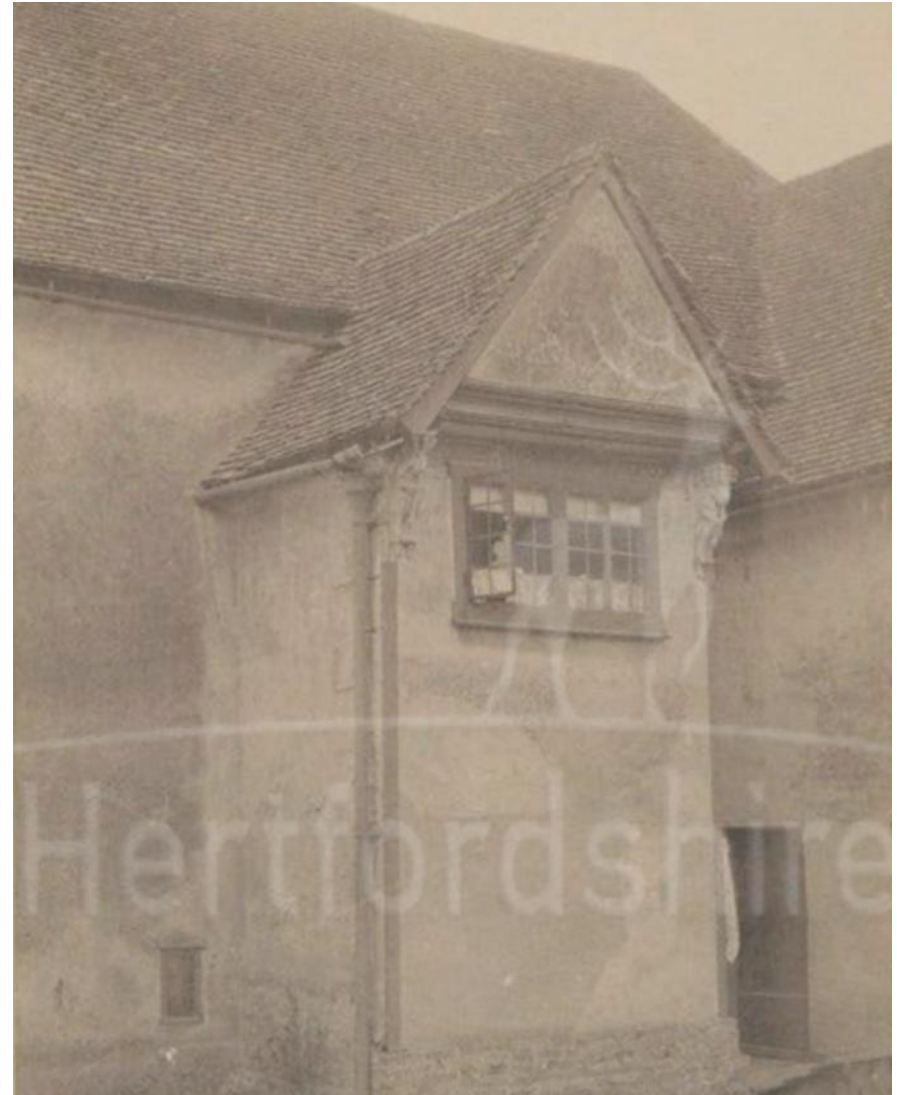


Figure 4.3: 1911 Image of the main house's stair wing (Source: Hertfordshire Archives).

4.0 Background Understanding of Site—Archival Research



Figure 4.4: 1992-94 photograph (Source: Historic England Archives). Showing the main house's northern and eastern elevations.

4.0 Background Understanding of Site—Archival Research—1992-94 Photographs



Figure 4.5: 1992-94 photograph (Source: Historic England Archives). Showing the canopy, moulded brackets and door on the main house's northern (front) elevation. Also showing the historic 3-plank door in the main entrance.



Figure 4.6: 1992-94 photograph (Source: Historic England Archives). Showing the southern elevation of the kitchen cross wing.

4.0 Background Understanding of Site—Archival Research—1992-94 Photographs



Figure 4.7: 1992-94 photograph showing the southern elevation of the main range and the kitchen cross wing (Source: Historic England Archives).



Figure 4.8: 1992-94 photograph showing the first floor window on the main house's rear stair wing (Source: Historic England Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 Photographs



Figure 4.9: 1992-94 photograph showing aisled barn to the south west (marked in blue) of Old Manor Farm House, the aisled barn to the west (marked in green) of Old Manor Farm House and the Old Dairy (marked in red) (Source: Historic England Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 Photographs

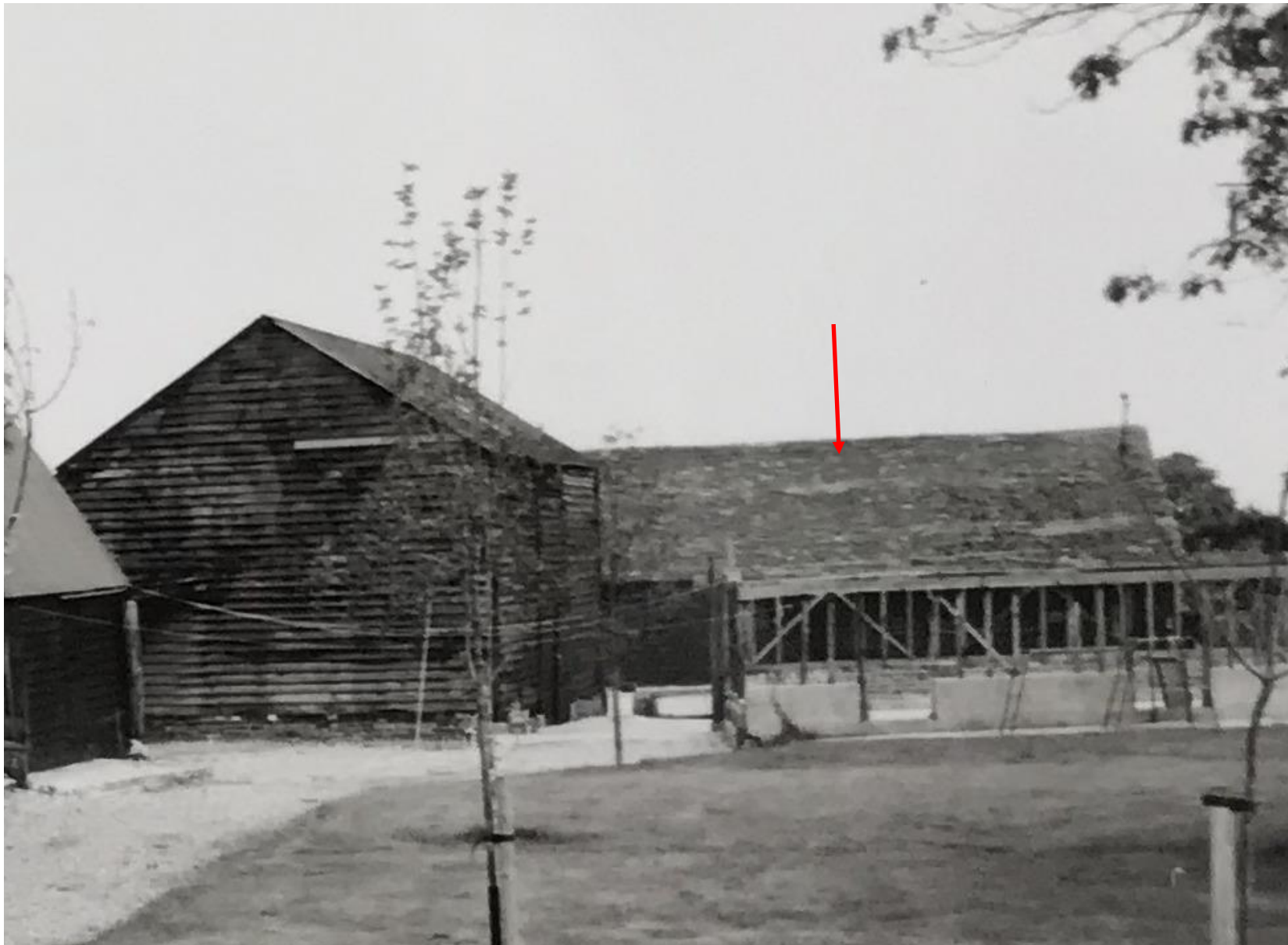


Figure 4.10:
Zoomed-in
version of
Figure 4.9
showing the
Old Dairy
marked in red
(Source:
Historic England
Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 Drawings

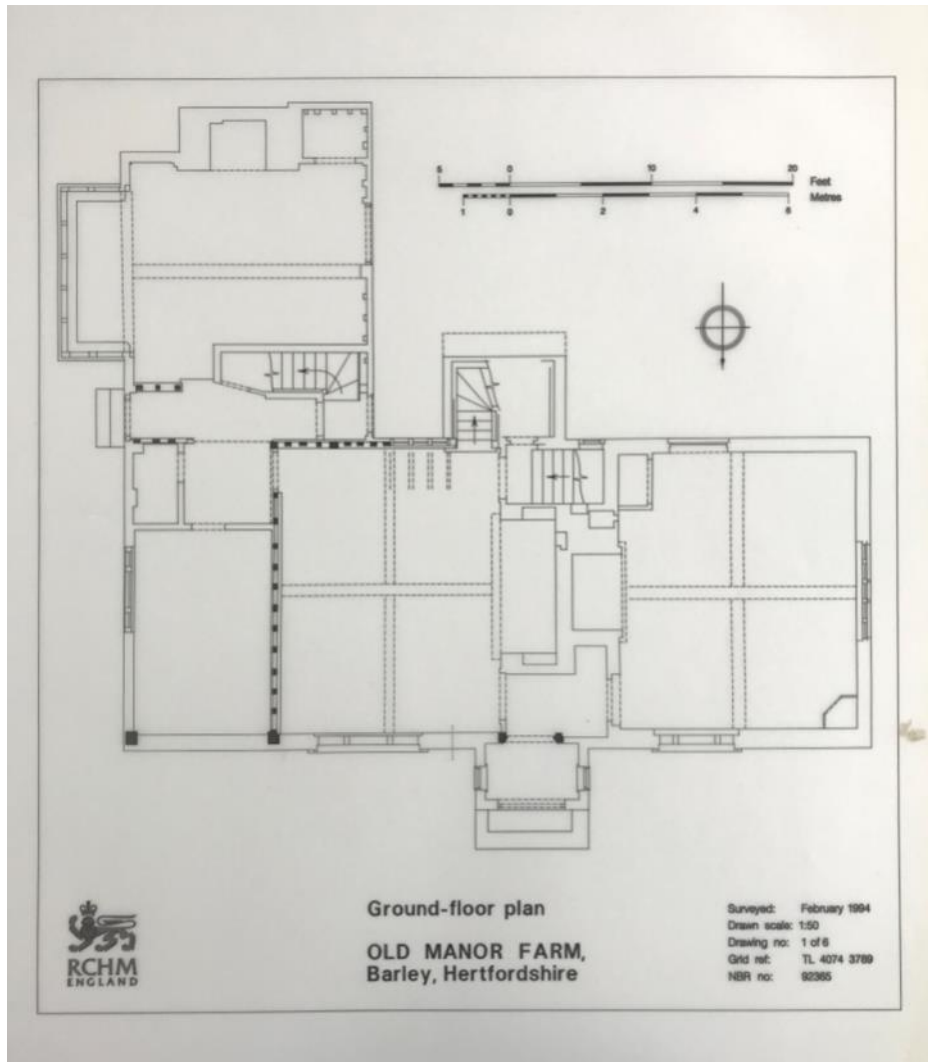


Figure 4.11: 1992-94 ground floor plan of main house (Source: Historic England Archives).

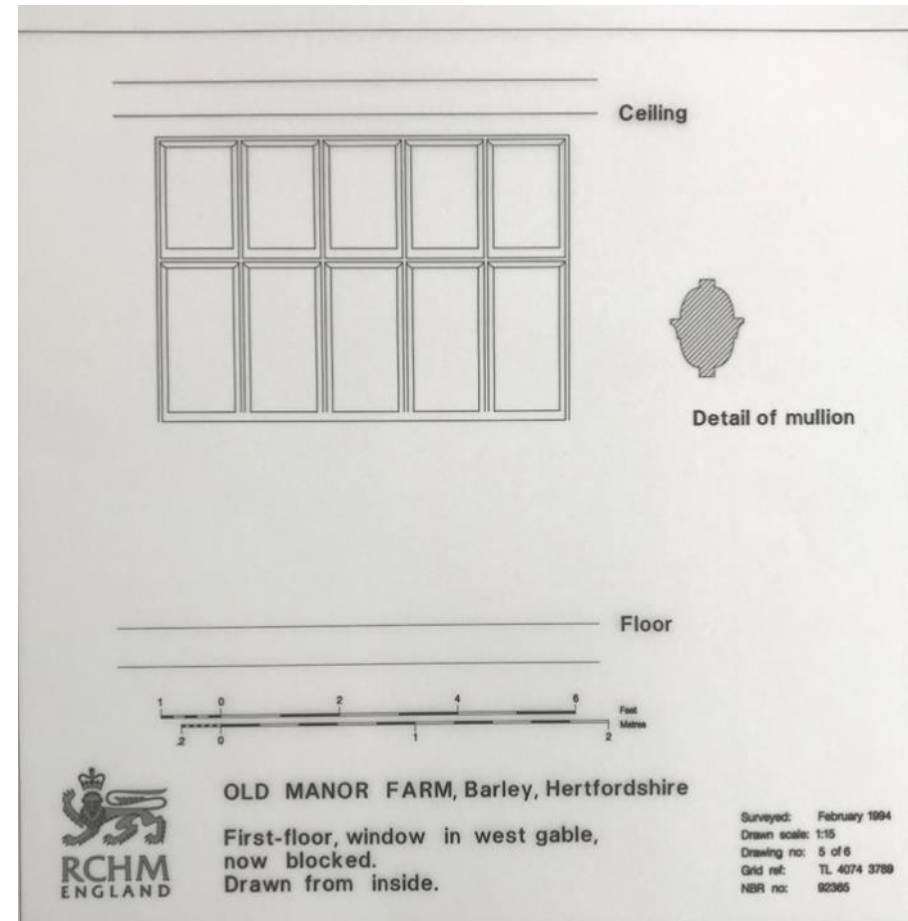


Figure 4.12: 1992-94 drawing of the main house's first floor window in the western gable (Source: Historic England Archives, Reference: BB92/06155).

4.0 Background Understanding of Site—Archival Research—1992-94 Drawings

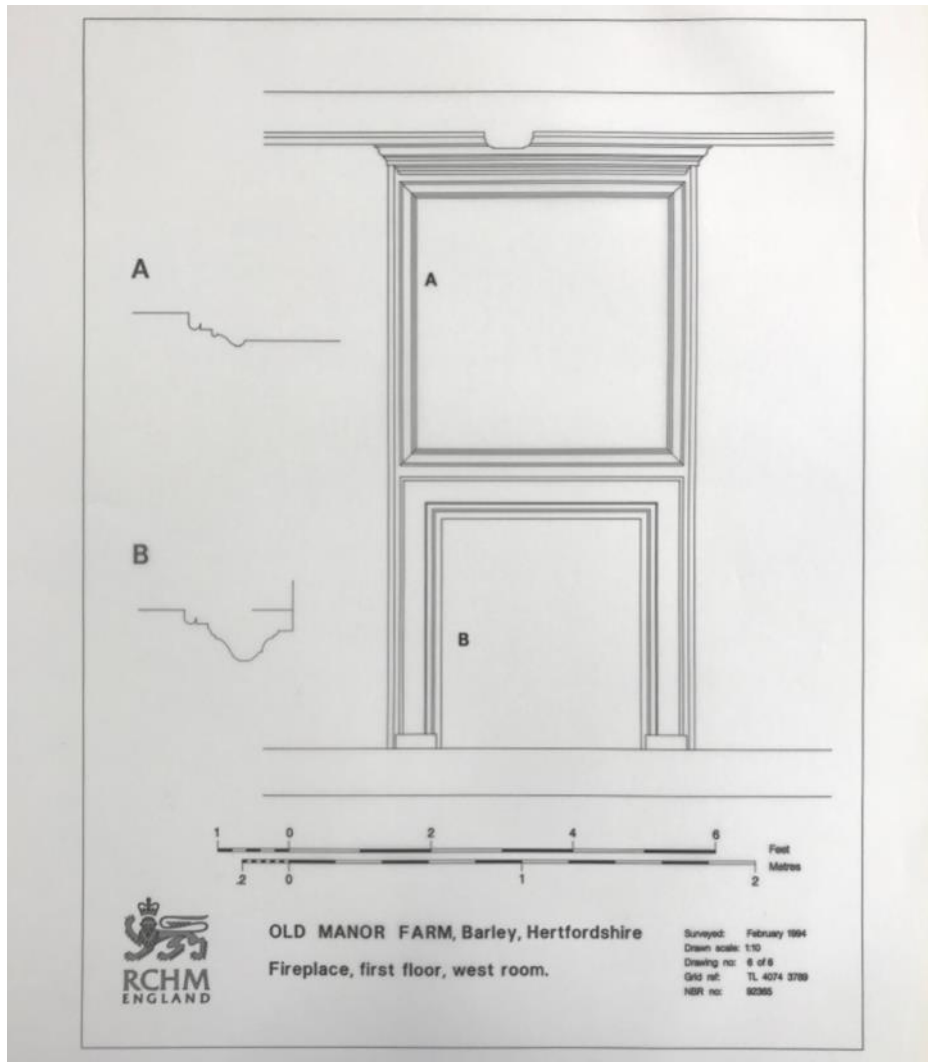


Figure 4.13: 1992-94 drawing of the main house's first floor western bedroom's chimneypiece, overmantel and cornice (Source: Historic England Archives).

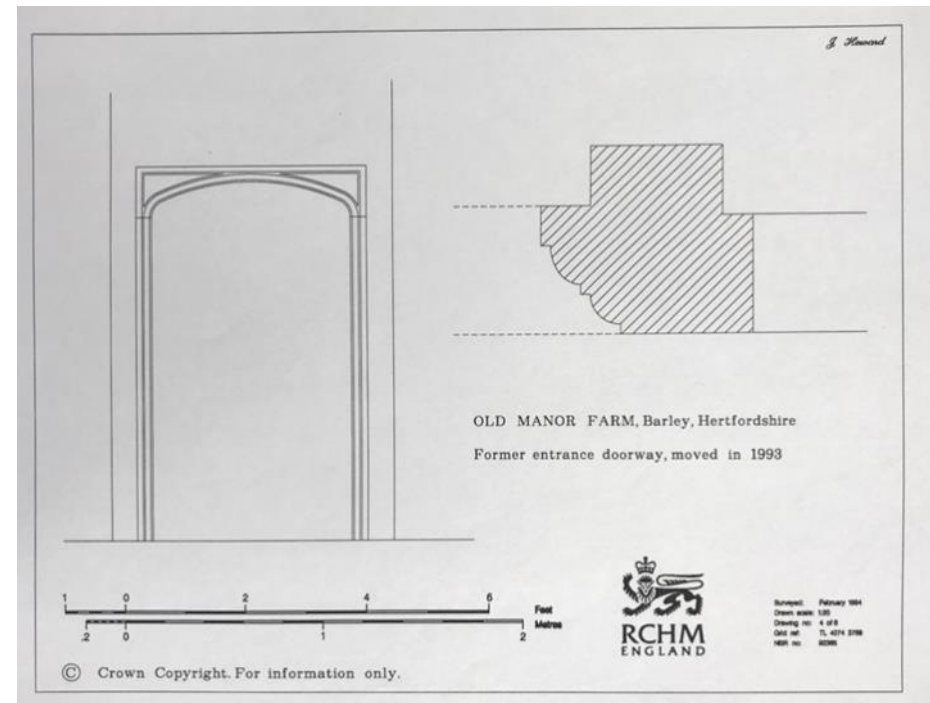


Figure 4.14: 1992-94 drawing of the main house's former entrance doorway, moved in 1993 (Source: Historic England Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 Drawings

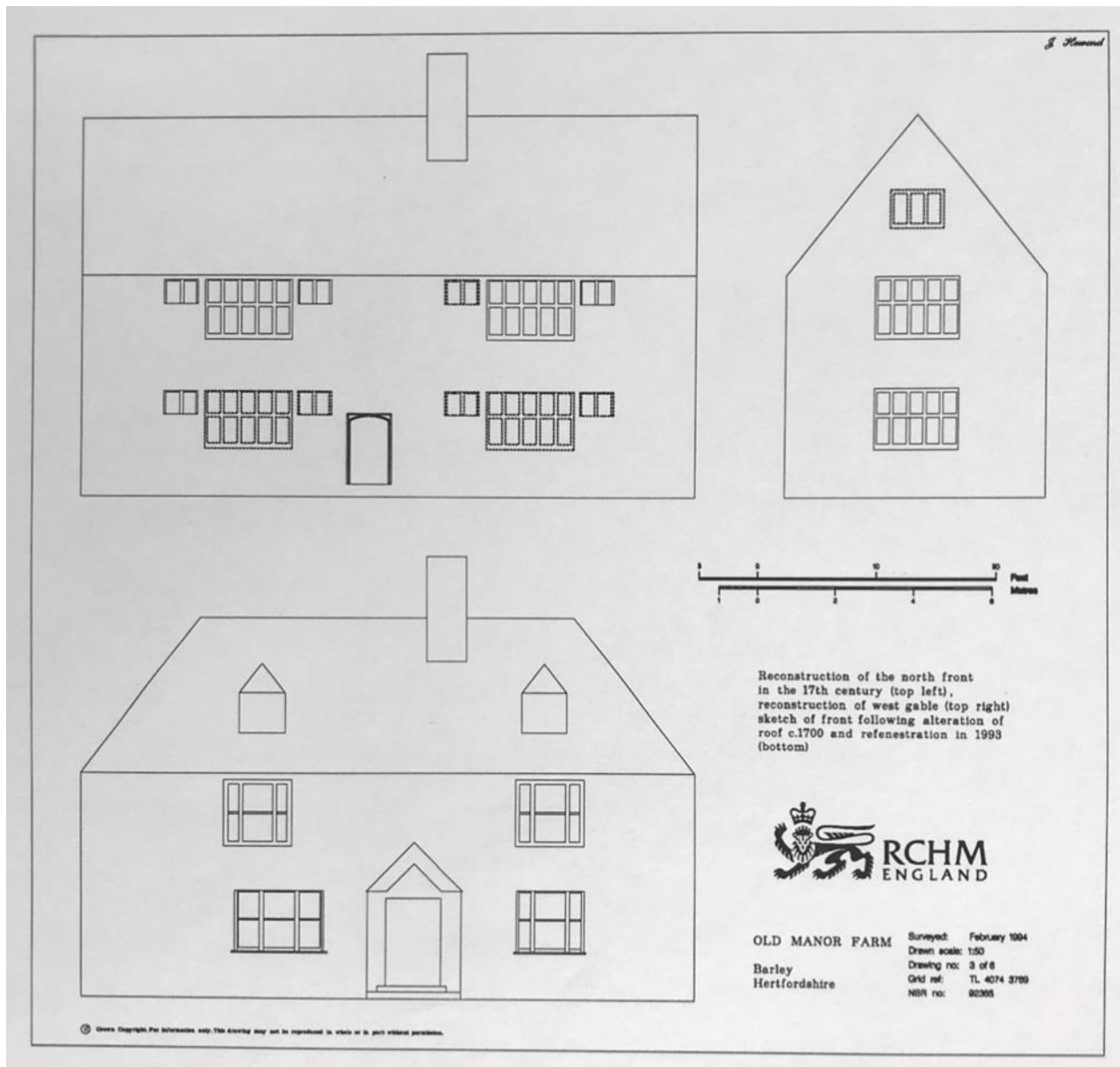


Figure 4.15: Showing the RCHM's drawings of how the main house's front elevation may have appeared in the 17th century compared to the existing (Source: Historic England Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 Drawings

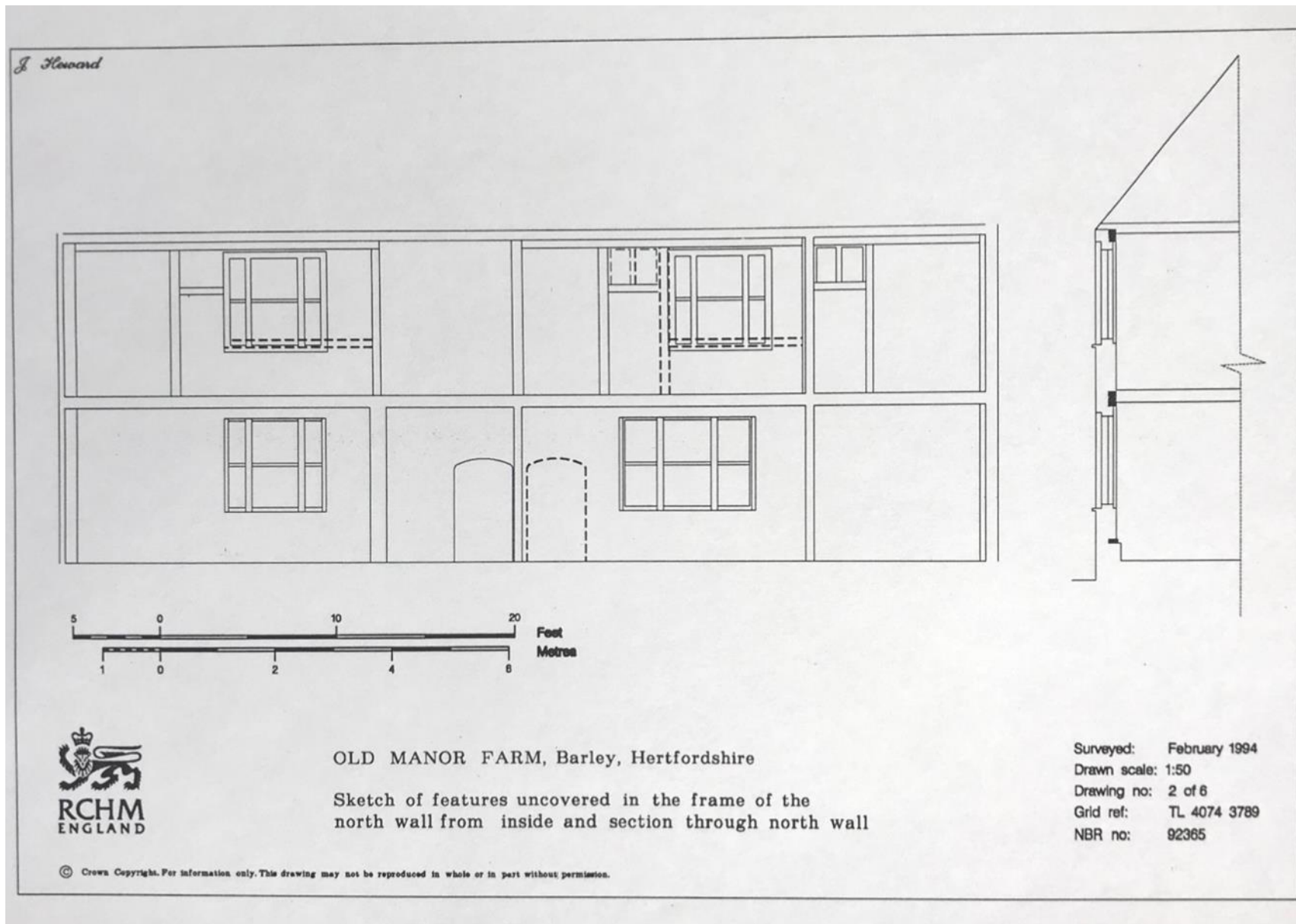


Figure 4.16: 1992-94 drawing showing features uncovered in the frame of the main house's north wall from inside and section through north wall (Source: Historic England Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 RCHM Report

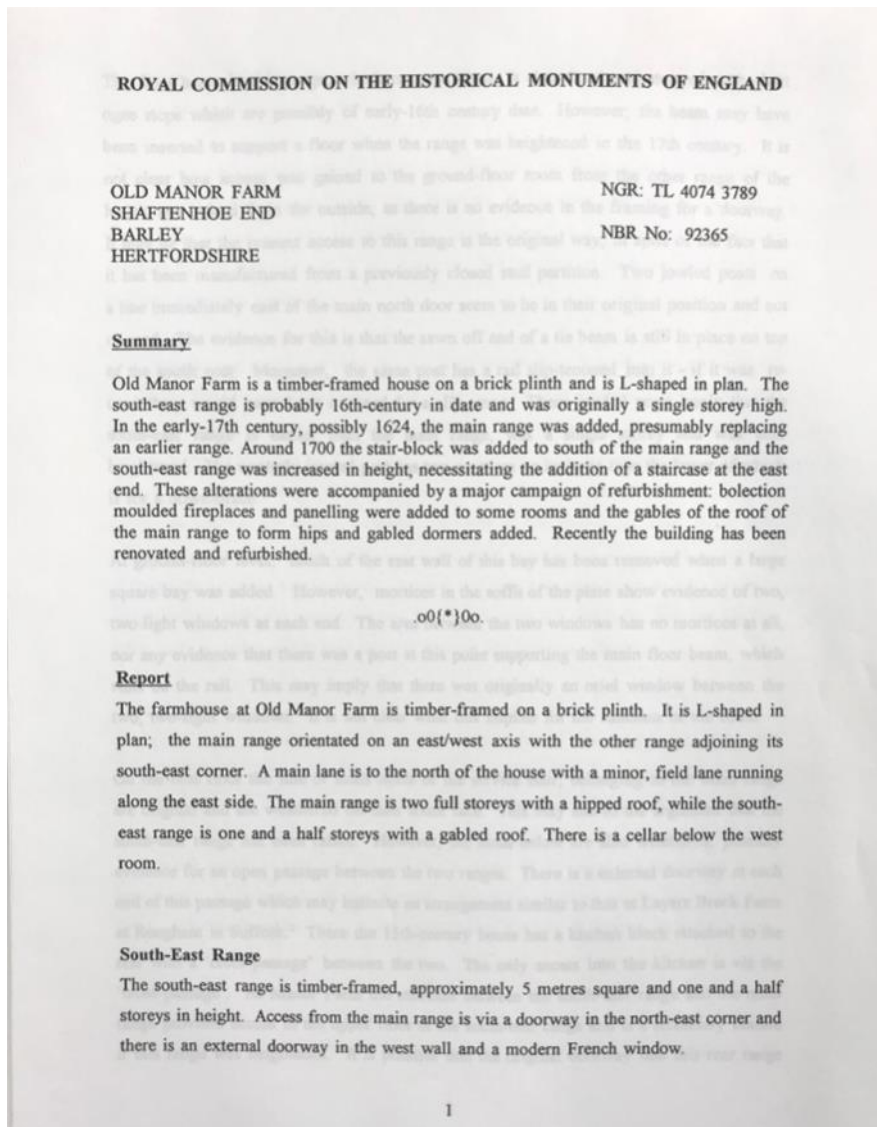


Figure 4.17: 1992-94 RCHM report, page 1 (Source: Historic England Archives).

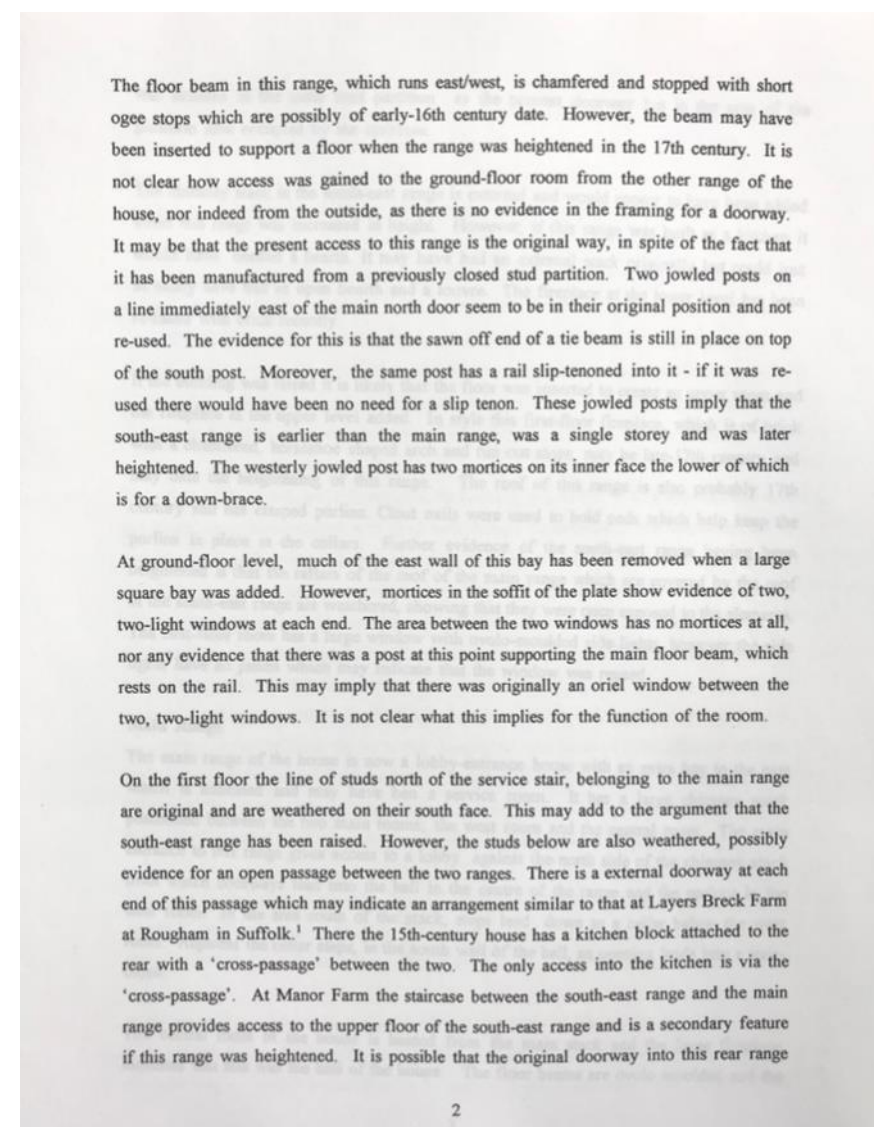


Figure 4.18: 1992-94 RCHM report, page 2 (Source: Historic England Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 RCHM Report

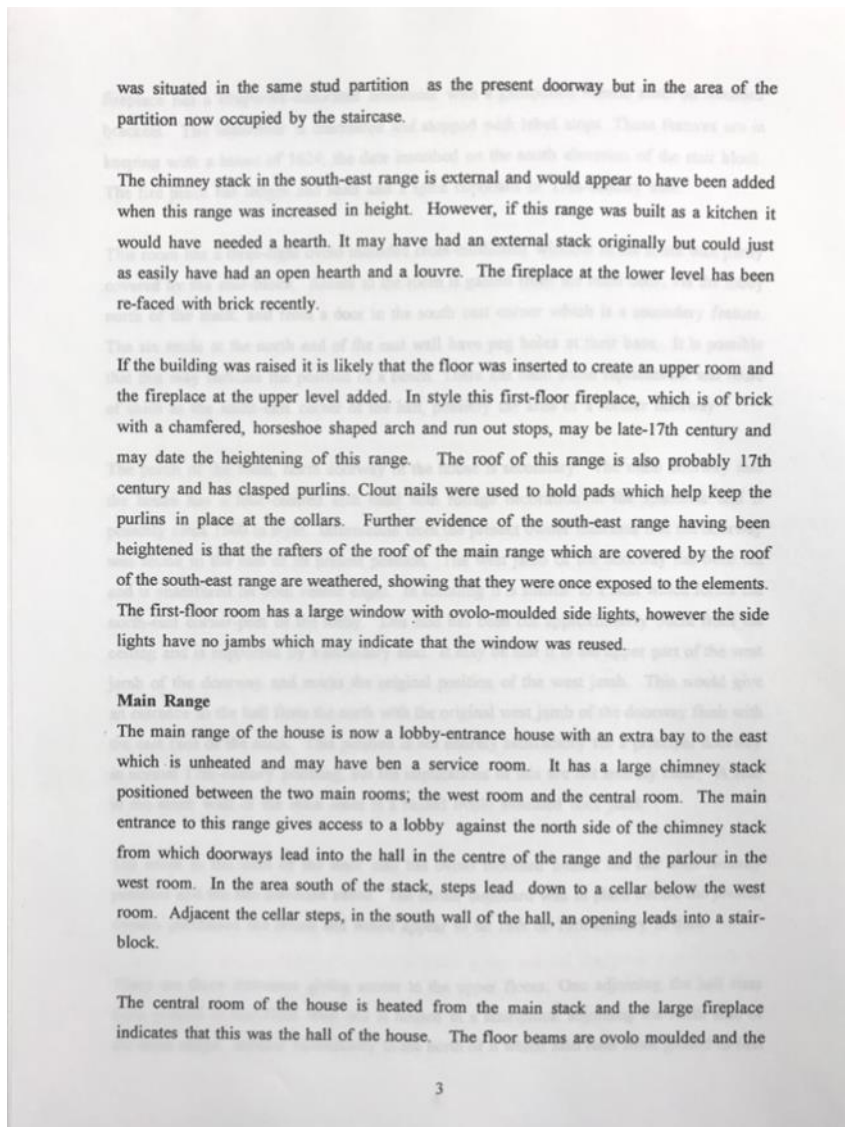


Figure 4.19: 1992-94 RCHM report, page 3 (Source: Historic England Archives).

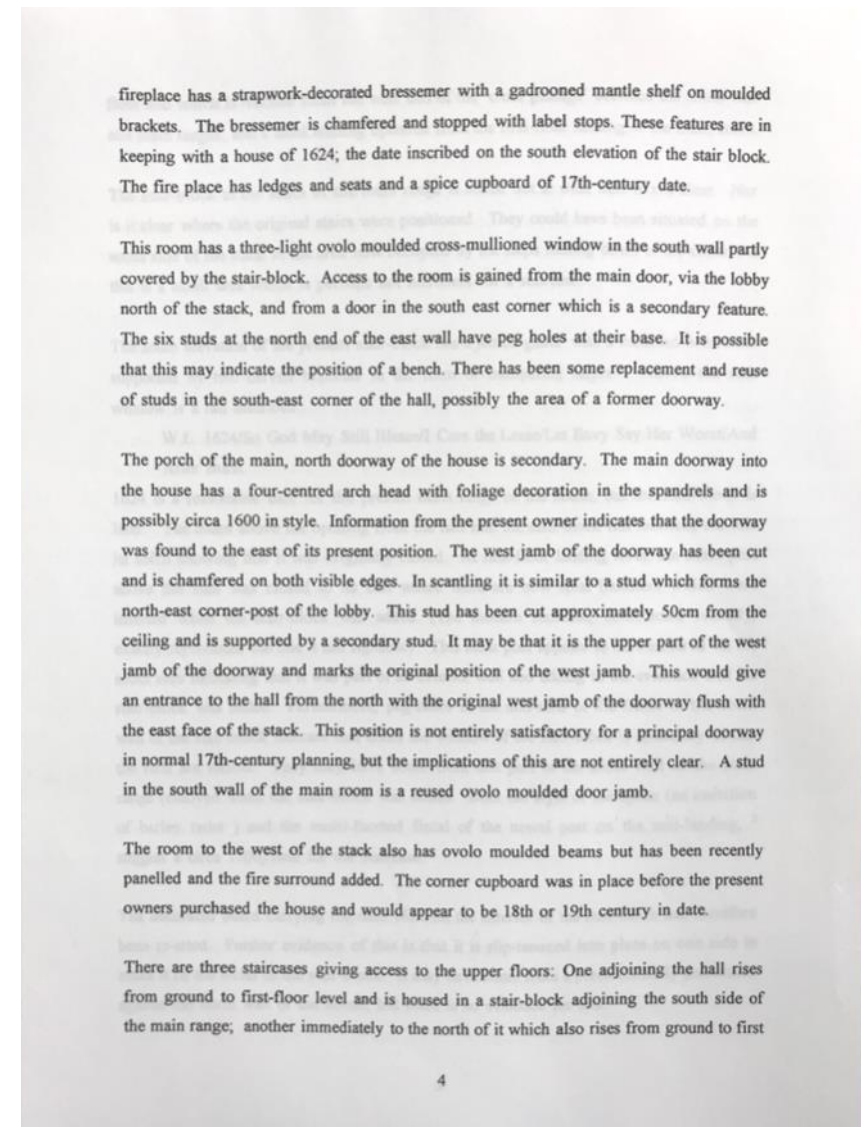


Figure 4.20: 1992-94 RCHM report, page 4 (Source: Historic England Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 RCHM Report

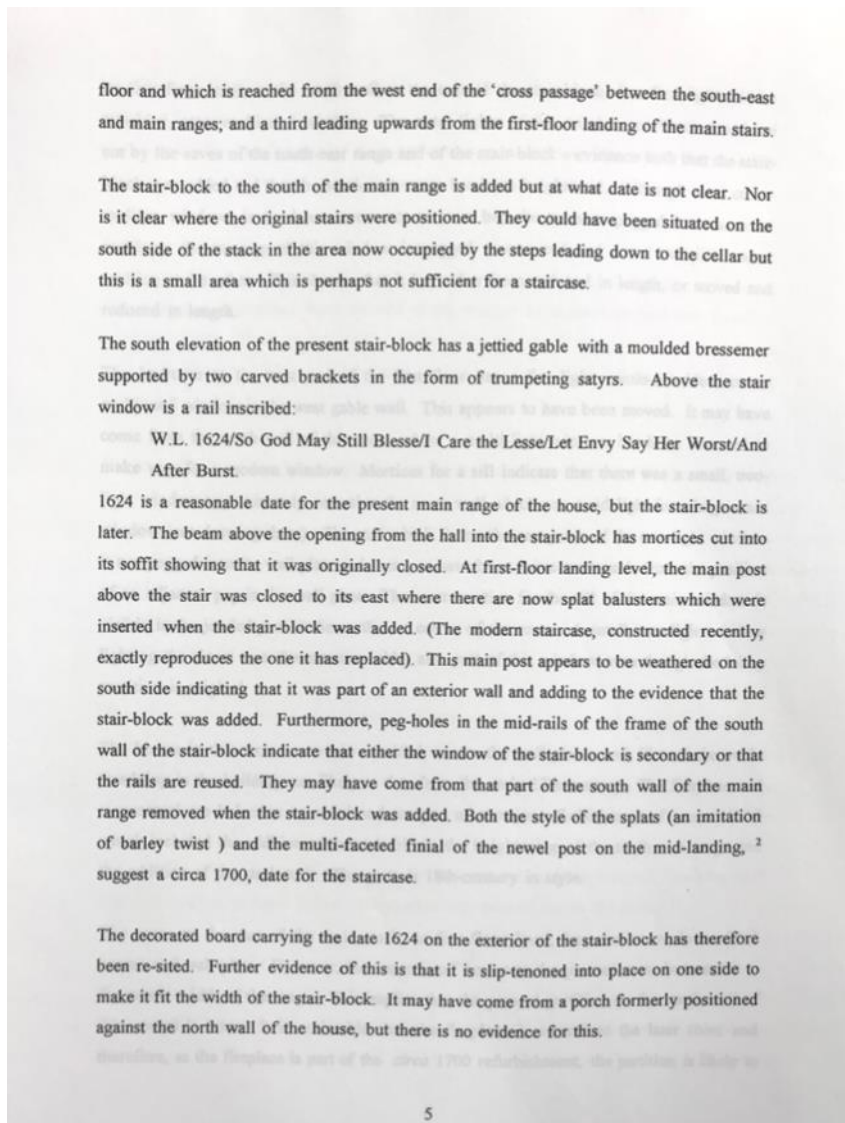


Figure 4.21: 1992-94 RCHM report, page 5 (Source: Historic England Archives).

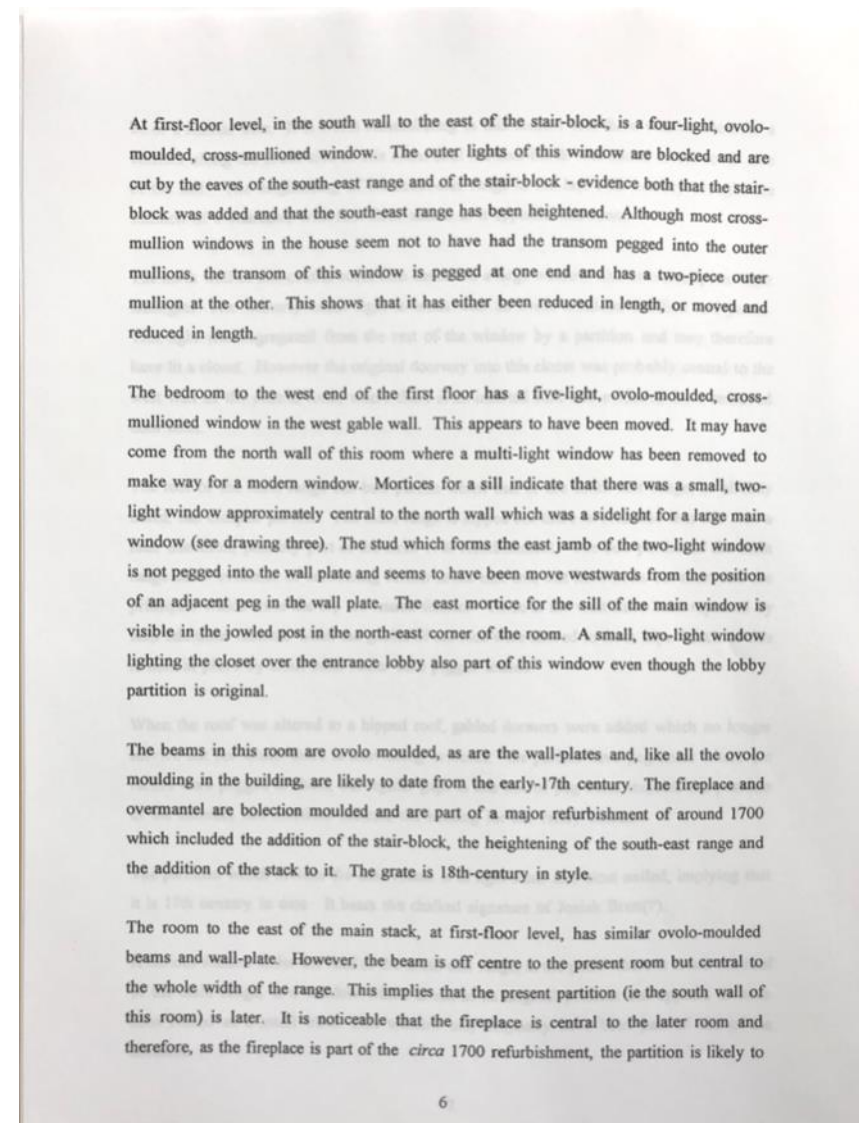


Figure 4.22: 1992-94 RCHM report, page 6 (Source: Historic England Archives).

4.0 Background Understanding of Site—Archival Research—1992-94 RCHM Report

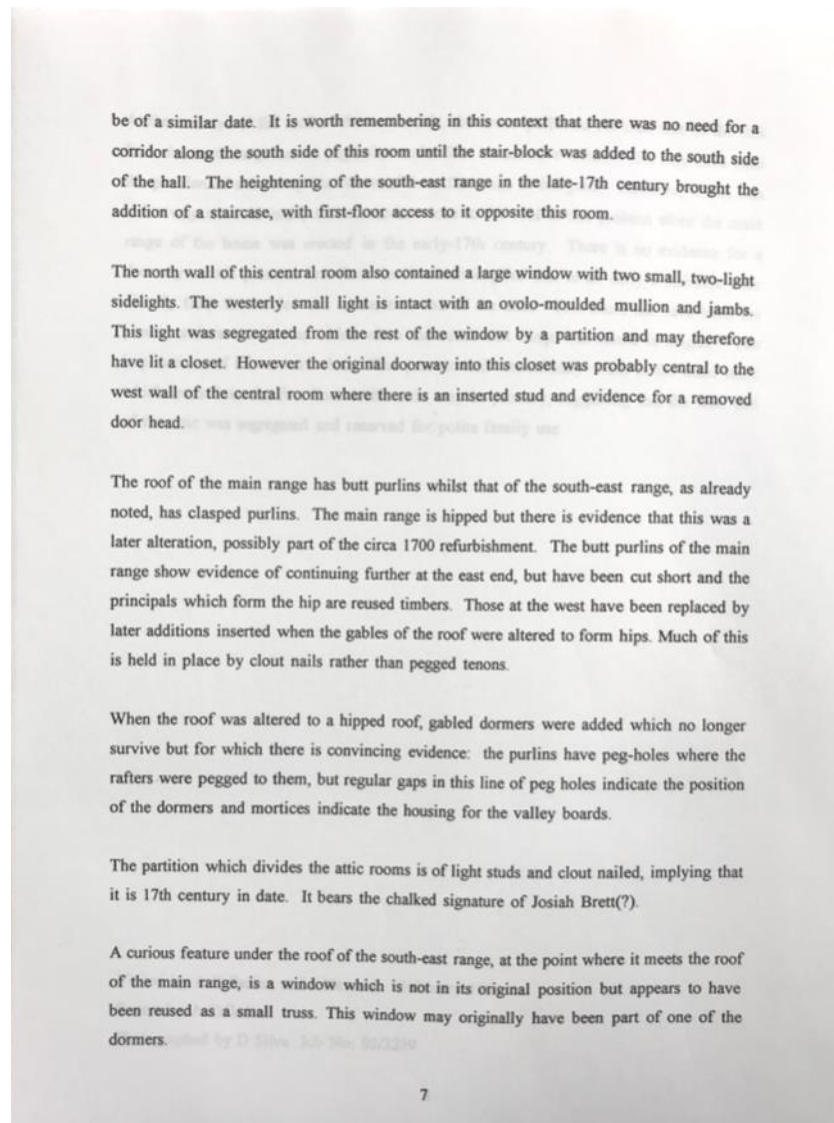


Figure 4.23: 1992-94 RCHM report, page 7 (Source: Historic England Archives).

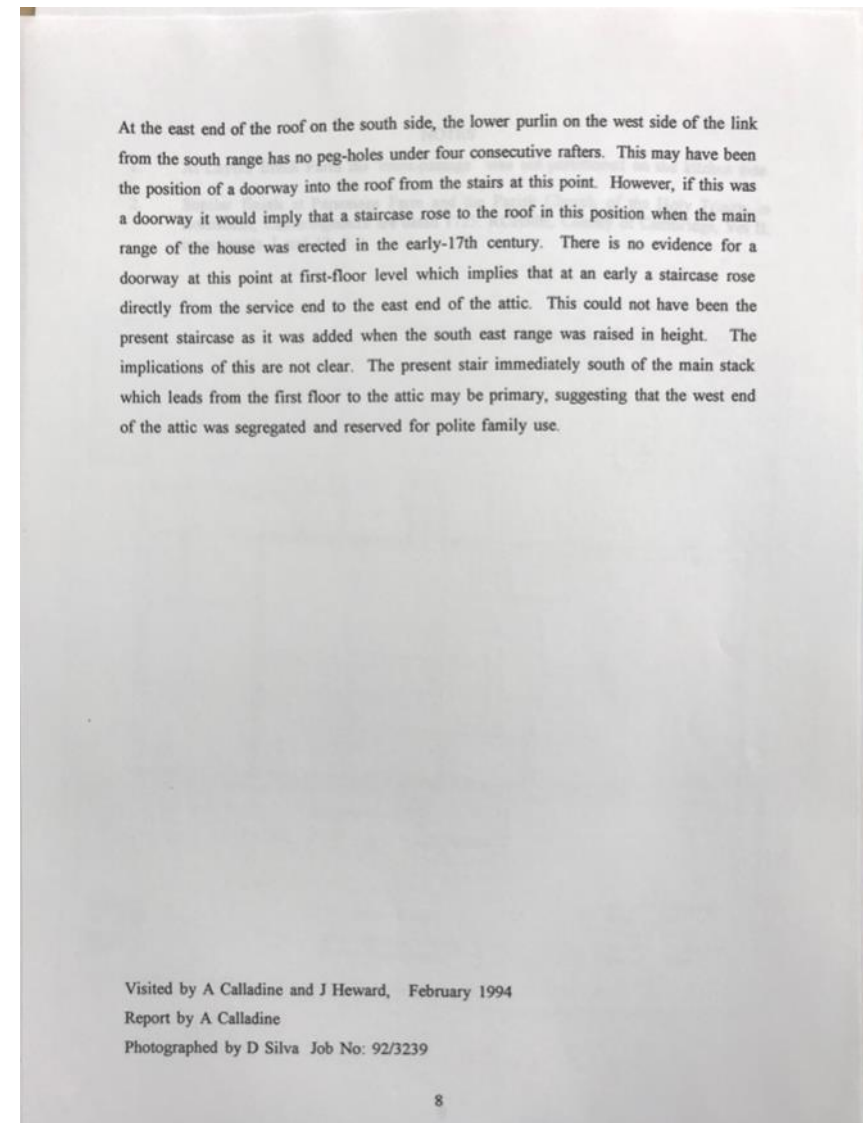


Figure 4.24: 1992-94 RCHM report, page 8 (Source: Historic England Archives).

4.0 Background Understanding of Site—Planning History

From a review of the online planning register we provide below a summary of the relevant applications for the Site and associated listed building available via the online planning register:

The Lodge

- Application Ref: 92/01013/1LB for *“Alterations to and conversion of barn into dwelling. (In accordance with amended drawings received by Local Planning Authority on 9th December 1992)”*. Conditioned consent. Decision 21 Jan 1993.
- Application Ref: 98/00234/1 for *“Alteration and conversion of existing barns into three dwelling with garaging, boundary wall, landscaping and ancillary works (as amended/amplified by drawings received on 1. 4.98, 11.8.98, 7.9.98 and 10.9.98).”* Conditional consent. Decision date Thu 17 Sep 1998.

Old Manor Farm House

- Application Ref: 92/00169/1LB for *“Front Entrance Porch, bay window, 4 dormer window, installation of replacement windows, additional rooflight windows, internal alterations including new staircase and removal of partition walls. Demolition of existing out-building and re-erection of garden room with link to existing house (in accordance with amended drawings received by local planning authority on 24th July 1992).”* Conditioned consent. Decision Date 11 Sept 1992.
- Application Reference: 00/00847/1LB for *“Single storey side extension and internal alterations.”* Consent. Decision date Thu 17 Aug 2000.
- Application Ref: 22/03038/LBC for *“Rear single storey extension with associated ground works (as amended by plans received on 16th May and 26th June 2023).”* Conditional Consent. Decision date Wed 28 Jun 2023.
- Application Ref: 22/03037/FPH for *“Single storey rear extension, installation of outdoor swimming pool and external seating area (as amended by plans received on 16th May and 26th June 2023).”* Conditional Consent. Decision date Wed 28 Jun 2023.

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 92/00169/1LB

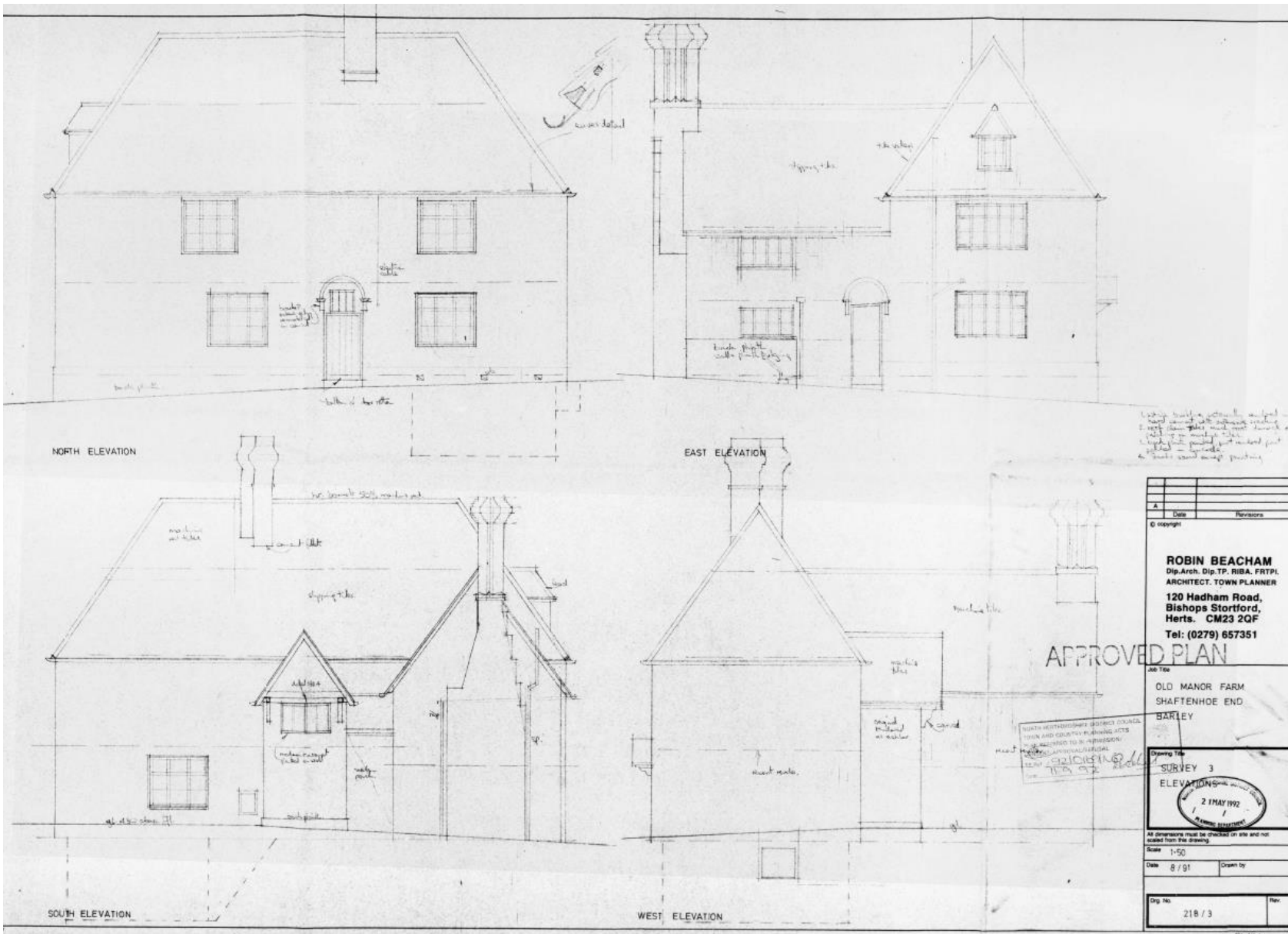


Figure 4.25:
Existing
elevations for
Application
Reference:
92/00169/1L
B).

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 92/00169/1LB

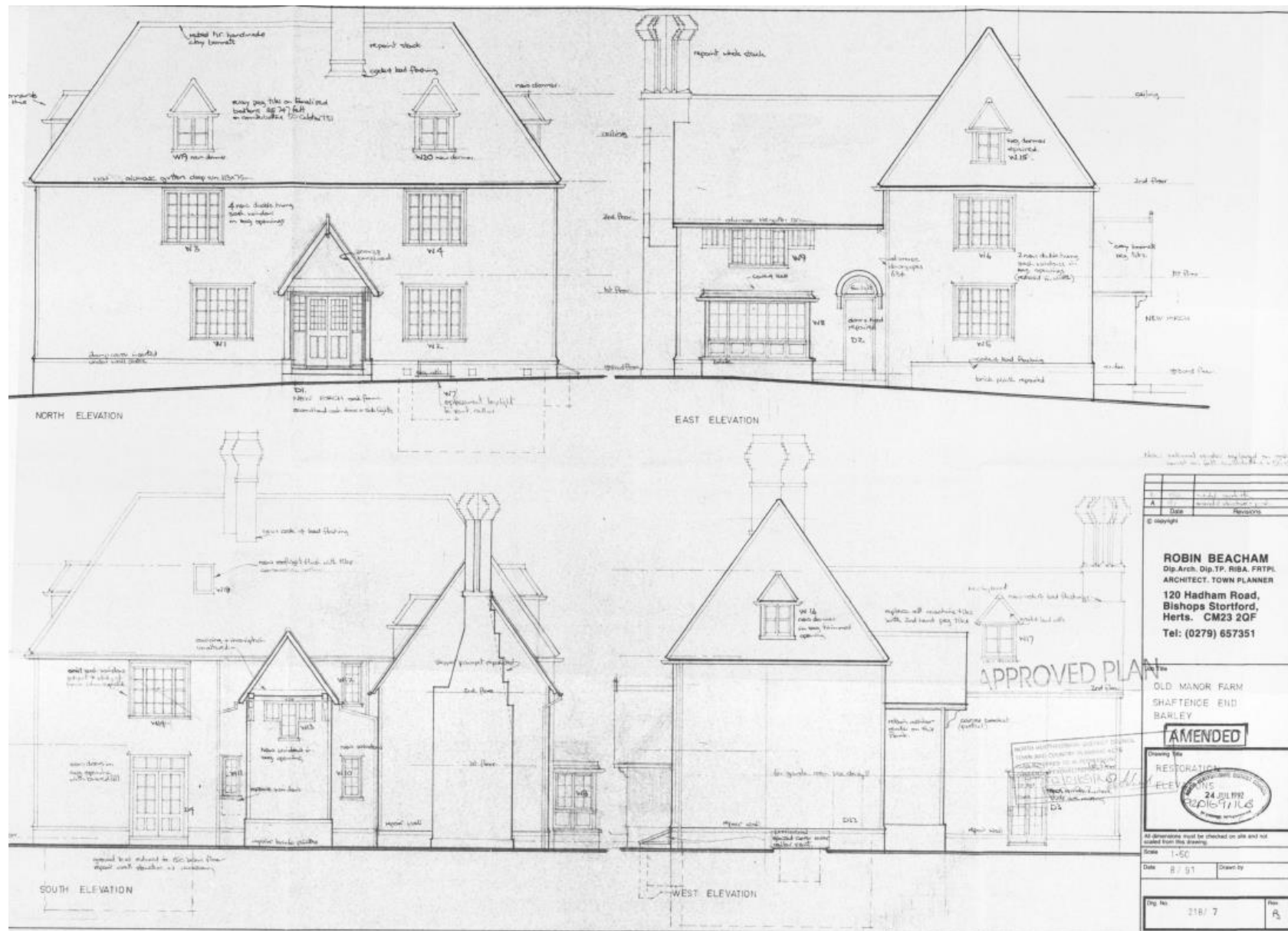


Figure 4.26:
Proposed
elevations for
Application
Reference:
92/00169/1L
B).

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 92/00169/1LB

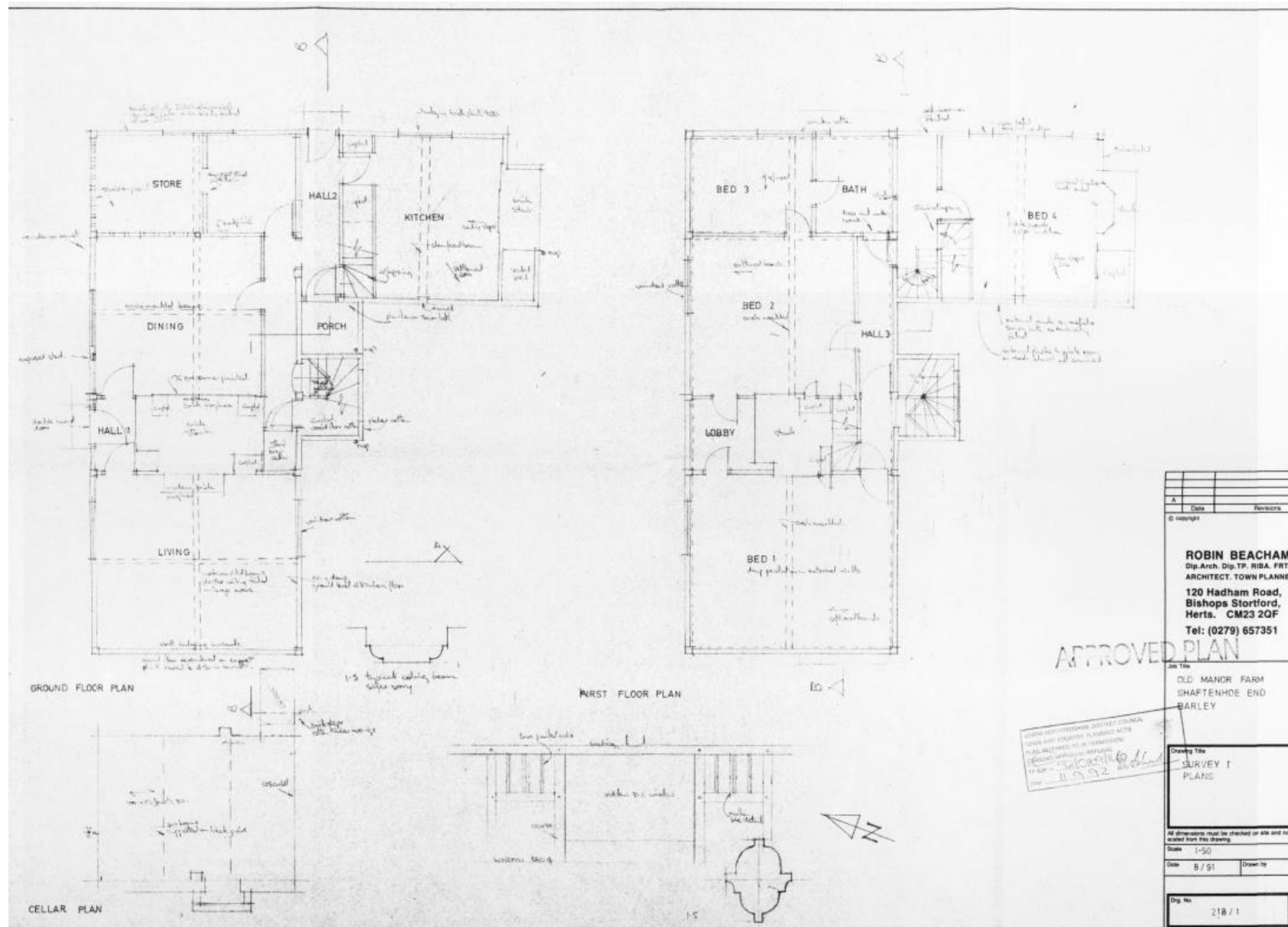


Figure 4.27: Existing floor plans for Application Reference: 92/00169/1LB).

[illegible]

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4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 92/00169/1LB

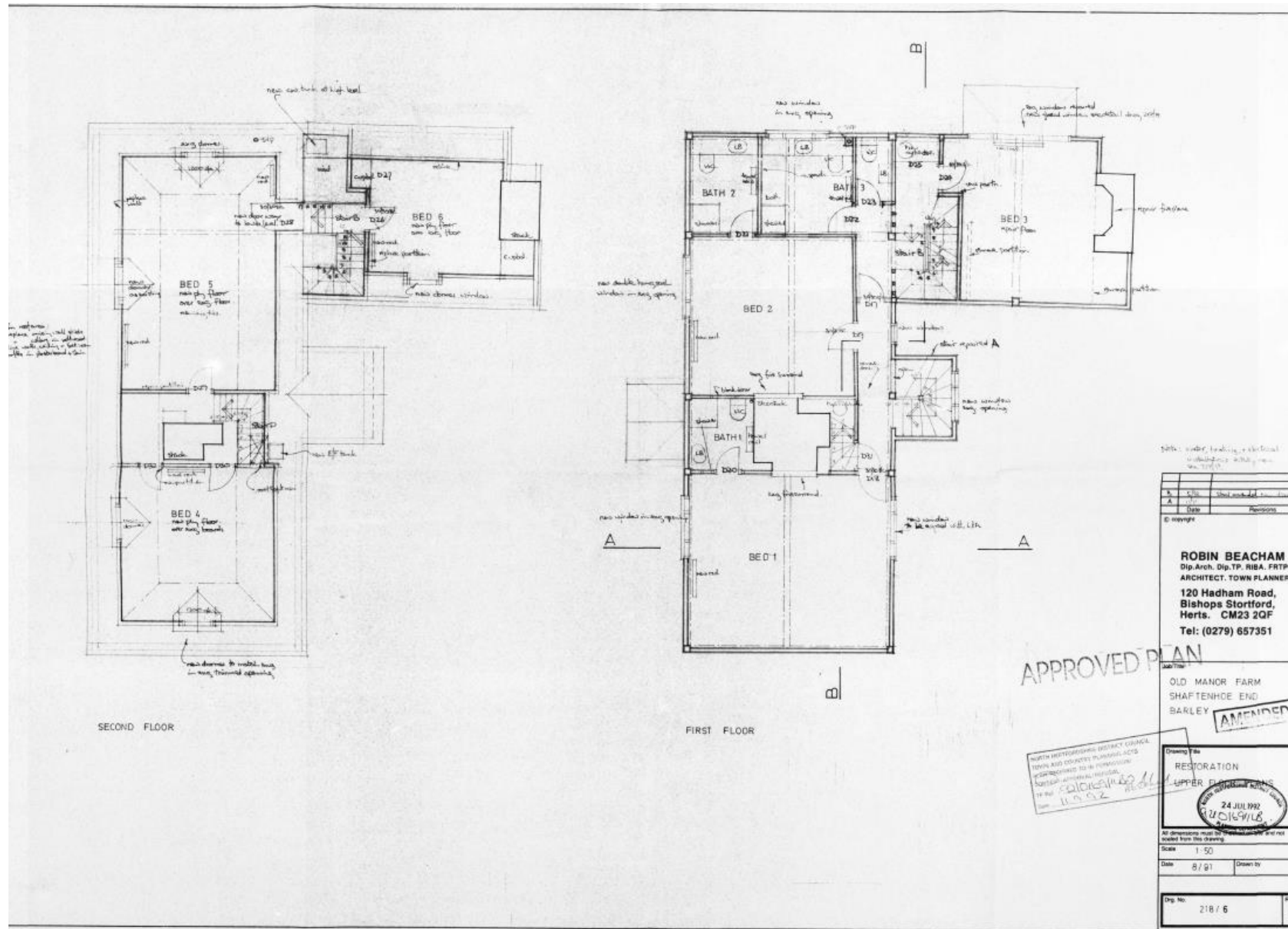


Figure 4.29: Proposed first and second floor plans for Application Reference: 92/00169/1LB).

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 92/00169/1LB

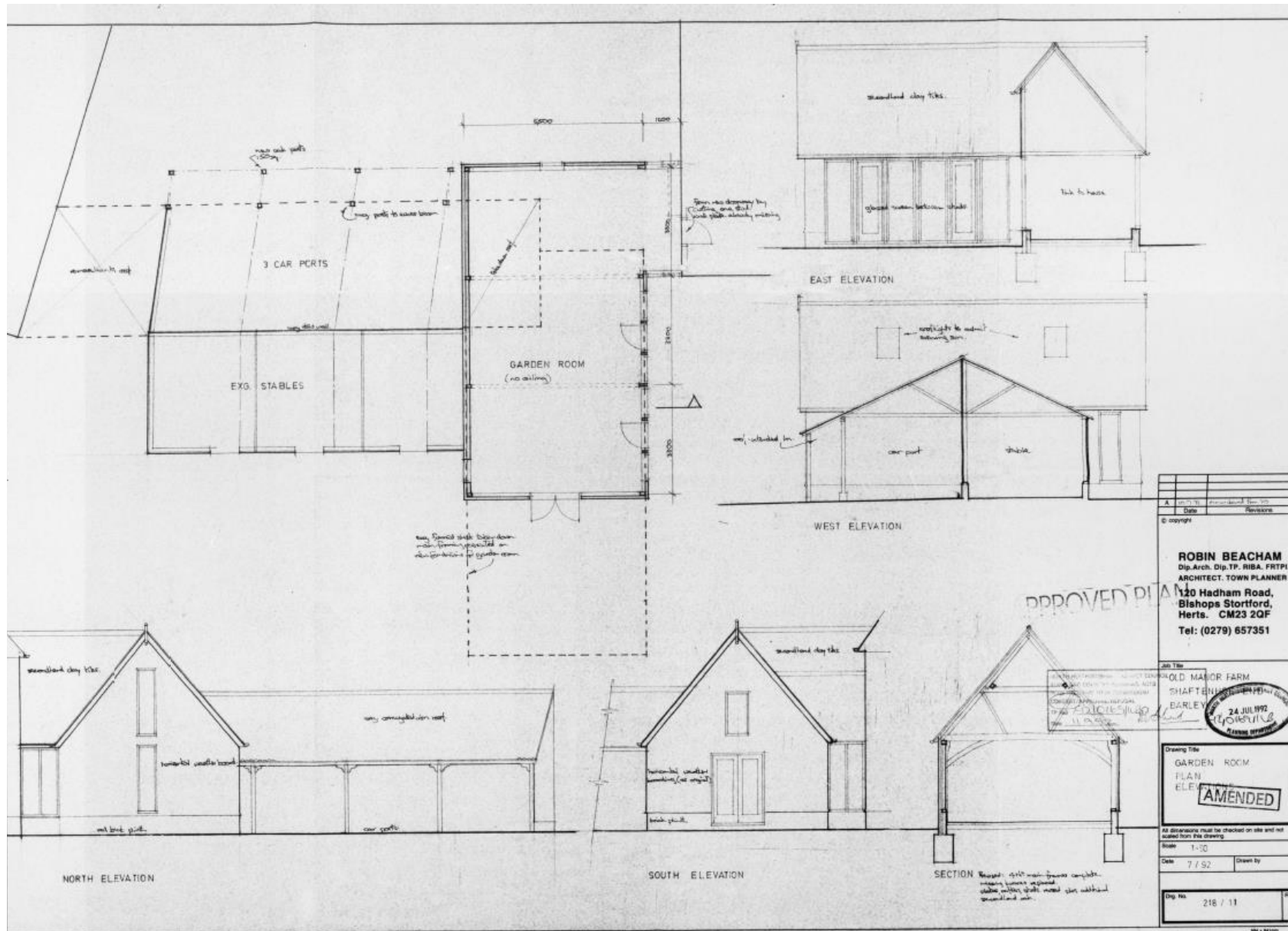


Figure 4.30: Proposed elevations for the replacement garden room under Application Reference: 92/00169/1LB).

N.B. The proposed southern elevation annotation reads: “horizontal weather boarding (as original).”

4.0 Background Understanding of Site—Lodge—Planning History—A/Ref: 98/00234/1

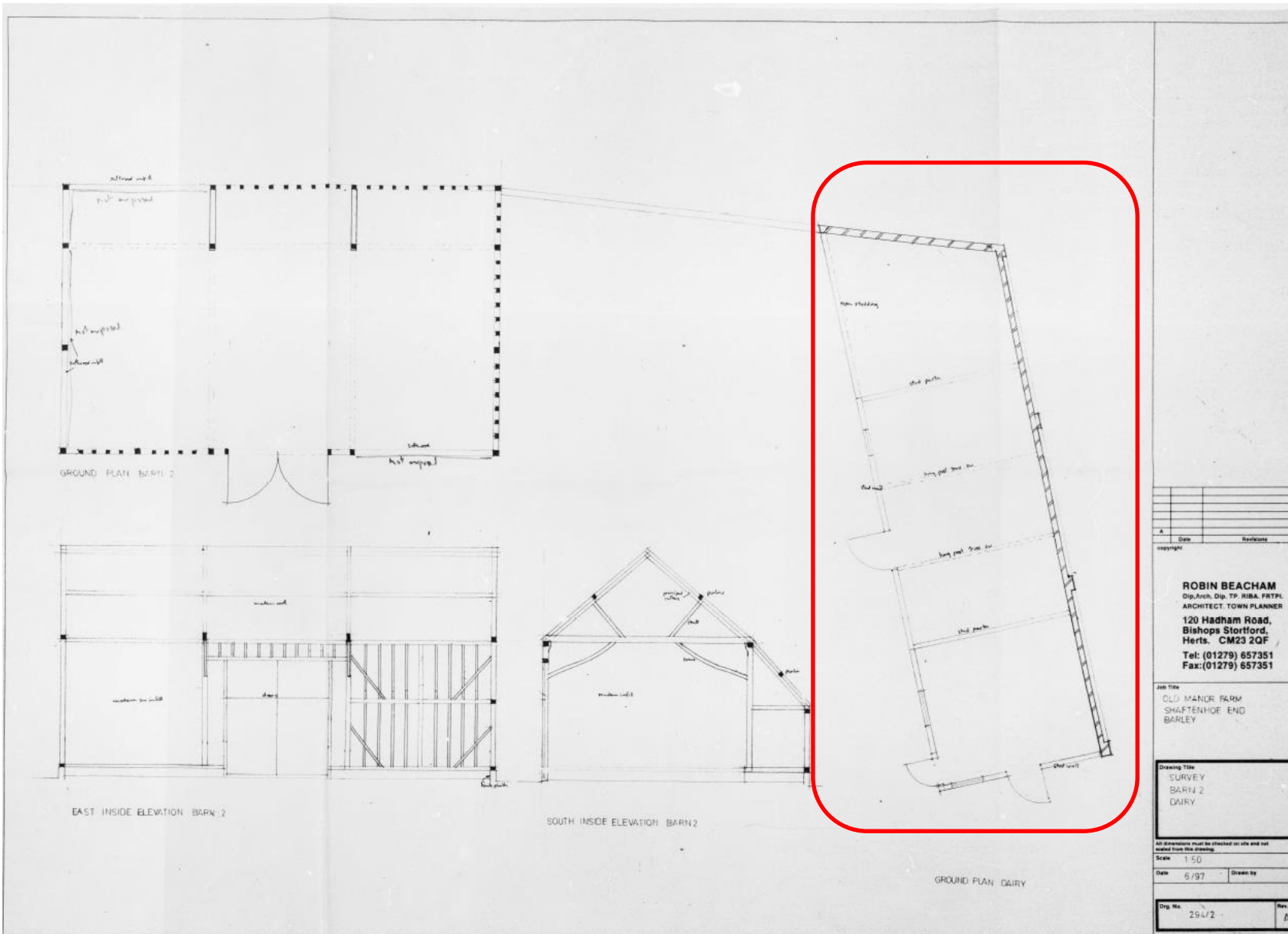


Figure 4.31:
Existing sections and floor plan for the Old Dairy in 1997 under Application Reference: 98/00234/1. The Old Dairy plan is marked in red.

Note the extension off the western end of the Old Dairy's southern elevation and the eastern extension off the same have both evidently been removed since the 1981 OS map at Figure 3.5.

4.0 Background Understanding of Site—Lodge—Planning History—A/Ref: 98/00234/1



Figure 4.32: Proposed sections and floor plan for the Old Dairy Application Reference: 98/00234/1. The Old Dairy plan is marked in red.

4.0 Background Understanding of Site—Lodge—Planning History—A/Ref: 98/00234/1

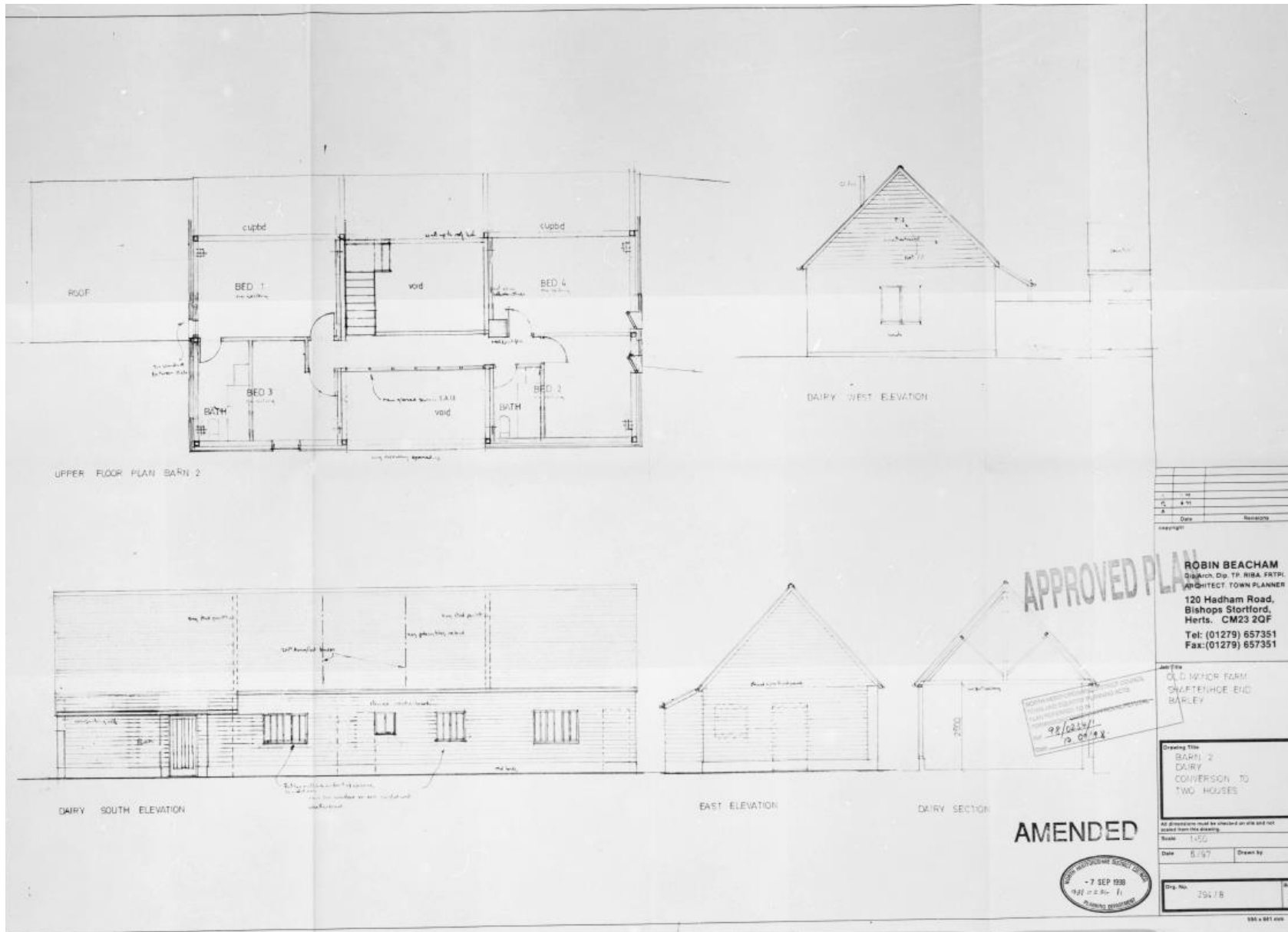


Figure 4.33: Proposed elevations for the conversion of the Old Dairy under Application Reference: 98/00234/1. (The Lodge replaced the Old Dairy in this location in c. 2009).

4.0 Background Understanding of Site—Lodge—Planning History—A/Ref: 08/01800/1

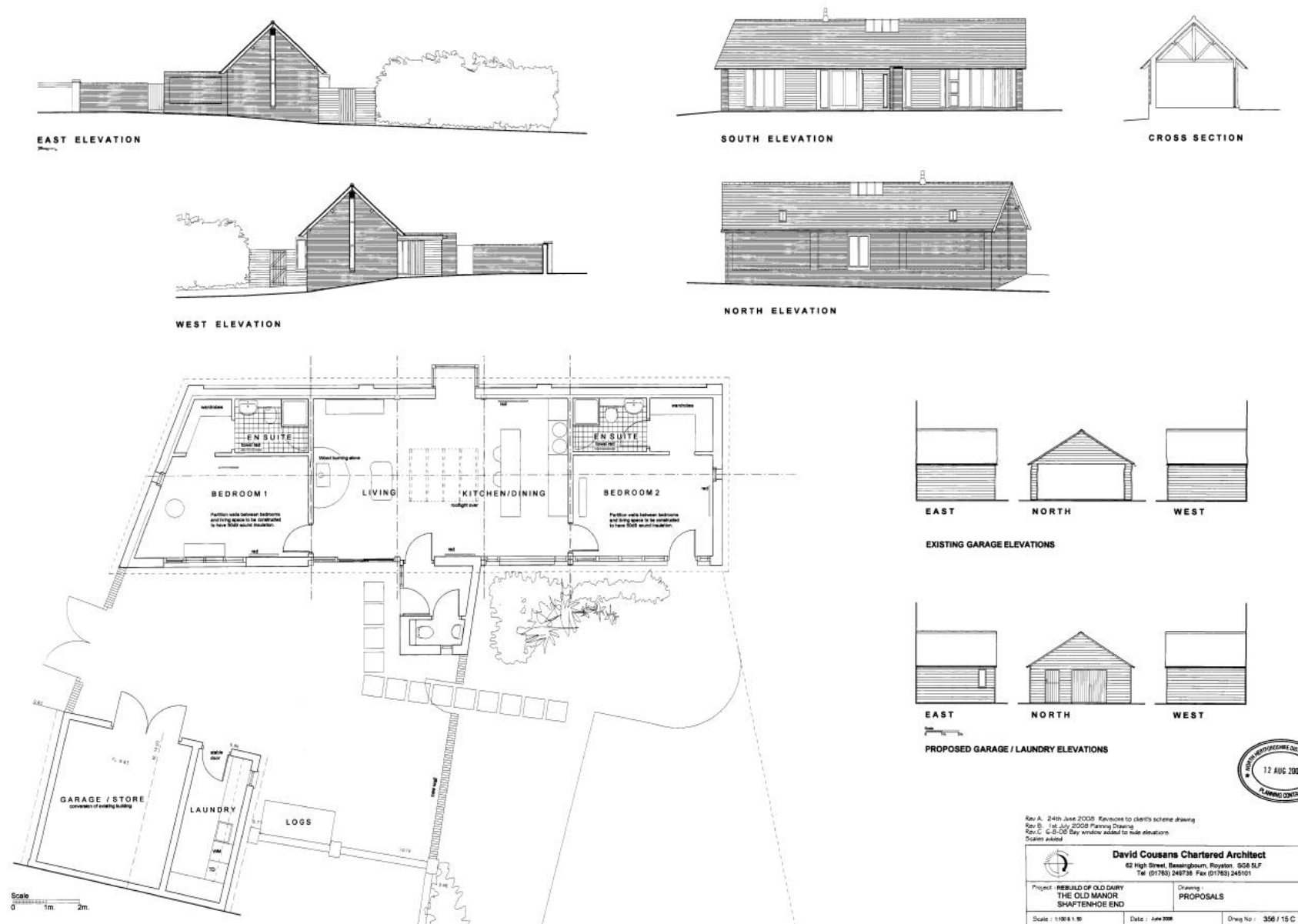


Figure 4.34: Proposed floor plan and elevations for the 'Lodge' building under Application Reference: 08/01800/1.

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 22/03038/LBC

General Notes: 1. PLEASE DO NOT SCALE FROM DRAWINGS. 2. Figure dimensions are in m unless stated, levels in metres and are to be checked on site prior to construction commencing their works. 3. Areas are in metres, Any areas indicated are approximate and indicative only. 4. Any discrepancies to be reported to the Architect in writing prior to any works being carried out. 5. Drawing only to be used for the purpose specified.	Revision	Date	By	Checked	TYE ARCHITECTS poplar house limbersey lane maulden bedfordshire MK45 2ea t: +44(0)1525 406677 e: info@tyearchitects.com w: www.tyearchitects.com	Project: 2128 : The Old Manor, Shaftenhoe End, Barley, Herts, SG8 8LE Title: Existing Elevations 1 Dwg No: 2128_12 Purpose: Planning Scale: 1:100@A3 Revision: - ©Confidential copyright Tye Architects under berne & universal copyright conventions. Information contained within this drawing is the sole copyright of Tye Architects and is to be reproduced without their express permission. This document must not be copied without written permission and the contents must not be imparted to a third party nor be used for any unauthorised purposes.
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0 1m 2m 3m 4m 5m
scale 1:100



Figure 4.35: Existing east and south elevations for the main house under Application Reference: 22/03038/LBC.

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 22/03038/LBC

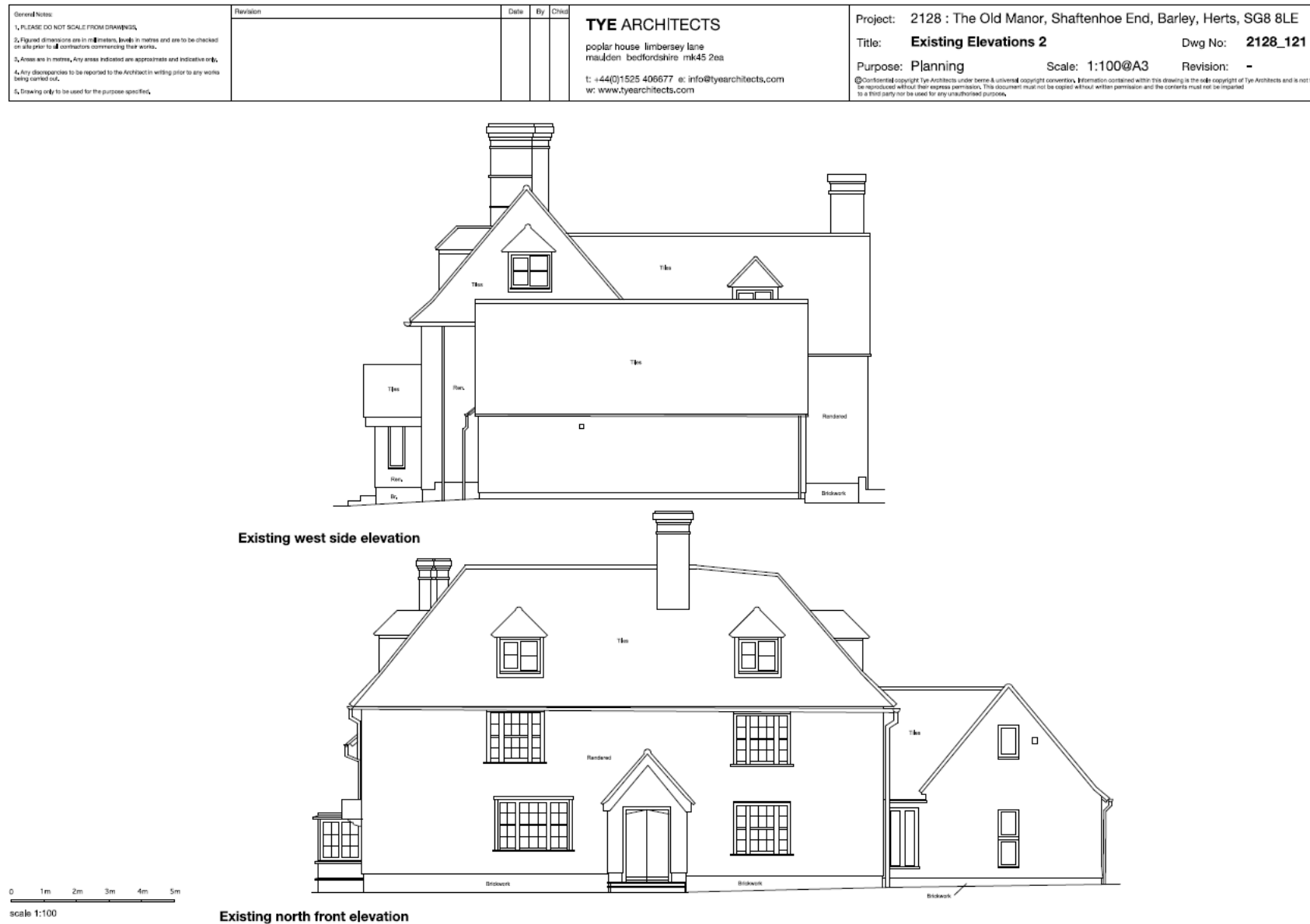
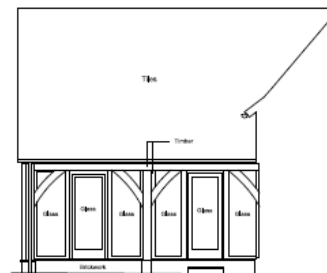


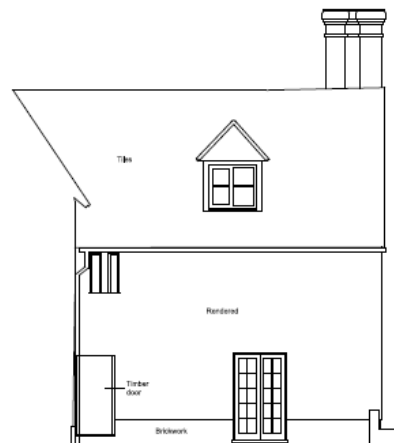
Figure 4.36:
Existing west
and north
elevations for
the main
house under
Application
Reference:
22/03038/
LBC.

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 22/03038/LBC

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Courtyard elevation looking west



Courtyard elevation looking east

1m 2m 3m 4m 5m
1:100

Figure 4.37:
Existing
courtyard
elevations for
the main
house under
Application
Reference:
22/03038/
LBC.

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 22/03038/LBC

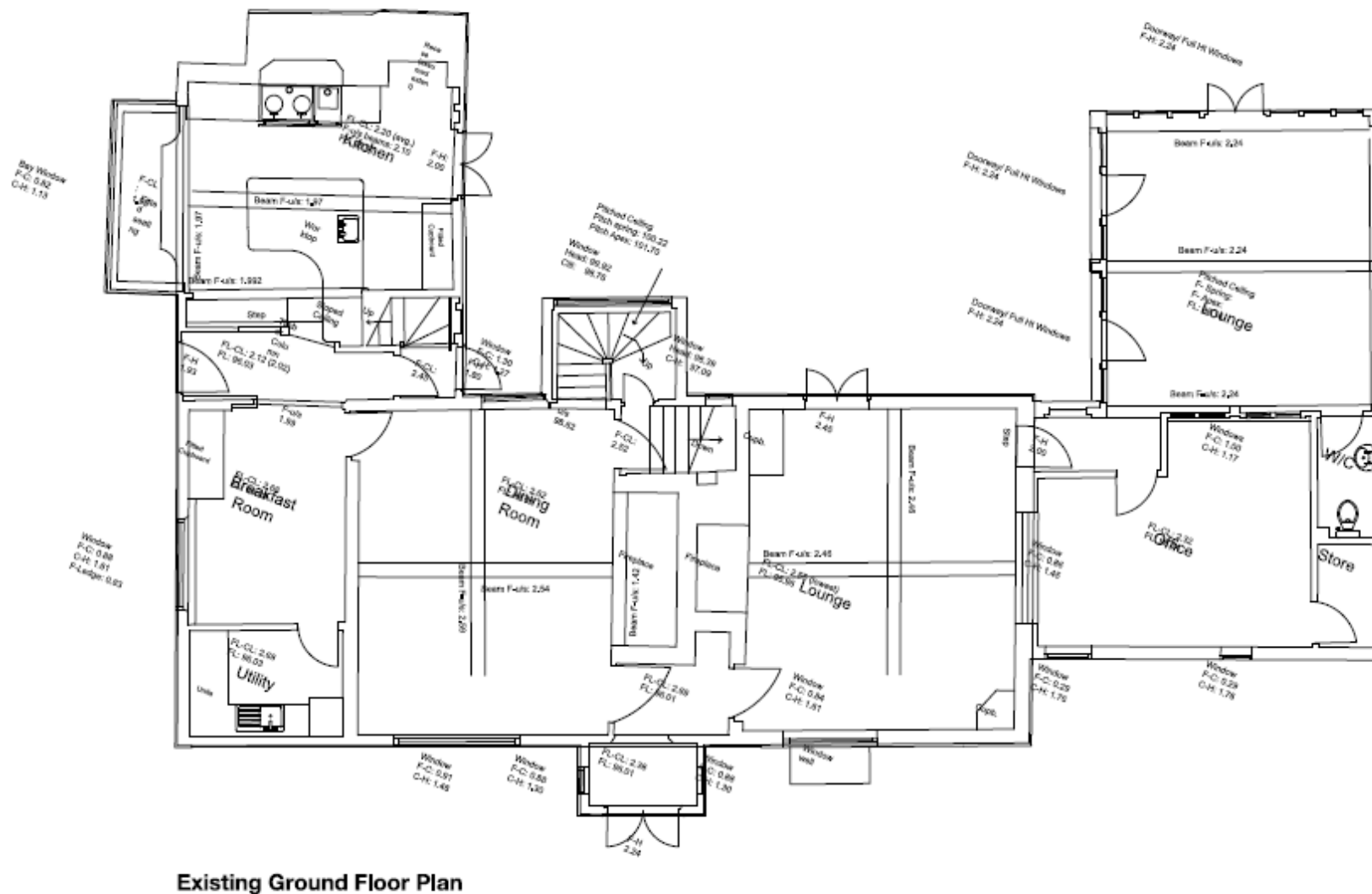
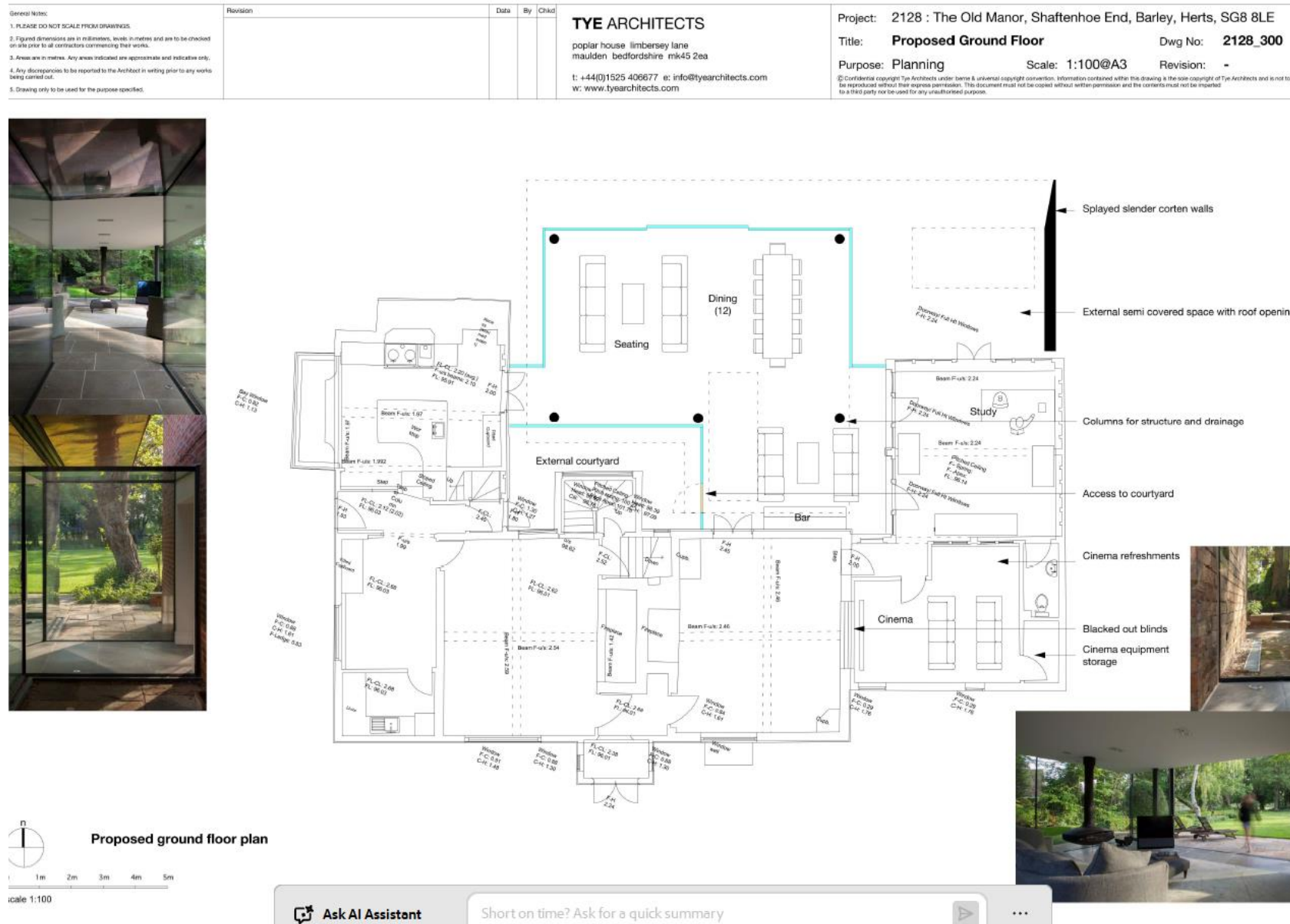


Figure 4.38: Existing ground floor plan for the main house under Application Reference: 22/03038/LBC.

4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 22/03038/LBC



4.0 Background Understanding of Site—Main House—Planning History—A/Ref: 22/03038/LBC



Figure 4.40: Proposed south and east elevations for the main house under Application Reference: 22/03038/LBC.

4.0 Background Understanding of Site—Site Inspection—Main House

The house was historically arranged as an F-plan with the main range facing east-west, a kitchen cross wing orientated north-south attached at the eastern end of the main range's southern elevation, and a rear stair core in the centre of the main range's rear elevation.

The front elevation of the main range was built over two storeys and across two bays. The western or 'hall' bay is larger than the eastern or 'parlour' bay. The main range of the house has a lobby entrance house with an extra bay to the east which historically was unheated and may have been a service room. It is likely that the kitchen cross wing to the rear was originally a single storey and built in the 16th century, the main hall (which replaced an older hall) is likely 17th century (possibly 1624 specifically) and the stair wing addition dates to approximately 1700.

The house is timber-framed on a brick base, with rendered walls over Celotex external insulation and two brick chimneystacks—one in the centre of the main range's roof and the other an external stack on the kitchen cross wing's southern elevation.

The main range's roof has plain clay tiles and is hipped at both ends, with a hipped dormer window in the eastern and western roofslopes, and a conservation rooflight on the main range's southern roofslope. The kitchen cross wing and stair wing roofs are gabled as is the modern garden room on the south-western corner. These are also covered with red clay plain tiles.

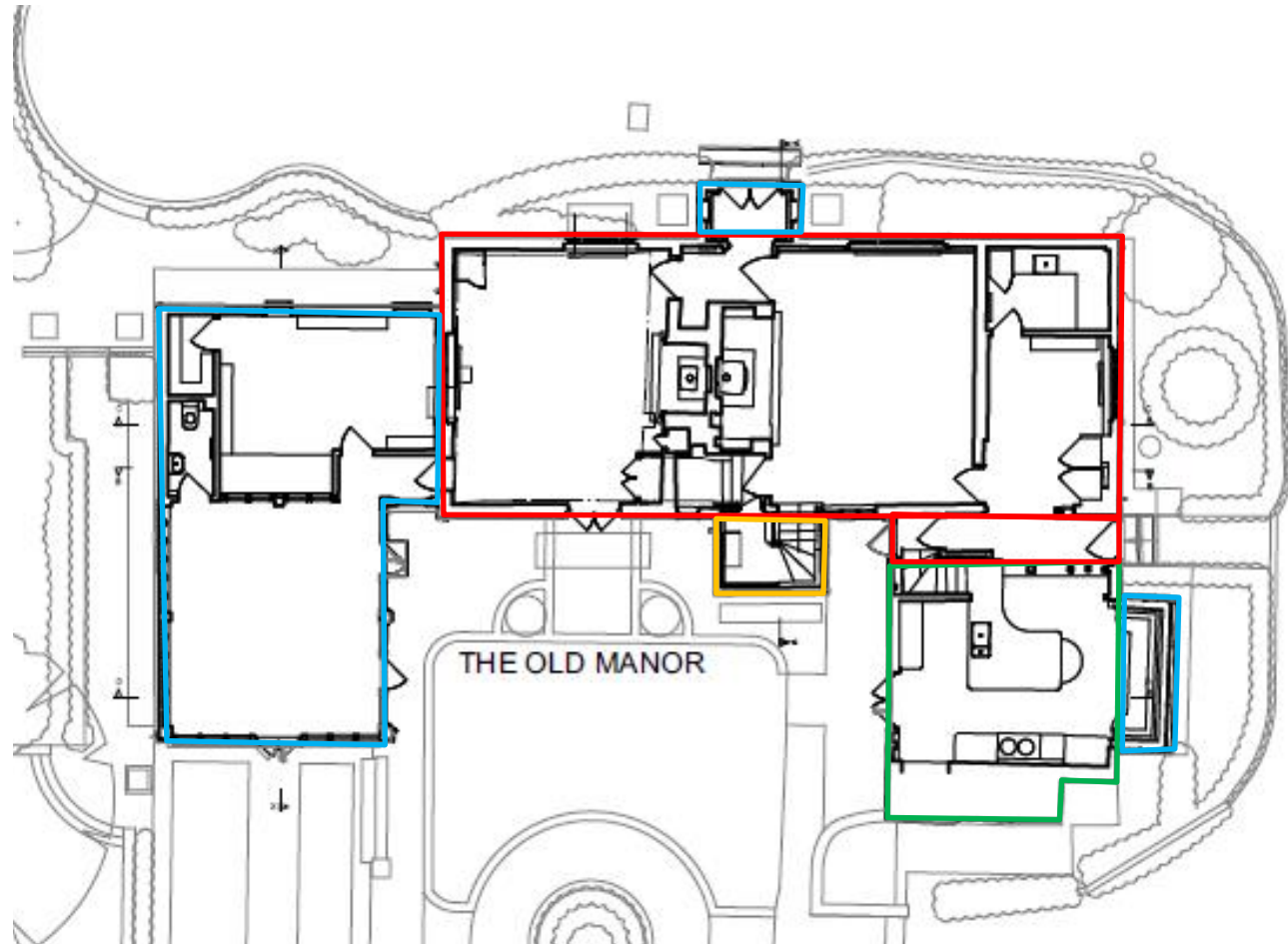


Figure 4.41: Showing the phasing of the main house. The following key has been used:

- **Green:** Denotes 16th century.
- **Red:** Denotes 1624.
- **Orange:** Denotes 1700.
- **Blue:** Denotes 1990s to early 2000s.

4.0 Background Understanding of Site—Site Inspection—Main House—Northern Elevation

Northern Elevation

We know from Figure 4.37 and 4.38 that all windows on the front elevation of the main range date to the mid 1990s following approval of Application Reference: 92/00169/1LB). This consent also approved the construction of the existing sympathetic porch and the two dormers on the front roofslope.

At ground floor level the windows comprise tripartite timber '6 over 6' sash windows flanked by '2 over 2' sashes. These windows are not vertically aligned with those seen at first floor level. Prior to their installation the building had casement windows, more in keeping with the style of the building. The window positions have been brought forward in relation to their original positions due to the external insulation cladding (Celotex) that was approved as part of the 1993 consent. The bringing forward of the window position and use of non-breathable Celotex are both considered to detract from significance. The windows each have lead lipped details above to shed rainwater.

The central porch is gabled and covered in cambered red clay plain tiles. Its ridge has red clay ridge tiles. The front door comprises a pair of framed boarded doors hung on decorative Gothic strap hinges and below a 3-centred arched timber doorframe. The consented drawings from the 1992 consent state these doors would be 'second hand'. The porch's front elevation has plain timber bargeboards and a decorative pendant finial.

The main range's roof has pronounced overhanging eaves with a hipped roof with sprocketed eaves. The RCHM report confirms that the roof was originally gabled, but altered to its present hipped configuration in c. 1700. The rainwater goods are modern aluminium examples, that are sympathetic, but not of any heritage value. The guttering is attached to the rafter feet.

The roof also includes two hipped dormers from the 1990s, as discussed each with a modern 2-light timber casement of no heritage value. Their roofs are covered with red clay plain tiles and red clay hip tiles. The dormer jambs are rolled lead.

Off centre at roof level is a red brick chimneystack built of historic red brick laid in eclectic bond. The chimneystack is positioned between the two main ground floor rooms; the western room (sitting room) and the central room (dining room) at ground floor, and the western bedroom and north-eastern bedroom at first floor. The stack has a dogtooth cornice.



Figure 4.42: Showing the northern (front) elevation.



Figure 4.43: Showing the front porch.

4.0 Background Understanding of Site—Site Inspection—Main House—Northern Elevation

At low level the elevation has a modern red brick plinth laid in stretcher bond. The bond is somewhat prosaic and the quality of the bricks commonplace. It is likely the plinth position has been set forward due to the external insulation cladding applied to the elevation. These works took place as part of the 1990s phase of works.

On the western side of the front elevation is a modern red brick enclosure surrounding a small window serving the cellar. The window has a glazed monopitched roof covering.

On the western side of the main house is a 'garden room' rebuilt as part of the 1993 consent as shown by Figure 4.42 with later alterations following approved Application Reference: 00/00847/1LB. The garden room is clad with timber weatherboarding laid horizontally and painted black in the traditional manner. This has a modern single light casement window with transom at ground floor level with large panes and a single light casement in the gable end. This garden wing is attached to the main house via a single storey element under a steeply pitched gabled roof covered with red clay plain tiles. The garden room's roof also includes a gable facing north covered with red clay plain tiles.



Figure 4.44: Showing the western ground floor window.



Figure 4.45: Showing the cellar window.



Figure 4.46: Showing the front stack.



Figure 4.47: Showing the western front dormer.

4.0 Background Understanding of Site—Site Inspection—Main House—Eastern Elevation

Eastern Elevation

At low level the elevation has a modern red brick plinth laid in stretcher bond. The bond is somewhat prosaic and the quality of the bricks commonplace. It is likely the plinth position has been set forward due to the external insulation cladding applied to the elevation. These works took place as part of the 1990s phase of works.

The elevation has been rendered and painted (cream). The windows match those installed on the front elevation and also date from the 1990s, which appear somewhat out of place on the vernacular building, and replaced historic casements as part of the 1990s phase of works.

The window positions across the elevation have been brought forward in relation to their original positions due to the external insulation cladding (Celotex) that was approved as part of the 1990s consent. The bringing forward of the window position and use of non-breathable Celotex are both considered to detract from significance. The windows each have lead lipped details above to shed rainwater.

A hipped dormer is shown on the 1890 drawing at Figure 4.1. A new 2-light casement window was installed in the 1990s to match those installed on the northern elevation.



Figure 4.48: Showing the northern and eastern elevations.



Figure 4.49: Showing the eastern elevation.



Figure 4.50: Showing the renewed canopy on the eastern elevation.

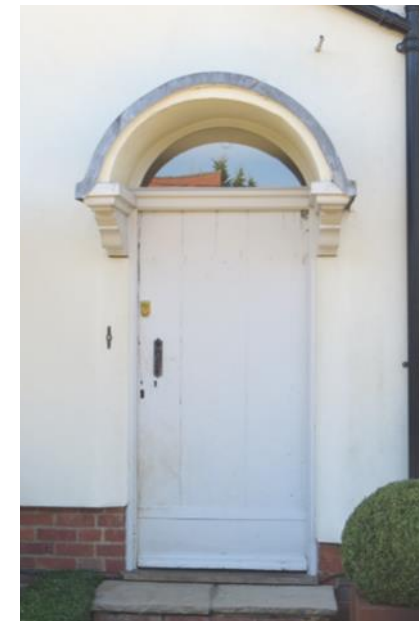


Figure 4.51: Showing the eastern doorway. Note the historic plank door.

4.0 Background Understanding of Site—Site Inspection—Main House—Eastern Elevation

At the northern end of the kitchen cross wing is a notably historic 3 plank door, which appears to be 16th or 17th century. This has a semi-circular canopy above the doorway covered with rolled lead, which appears to be late 17th or 18th century in style, but was evidently renewed as part of the 1990s phase of works. As have the moulded timber brackets that support it. The front elevation's main entrance used to have a matching canopy and historic moulded brackets prior to the implementation of the 1993 consent. Above the door on the northern end of the kitchen cross wing is a unadorned fanlight. The door has an historic wrought iron Suffolk latch.

At ground floor level at the southern end of the kitchen cross wing is a large flat roofed rectangular bay window of 5-lights. Its roof is covered with rolled lead with periodic standing seams. It has a red brick plinth laid in stretcher bond and a good quality timber frame above. All these elements again date to the 1990s and replace a small 4-light casement.

At first floor level is a large irregularly shaped casement window of 8-lights, with a lower pane and transom in the centre 4-lights. The window is vernacular in character and matches the original window revealed internally as part of the 1990s phase of works.



Figure 4.52: Showing the dormer on the eastern hip of the main range's roof.

The roof above the kitchen cross wing is gabled and covered with red clay plain tiles. The rainwater goods are modern aluminium examples, that are sympathetic, but not of any heritage value. The guttering is attached to the rafter feet.



Figure 4.53: Showing the 1990s bay window at the southern end of the eastern elevation.



Figure 4.54: Showing the first floor southern window.

4.0 Background Understanding of Site—Site Inspection—Main House—Southern Elevation

Southern Elevation

Kitchen Cross Wing

As discussed, the kitchen cross wing was originally built as a single storey kitchen cross wing. The southern elevation of the kitchen cross wing is blind.

At low level the elevation has a modern red brick plinth laid in stretcher bond. The bond is somewhat prosaic and the quality of the bricks commonplace. It is likely the plinth position has been set forward due to the external insulation cladding applied to the elevation. These works took place as part of the 1990s phase of works.

Again the elevation above the plinth is rendered and painted (cream). The elevation is visually dominated by a large chimneystack, which tapers at it rises. The latter is an external red brick stack, tapering with crowsteps to the right hand side to conjoined diagonal shafts with a moulded base and oversailing cap, characteristic of 17th century stacks and appears to date to that period. This turned stack is evident in the 1890 drawing at Figure 4.1.

The chimneystack in the south-eastern range is external and would appear to have been added when this range was increased in height. However, if this



Figure 4.55: Showing the southern elevation.

range was built as a kitchen it would have needed a hearth. It may have had an external stack originally but could just as easily have had an open hearth and a louvre.



Figure 4.56: Showing the southern elevation of the kitchen cross wing.



Figure 4.57: Showing the uppermost part of the stack at the southern end of the kitchen cross wing.

4.0 Background Understanding of Site—Site Inspection—Main House—Southern Elevation

At low level the elevation has a modern red brick plinth laid in stretcher bond. The bond is somewhat prosaic and the quality of the bricks commonplace. It is likely the plinth position has been set forward due to the external insulation cladding applied to the elevation. These works took place as part of the 1990s phase of works.

Again the elevation above the plinth is rendered and painted (cream). At the southern end of the elevation at ground floor are a pair of good quality timber French doors installed in the 1990s of no heritage value. We know from the 1911 photograph at Figure 4.2 that there was no opening in this location at that time and a doorway was also not present in 1992-94 (see Figure 4.7). The same two historic images also show there were no dormers historically on the western roofslope of the kitchen cross wing at these times. As seen today there is a matching hipped dormer as that seen on the northern and eastern elevations including lead jambs and a modern 2-light timber casement. This dormer forms part of the 1990s phase of works.

There is a doorway at the northern end of the kitchen cross wing's western elevation, which used to provide access to the mid-late 20th century small infill extension (the latter detracted from significance and has since been removed).



Figure 4.58: Showing the western elevation of the kitchen cross wing.

An external west doorway into the western elevation of the kitchen cross wing is visible on an historic photograph from 1911 (see Figure 4.3), at which point there was no infill between the kitchen cross wing and the stair wing. The RCHM report of 1994 comments that this doorway may have been the historic access point to the kitchen cross wing. Furthermore, along with a corresponding external doorway on the eastern elevation of the kitchen cross wing, it may indicate an original open passage between the detached kitchen cross wing and the main range (i.e. that the kitchen cross wing was detached from the main range). Such instances were not uncommon in the Tudor period due to the threat of fire. As such, this east-west movement route, and the external access into the kitchen cross wing from the west, are of some considerable historical significance. The present door on the western elevation is a good quality modern ledged boarded door.

At the northern end of the kitchen cross wing are a pair of single light windows inserted in the 1990s phase of works



Figure 4.59: Showing the French windows installed on the western elevation of the kitchen cross wing.



Figure 4.60: Showing the first floor windows at the northern end of the kitchen cross wing.

4.0 Background Understanding of Site—Site Inspection—Main House—Southern Elevation

between the historic timber frame members (visible internally).

The two southern wings (which create the 'F' shape plan) appear joined together for the first time on the 1981 OS map (see Figure 3.5). This appears to confirm the presence at that time of the single storey glass infill, visible in the Historic England photograph at Figure 4.7.

Main Range

At the eastern end of the main range's ground floor is a modern 2-light timber casement with transom. The RCHM report mentions that the stair wing covers the western light of an historic 17th century 3-light casement window, which is a crucial dating tool confirming that the stair wing is later than the main wing. The modern 2-light casement set in front of it dates from the 1990s and again has been set forward from the window opening's original position due to the installation of external cladding to the building, expanding the latter's proportions. The window has a lead lipped detail above to shed rainwater.

The 1911 historic photo at Figure 4.2 shows that there was no window at first floor at that time. The present first floor window above matches that at ground floor and also dates to the 1990s. The window has a lead lipped detail above to shed rainwater. An



Figure 4.61: Showing the southern elevation of the main range and the garden room.

historic 4-light window is present in this location internally and was evidently concealed externally in the 1911 photograph. One of the historic lights of the 4-light window is set behind the eaves of the kitchen cross wing and this also confirms that there was an open passage between the kitchen cross wing and the main range originally. Another light of the 4-light window is set behind the stair wing, confirming that the latter is later than the main range.



Figure 4.62: Showing the eastern ground floor window on the main range.



Figure 4.63: Showing the first floor window at the eastern end of the main range.

4.0 Background Understanding of Site—Site Inspection—Main House—Southern Elevation

Further west is the historic rear stair wing projection. The red brick plinth has been rebuilt at low level in stretcher bond with modern bricks. Above the stair core is rendered and painted (cream). At first floor level is a 4-light timber casement, with the central 2-lights only having two panes and a transom. We know from the 1911 photograph at Figure 4.3 that the present window is not historic. Nor was it present in 1992-92 (see Figure 4.7). The stair core has a gabled roof above, which is jettied slightly from the stair core's southern elevation. The bressummer of the oversailing element is notably historic and moulded. The jettied gable is supported by two wooden brackets, each carved into a satyr playing a pipe. The wooden rail above the window bears the inscription 'SO GOD MAY STILL ME BLESSE, I CARE THE LESSE, LET ENVY SAY HER WORST, AND AFTER BURST', along with the initials 'W. L.' and the date '1624', which may represent the (re)building of the main hall. Whatever the case, the RCHM report of 1994 concluded that the inscription has been re-sited, and does not (in all probability) reflect the date of construction of the stair wing. The stair core's gable has plain timber bargeboards. Its gabled roof has red clay plain tiles and red clay ridge tiles.

On the western and eastern elevations of the stair wing is a 16th or 17th



Figure 4.64: Showing the stair wing.

century dentilled timber cornice at eaves level.



Figure 4.65: Showing dentilled cornice on the western elevation of the stair wing. Note the carved satyr.



Figure 4.66: Showing the inscription above the first floor window on the stair wing.

4.0 Background Understanding of Site—Site Inspection—Main House—Southern Elevation

The window positions across the elevation have been brought forward in relation to their original positions due to the external insulation cladding (Celotex) that was approved as part of the 1990s consent. The bringing forward of the window position and use of non-breathable Celotex are both considered to detract from significance.

At the western end of the main range's ground floor are a pair of modern single glazed French windows. These were not present in 1992-94 as confirmed at Figure 4.7 where a wider window is shown in this location. The existing doors are therefore considered of no heritage value. The same photograph shows no window at first floor above and the RCHM report found no evidence of a window in this location historically. The present window at first floor is a good quality 5-light timber casement with transom, which approximately copies the style of the window previously concealed in the western gable end until the 1990s phase of works.

The only part of the main range's plinth that is historic is either side of the modern French doors. That said these bricks appear to be a mixture of some modern bricks, some 19th century brickwork and many are cracked. None of these bricks appear to be pre-19th century.



Figure 4.67: Showing the ground window serving the cellar stairs.



Figure 4.69: Showing the French doors on the southern elevation of the main range.



Figure 4.68: Showing the plinth brickwork east of the French windows.



Figure 4.70: Showing the first floor window on the main range.

4.0 Background Understanding of Site—Site Inspection—Main House—Southern Elevation

West of the stair wing is a modern timber casement window installed as part of the 1990s phase of works. This is larger than the window shown at Figure 4.3 dating from 1911. The window serves the cellar staircase and has a lead lipped detail above to shed rainwater.

At roof level is a conservation rooflight installed as part of the 1990s works. The rainwater goods are modern aluminium examples, that are sympathetic, but not of any heritage value. The guttering is attached to the rafter feet.

Garden Room

Connected to the western elevation of the main range is the aforementioned rebuilt garden room. This has a short connecting element and then returns to be orientated north-south.

The garden room is high quality contemporary addition dating from the 1990s with later alterations following approved Application Reference: 00/00847/1LB. It blends timber framing as a nod to the construction method of the main house, gabled roofs covered with red clay plain tiles (again to match the host building), and contemporary elements such as large (double glazed) glass panes between the timber members. There are also occasional elements clad with timber



Figure 4.71: Showing the conservation rooflight on the main range's southern roofslope.



Figure 4.72: Showing the corniced stack in the centre of the main range's roof.



Figure 4.73: Showing the eastern return elevation of the garden room.



Figure 4.74: Showing the southern elevation of the garden room.

4.0 Background Understanding of Site—Site Inspection—Main House—Western Elevation

weatherboarding hung horizontally and painted black in the traditional manner. The timber framing has braces and pegged joints. At low level is a red brick plinth laid in English bond. The existing door on the eastern return elevation and the pair of glazed doors on the southern elevation date from the early 2000s, are formed of timber and are double glazed.

Western Elevation

Main Range

This elevation abuts the garden room and has no external elements.

The western roofslope of the main range has a matching hipped dormer covered with red clay plain tiles. The dormer has a modern 2-light timber casement of no heritage value. All these elements date from the 1990s phase of works.

Garden Room

The western elevation is entirely clad with horizontal timber weatherboarding coated black in the traditional manner. The rainwater goods are sympathetic aluminium examples of no heritage value.



Figure 4.75: Showing the dormer on the main range's western roofslope.



Figure 4.76: Showing the western and southern elevations of the garden room.

4.0 Background Understanding of Site—Site Inspection—Lodge—Southern Elevation

The Lodge is a modern building constructed in approximately 2009 following approved Application Reference: 08/01800/1. The building lies within the wider land parcel owned by the owner of Old Manor Farm House (Grade II listed) and the Lodge lies on the former location of the Old Dairy, which historically formed one of the historic foldyard buildings ancillary to Old Manor Farm.

The Committee Report for the above application mentions that the Lodge matches the height of the former Old Dairy in this approximate location. It also matches the depth of the east-west portion of the Old Dairy.

The current Lodge building is single storey and set across three large bays on its southern elevation. These reference large loading doors historically seen on several of the nearby barns in the former foldyard.

The building has a red brick plinth on its southern elevation formed of modern handmade red bricks laid in Flemish bond. Above the plinth the elevation is horizontally clad with timber weatherboarding stained black in the traditional manner.

The windows and doors on the southern elevation are timber double glazed examples with large panes, and have a subtle contemporary



Figure 4.77: Showing the western part of the southern elevation.

appearance.

In the centre of the southern elevation is a flat roofed porch. This has matching weatherboarding and rainwater goods to those described. The door is a solid timber door, contemporary in appearance.

At the eastern end of the southern elevation is a modern framed boarded timber door of no heritage value.

The roof above is gabled and steeply pitched and has modern uncambered red plain clay tiles. The rainwater goods are sympathetic aluminium examples. In the centre of the southern roofslope is a conservation rooflight, set flush with the roofslope in the usual manner.

All these elements form part of approved Application Reference: 08/01800/1.



Figure 4.78: Showing the flat roofed porch.



Figure 4.79: Showing the eastern part of the southern elevation.

4.0 Background Understanding of Site—Site Inspection—Lodge—Eastern Elevation

The eastern elevation was constructed from handmade bricks laid in Flemish bond. We understand from the scheme architect that there is a cavity wall, confirming that snapped headers would have been used in the construction of the elevation.

In the centre of the elevation is a full height timber window, which is a subtle contemporary detail to illustrate that the building is modern. Purlin ends are visible at eaves level. The gable end has timber weatherboards clad horizontally and a pendant finial. The verge has timber bargeboards.

Running north of the northern end of the elevation is a garden wall. This is laid in matching brick and bond to that described. Towards the top is a double row of red clay plain tiles and a brick coped edge laid in rowlock bond. There is a framed timber boarded gate.

All these elements form part of approved Application Reference: 08/01800/1.



Figure 4.80: Showing the eastern elevation looking north-west.



Figure 4.81: Showing the eastern elevation looking west.

4.0 Background Understanding of Site—Site Inspection—Lodge—Northern Elevation

The northern elevation was constructed from handmade bricks laid in Flemish bond with snapped headers. The elevation has a tall plinth and several piers and recessed panels of brickwork between the piers.

In the centre-east portion of the elevation is a raised bay window of contemporary appearance. It is formed of timber, is double glazed and has a metal sheeting roof covering. This is a subtle contemporary detail to illustrate that the building is modern.

In the centre of the roofslope towards the ridge, and at the western and eastern ends of the northern roofslope, are conservation rooflights. These are set flush with the roofslope in the usual manner.

All these elements form part of approved Application Reference: 08/01800/1.



Figure 4.82: Showing the northern elevation.



Figure 4.83: Showing the raised bay window on the northern elevation.



Figure 4.84: Showing the red clay tiled roof covering.

4.0 Background Understanding of Site—Site Inspection—Lodge—Western Elevation

The western elevation was constructed from handmade bricks laid in Flemish bond with snapped headers.

In the centre of the elevation is a full height timber window, which is subtle contemporary detail to illustrate that the building is modern. Timber purlin ends are visible at eaves level. The gable end has timber weatherboards clad horizontally and a pendant finial. The verge has timber bargeboards.

All these elements form part of approved Application Reference: 08/01800/1.

Running west from the elevation is a modern timber pergola.



Figure 4.85: Showing the western elevation.

5.0 Assessment of Significance

5.1 Designated Heritage Assets

The submitted application proposes works to modern Lodge building only, which is of no heritage value in its own right. Planning legislation and policy does, however, also require applicants to consider the potential for development to affect the significance of other nearby listed buildings also, and whether proposals could change the visual and/or experiential context of any nearby listed buildings. To assist decision-makers with reaching these conclusions, this chapter sets out what features contribute to the significance of each of the listed buildings surrounding the Site, as well as assessing what relationship The Lodge itself currently has to the significant setting of each of the surrounding listed buildings.

Old Manor Farm House (Grade II listed)

Architectural Description

See Section 5.

Assessment of Significance

Architectural and Artistic Interest

Old Manor Farm was originally the manor house of the Burnel family, and subsequently became a farm house, being referred to variously as 'The Big House', 'Freeman's', and 'Old Manor Farm' historically.

The oldest part of the existing building is believed to be the south-eastern kitchen cross wing, which dates from 16th century. The main range likely dates to c. 1624 and is believed to have replaced an earlier range in this position. The house is a fine vernacular former manor house, later used as a farmhouse. Its vernacular construction consists of timber framing above a red brick plinth, and lath and plaster and rendered walls. The latter historically would have been lime rendered, although at this stage it is not clear what composition the render is. It has an historic stair wing addition, which dates to approximately 1700.

A large proportion of the timber frame survives internally and externally, and is appreciable in many parts of the interior, albeit heavily damaged by historic woodworm and death watch beetle. The building was evidently in a pronounced state of disrepair in the early 1990s. As part of the 1993 consent various sizeable

alterations were approved, which included replacing the historic front entrance with the current porch and entrance doors, replacing all the windows across the building, introducing dormer windows on various roof slopes (in addition to those already present on the eastern roof slope of the main range), the construction of a large rectangular bay window on the eastern elevation and a new doorway with French windows on the southern elevation of the main range and on the western elevation of the kitchen cross wing. These alterations were completed in a sympathetic manner, albeit they appear to have resulted in the loss of a reasonable degree of historic fabric.

The RCHM drawing at Figure 4.28 shows the report's opinion of what the front elevation of the building looked like in the 17th century. The north and east facades are regarded by the RCHM as the more important. Casement windows with transoms were present at that time, which would be entirely appropriate and in keeping with the style, and indeed sashes were not invented until the end of the 17th century. The remodelling of the front elevation and its roof slopes to being hipped likely occurred at the same time as the installation of the sash windows in the early 18th century refurbishment to affect a more Classical appearance. This potentially was the rationale for approving sash windows on the front elevation as part of the 1993 consent.

The significance of the exterior has been notably eroded due to the window positions being brought forward in relation to their original positions as a result of the external insulation cladding (Celotex) that was approved as part of the 1993 consent. Celotex is not breathable and risk causing moisture becoming trapped adjoining the historic timber frame members and is therefore considered to detract from significance. It also has expanded the proportions of the building externally throughout and left any historic windows as internal decorative elements only.

Internally, the house still retains a large number of significant features, but has also been subject to much change since the 1993 consent. In particular the interior has extensive floor to ceiling panelling within the sitting room and the western bedroom and numerous modern built-in cupboards and wardrobes across the building.

The principal areas of significance internally are the historic plan form, the exposed (and hidden) historic timber frame, the large fireplace in the dining room (with a

5.0 Assessment of Significance

stop chamfered lintel, mantelpiece with carved brackets and scrollwork, gadrooned cornice), the ovolo moulded beams in the sitting room, dining room, western bedroom and north-eastern bedroom, the bolection moulded chimneypiece and overmantel in the western bedroom; the corner cupboard in the sitting room, the chimneypiece and overmantel in the north-eastern bedroom, the 17th century fireplace in the south-eastern bedroom at first floor, and the ogee stop chamfered bearer beam in the kitchen cross wing.

The interior of the house shows a multitude of timber frame members historically severely affected by woodworm and death watch beetle. Some of these historic timbers have a telltale honeycomb appearance, are soft to the touch and some have a hollow sound when tapped. This explains the use of partnering timbers in numerous places to structurally strengthen the structure.

The house is considered of special architectural interest.

The carved bressummer on the stair wing is considered of special artistic interest as is the adjoining carved pair of satyrs. The dining room's stop chamfered lintel, mantelpiece with carved brackets and scrollwork, gadrooned cornice; the ovolo moulded beams in the sitting room, dining room, western bedroom and in the north-eastern bedroom; the bolection moulded chimneypiece and overmantel in the western bedroom; the chimneypiece and overmantel in the north-eastern bedroom, and the ogee stop chamfered bearer beam in the kitchen cross wing all add to the special artistic interest.

The garden room on the western side of the main range dates to the mid 1990s with later alterations following approved Application Reference: 00/00847/1LB. The design of the garden room is not a facsimile of a former wing in this location. Indeed, a contemporary interpretation of a traditional vernacular barn design was employed for the garden room. The latter is considered of no heritage value. The interior of the garden room includes copious pegged timber frame members and is a good quality work of its time, but is not considered to contribute positively to the significance of the listed building.

The Lodge was constructed following approved Application Reference: 08/01800/1. It was built to a matching height as the former Old Dairy building, the latter forming part of the historic foldyard buildings along with the separated listed aisled barns. The Lodge's footprint is approximately the same as the former Old Dairy's oldest portion. However, It was not built as a facsimile and is a modern building with

contemporary design elements to indicate it is a modern building. The building itself does not contribute towards significance, but the footprint of the existing Lodge building approximately covers some of the footprint covered by the former Old Dairy, which indicates the latter's location prior to demolition. The Lodge therefore contributes towards significance via setting, but only to a negligible degree.

Historic Interest

The building is of local historic interest as the manor house to the Burnel family, being the focal point for local village life, and local employment and typically owning much local land with most locals being tenants in one way or another to the manor. This central and powerful role of the former manor, gives the house important local historic interest. In time the house moved into farmhouse use, and was then the focal point at the centre of the farm, which managed many local fields and employed a small local workforce within the local area. This adds to its local historic interest. The house also is a key local building in aiding an understanding of the settlement's historical development.

Archaeological Interest

The building also has strong archaeological interest in having potential to reveal evidence of earlier buildings on-site.

Group Value

The building also has group value with the tithe barn and an aisled barn to the north and to the south-west of the Old Manor Farm House (all Grade II listed).

Considered as a group, the significance of the three separately listed converted barns and The Old Manor Farm House derives principally from:

- The architectural interest of the surviving historic buildings group of the 16th and 17th century manor house and the barns built over succeeding centuries;
- The historic interest of the group as expressing the development and function of a farmstead in this location at the south end of the settlement; and
- The historic associations of this farmstead with the Manor of Burnels and

5.0 Assessment of Significance

with the families who occupied the farm and progressively built the Manor House and its farm buildings.

Contribution of Site to Significance via Setting

Old Manor Farm House's setting on the edge of the hamlet makes a secondary contribution to its significance. It historically had long-standing setting relationships to the listed former barns around it, but their separate ownership and conversion, and the subsequent growing of tall hedges between the properties, has somewhat diminished the ability to appreciate this relationship on the ground. Nonetheless the surviving historic former ancillary buildings to the main farmhouse make a strong contribution to the listed building's setting. Old Manor Farm House has a former historical association and former functional link with these buildings as the focal point of a foldyard.

The Lodge was constructed following approved Application Reference: 08/01800/1. It was built to a matching height as the former Old Dairy building, the latter forming part of the historic foldyard buildings along with the separated listed aisled barns. The Lodge's footprint is approximately the same as the former Old Dairy's most historic portion. However, It was not built as a facsimile and is a modern building with contemporary design elements to indicate it is a modern building. The building itself does not contribute towards the significance of the listed building, but the footprint of the existing Lodge building approximately covers some of the footprint covered by the former Old Dairy, which indicates the latter's location prior to demolition. The Lodge therefore contributes towards significance via setting, but only to a negligible degree. The existing Lodge building does not form part of the listed building's original or historic setting.

The Lodge lies approximately 15m north-west of the listed building at its closest point, with no intervening buildings, landscaping, or fences. It therefore lies within the visual, aesthetic and experiential setting of the listed building.

5.0 Assessment of Significance

Aisled Barn west of Old Manor Farm House (Grade II listed)

Architectural Description

An 18th century timber framed barn built above a red brick plinth and clad in horizontal timber weatherboarding stained black in the traditional manner. The barn was not inspected at close quarters but it appears to have been clad in sympathetic modern weatherboarding, perhaps at the end of the 20th century as part of its conversion to residential use. The barn comprises three unequal bays, with the central one being the largest. Historic maps confirm that the northern bay used to abut a barn that lay approximately in the location of today's modern Lodge building. In addition it used to abut a further barn that ran south from the southern elevation of the aisled barn to the west of the main house to the northern bay of the aisled barn south west of the main house.

As seen today the barn has a large paned modern door on its western elevation, a 3-light timber casement and a 2-light timber casement. These all form part of the conversion of the barn to residential use after approved Application Reference: 92/01013/1LB. The building is single storey with the central bay being particularly lofty indicating the barn was likely originally a threshing barn. The list entry comments that the barn had large central paired doors at the date of listing in 1987. The roof is gabled and covered with red clay plain tiles. The list entry comments that the roof covering was corrugated iron at the date of the listing, which has evidently been replaced since with sympathetic clay tiles. The western side only appears to be aisled from a review of aerial photographs. The northern and southern bays of the barn are much lower, but have matching materials as the main barn.

The Historic England list entry states that a tie beam internally has the following inscription: 'P.H. 1795'. In addition that there are jowled posts with arched braces to tie beams and arcade plates, which have been renewed above the tie beams with angled struts to the principal rafters. The list entry dates to prior the conversion of the barn and therefore the interior may have been altered as part of the conversion works. Jowl posts approximately stopped being used around the start of the 17th century, which means the barn likely dates to the 16th century, albeit heavily altered in the early 1990s during its conversion to residential.

Assessment of Significance

Architectural and Artistic Interest

A vernacular timber framed barn from the 16th century, with alterations in the early-mid 20th century and again in the 1990s when it was converted to residential use. Vernacular construction is shown by the timber framed construction and the aisled construction in particular, of which



Figure 5.1: Showing the aisled barn west of the Old Manor Farm House.

surviving examples are relatively rare. The vernacular materials are also shown by the use of traditional weatherboarding, red clay tiles, and a red brick plinth. The principal element of significance is the age of the building. It is considered to be of special architectural interest.

Historic Interest

The barn is known today as the tythe barn, but there appears to be no evidence it served this function historically. It is more likely it was a threshing barn.

The building forms part of the foldyard buildings of the Old Manor Farm House and may well have performed an earlier ancillary function to the manor house, prior to the latter becoming a farmhouse. The building formed part of a group of farm buildings, which were the focal point of a farm that managed many of the local

5.0 Assessment of Significance

fields for centuries. It would have employed many locals to manage the land over many centuries. Accordingly it is of local historic interest.

Archaeological Interest

The building has the potential to retain remnants of earlier buildings within its core and therefore might potentially be of above ground archaeological interest.

Group Value

The building has group value with the Old Manor Farm House (Grade II listed), the barn to the north of the Old Manor Farm House (Grade II listed) and the barn to the south-west of the Old Manor Farm House (Grade II listed). Indeed, the Historic England list entry comments that the building was listed for its group value with these buildings.

Contribution of Site to Significance via Setting

The northern elevation of the aisled barn overlooks in part the southern elevation of the Lodge. The two buildings are approximately 5m apart in this location. With this in mind the Site is considered to lie within the experiential, aesthetic and visual setting of the aisled barn.

The Lodge was constructed following approved Application Reference: 08/01800/1. It was built to a matching height as the former Old Dairy building, the latter forming part of the historic foldyard buildings, along with the separated listed aisled barns. To some extent, The Lodge could therefore be considered to still embody some features evocative of the Aisled Barn's older built surroundings, albeit the architectural treatment of the Lodge does not otherwise match that of the Old Dairy formerly on the Site.

The Lodge's footprint is approximately the same as the former Old Dairy's most historic portion. However, It was not built as a facsimile and is a modern building with contemporary design elements. The building itself does not contribute towards the significance of the listed building, however its design and material quality is high and therefore appropriate to new development introduced into the setting of a listed building. The footprint of the existing Lodge building approximately covers some of the footprint covered by the former Old Dairy, which indicates the latter's location prior to demolition. The Lodge therefore contributes towards significance via setting, but only to a negligible degree.

5.0 Assessment of Significance

Aisled Barn and Attached Sheds south west of Old Manor Farm House (Grade II listed)

Architectural Description

An aisled barn again of three unequal bays with only the western side being aisled. The largest lies at the southern end and is a lofty barn suggesting it was once a threshing barn. It has a red brick plinth laid in English bond and has traditional black stained timber weatherboarding clad horizontally. The roof remains with a most unusual flat section at the rear (pseudo crown roof). The Historic England list entry from 1987 prior to the conversion of the barn comments: *“Corrugated sheet roofing rounded over ridge.”* Indeed, the Historic England archive photographs from 1992 (see Figure 4.9) show that the apex of the roof had already been rounded off by that time and possibly due to the roof ridge becoming rotten and the top of the roof squared off and new termination to the trusses introduced.

The sloping roofslopes are covered with red clay plain tiles. The western roofslope is littered with SVPs. There are several sympathetic conservation rooflights. The windows are a variety of single, 2-light, and 3-light modern casement windows. The middle bay historically was a cart shed, open on its eastern side towards the main house. At the date of listing this had a steeply pitched roof covered with corrugated iron, but today has a red clay plain tiled roof covering dating from the 1990s. The northern bay was yet lower and historically served as a cow shed and later as a piggery. Again this had a steeply pitched roof covered with corrugated iron, but today has a red clay plain tiled roof covering dating from the 1990s.

The Historic England list entry comments that the barn is 18th century. There are also jowled posts which might indicate an earlier core as late as the early 17th century.

Assessment of Significance

Architectural and Artistic Interest

A vernacular timber framed barn from the 18th century, perhaps with an earlier core, and much altered in the 1990s when it was converted to residential. Vernacular construction is shown by the timber framed construction and the aisled construction in particular, of which surviving examples are relatively rare. The vernacular materials are also shown by the use of traditional weatherboarding, red clay tiles, and a red brick plinth. The principal element of significance is the age of the building. It is considered to be of special architectural interest.



Figure 5.2: Showing the aisled barn and sheds south west of the Old Manor Farm House.

Historic Interest

The building forms part of the foldyard buildings of the Old Manor Farm House, which were the focal point of a farm that managed many of the local fields for centuries. It would have employed many locals to manage the land over many centuries. Accordingly it is of local historic interest.

Archaeological Interest

The building has the potential to retain remnants of earlier buildings within its core and therefore might potentially be of above ground archaeological interest.

5.0 Assessment of Significance

Group Value

The building has group value with the Old Manor Farm House (Grade II listed), the barn to the north of the Old Manor Farm House (Grade II listed) and the barn to the west of the Old Manor Farm House (Grade II listed).

Contribution of Site to Significance via Setting

The Lodge's southern elevation lies approximately 35m to the north-east of the aisled barn and therefore lies in the wider experiential setting of the aisled barn. Due to intervening built form, tall fences and tall hedgerows, the Lodge does not lie in the aesthetic and visual setting of the aisled barn.

The Lodge was constructed following approved Application Reference: 08/01800/1. It was built to a matching height as the former Old Dairy building, the latter forming part of the historic foldyard buildings, along with the separated listed aisled barns. To some extent, The Lodge could therefore be considered to still embody some features evocative of the Aisled Barn's older built surroundings, albeit the architectural treatment of the Lodge does not otherwise match that of the Old Dairy formerly on the Site.

The Lodge's footprint is approximately the same as the former Old Dairy's most historic portion. However, It was not built as a facsimile and is a modern building with contemporary design elements. The building itself does not contribute towards the significance of the listed building, however its design and material quality is high and therefore appropriate to new development introduced into the setting of a listed building. The footprint of the existing Lodge building approximately covers some of the footprint covered by the former Old Dairy, which indicates the latter's location prior to demolition. The Lodge therefore contributes towards significance via setting, but only to a negligible degree.

5.0 Assessment of Significance

Aisled Barn about 20 metres north of the Old Manor house Farm (Grade II listed)

Architectural Description

The barn is not visible from the public highway or surrounding land. We have therefore relied upon the Historic England list entry description and the Move Market photograph at Figure 5.3 for the following description.

A former aisled barn dating from the 17th or 18th century. It was built above a red brick and flint plinth and is timber framed, and horizontally clad in timber weatherboarding stained black in the traditional manner. The north-eastern end has a steeply pitched half hipped roof, whilst the south-western end is gabled. The roof is covered with red clay plain tiles. The Historic England list entry confirms that the barn's roof was covered with corrugated iron in 1987 at the date of listing, but was evidently changed to tiles as part of the 1990s conversion to residential.

The barn is three bays in length internally and is aisled on both sides. There is monopitched roofed porch on the south-eastern elevation, which historically would have contained a pair of large doors. These have been replaced by a large 4-light window with transom as part of the 1990s conversion to residential.

Assessment of Significance

Architectural and Artistic Interest

A vernacular timber framed barn from the 17th or 18th century, and much altered in the 1990s conversion. Vernacular construction is shown by the timber framed construction and the aisled construction in particular, of which surviving examples are relatively rare. The vernacular materials are also shown by the use of traditional weatherboarding, red clay tiles, and a red brick plinth. The principal element of significance is the age of the building. It is considered to be of special architectural interest.

Historic Interest

The building forms part of the foldyard buildings of the Old Manor Farm House, which were the focal point of a farm that managed many of the local fields for centuries. It would have employed many locals to manage the land over many centuries. Accordingly it is of local historic interest.



Figure 5.3: Showing the aisled barn north of the Old Manor Farm House (Source: Move Market, n.d.).

Archaeological Interest

The building has the potential to retain remnants of earlier buildings within its core and therefore might potentially be of above ground archaeological interest.

Group Value

The building has group value with the Old Manor Farm House (Grade II listed), the aisled barn to the south-west of the Old Manor Farm House (Grade II listed) and the barn to the west of the Old Manor Farm House (Grade II listed). Indeed, the Historic England list entry comments that the building was listed for its group value with these buildings.

5.0 Assessment of Significance

Contribution of Site to Significance via Setting

The Lodge's eastern elevation lies approximately 15m to the west of the aisled barn's western elevation and therefore lies in the experiential setting of the aisled barn. Due to the tall hedgerows, there is no intervisibility at ground floor level. As the aisled barn is only single storey, the Lodge is considered not to lie in the aesthetic and visual setting of the aisled barn.

The Lodge was constructed following approved Application Reference: 08/01800/1. It was built to a matching height as the former Old Dairy building, the latter forming part of the historic foldyard buildings, along with the separated listed aisled barns. To some extent, The Lodge could therefore be considered to still embody some features evocative of the Aisled Barn's older built surroundings, albeit the architectural treatment of the Lodge does not otherwise match that of the Old Dairy formerly on the Site.

The Lodge's footprint is approximately the same as the former Old Dairy's most historic portion. However, It was not built as a facsimile and is a modern building with contemporary design elements. The building itself does not contribute towards the significance of the listed building, however its design and material quality is high and therefore appropriate to new development introduced into the setting of a listed building. The footprint of the existing Lodge building approximately covers some of the footprint covered by the former Old Dairy, which indicates the latter's location prior to demolition. The Lodge therefore contributes towards significance via setting, but only to a negligible degree.

6.0 Scheme Overview and Assessment of Potential Heritage Impacts

6.1 Scheme Overview

The scheme proposes the following principal elements:

- Infill part of the southern elevation;
- Removal of bay window on the northern elevation;
- Removal of the brickwork west of the bay window;
- Construction of an extension off the northern elevation of Lodge; and
- Removal of the pergola at the western end of the Lodge.

6.2 Assessment of Potential Heritage Impacts

Old Manor Farm House (Grade II listed)

The scheme proposes no new vehicular access into the Site or wider land ownership of the applicant. Nor does the scheme propose any alterations to the Old Manor Farm House (Grade II listed itself). Any potential impact would therefore be indirect and potentially to its setting only.

The scheme relates to a modern detached ancillary accommodation building, known as the 'Lodge', which was built following approved Application Reference: 08/01800/1. The latter proposed the demolition of the historic Old Dairy and the construction of a new detached house for staff accommodation.

Infill part of the southern elevation

The scheme proposes the infilling of the door at the eastern end of the southern elevation. The existing door opening would be blocked-up internally. Its external side would be clad with timber weatherboarding to match the existing (stained black as existing). The short lengths of weatherboarding at the eastern end of the southern elevation would be removed and replaced with lengths to extend from the western jamb of the doorway to be infilled to the easternmost end of the elevation.

The current building is a sympathetic reinterpretation of the style and materials of vernacular farm buildings that references the former Old Dairy building in this location in its height and footprint and in some parts its materials, with subtle contemporary elements to indicate it is a modern building. For this reason only its footprint is considered to contribute towards significance as this approximately matches the footprint of the former Old Dairy's most historic portion.

The proposed infilling of the existing doorway in this location using sympathetic materials and is therefore considered to have a neutral impact on the significance of the listed building via setting.

Removal of the bay window on northern elevation

This window dates to c. 2009 and is a raised bay window in a contemporary, muted design, of no heritage value. No historic fabric would be lost. The window is proposed to be removed to create a new doorway on the northern elevation.

6.0 Scheme Overview and Assessment of Potential Heritage Impacts

This part of the scheme would have a neutral impact on the significance of the listed building via setting.

Removal of an area of brickwork west of the bay window

This part of the elevation was built from handmade bricks laid in Flemish bond in c. 2009. We understand from the scheme architect that the wall is a cavity wall and therefore that snapped headers were used.

This brickwork is modern and is not considered to contribute towards the significance of the listed building via setting. The removal of a small amount of brickwork to create a doorway in this location is therefore considered to have a neutral impact on the significance of the listed building via setting.

Construction of an extension off the northern elevation of the Lodge

Site Coverage

The 1876 OS map at Figure 3.2 shows built form in the north-western corner of the foldyard at that time, arranged in a L-plan with the upright part of the 'L' facing south-west to north-east. This remained the case on the 1919 OS map at Figure 3.4. Between the latter and the 1981 OS map at Figure 3.5, a southern extension was added on the eastern side of the southern elevation to form a U-shaped plan overall.

The previous south-eastern extension of the Old Dairy extended approximately 2/3rds of the depth (from northern to southern elevations) of the Old Dairy's historic east-west most historic portion. The western extension off the Old Dairy's southern elevation extended to approximately twice the depth of the Old Dairy's historic east-west most historic portion.

When the 'Lodge' was built it retained the footprint of the Old Dairy's east-west range only. As regards the remainder of the Old Dairy's historic footprint seen at Figure 3.5, the north-south element that returned to abut the western aisled barn, and the south-eastern extension off the eastern end of the Old Dairy's southern elevation were both omitted. The proposed extension would enlarge the footprint of The Lodge to approximately match the historic site-coverage of the Old Dairy including these historic additions. It is worth noting that the Lodge once extended would not become disproportionately larger than other historic buildings in the foldyard.

The Pre-Application Response dated 4th March 2025 commented: *"The principle of extending the Lodge to provide extra habitable accommodation by introducing a glazed link and the design of a subservient addition to the existing Lodge could be supported."*

This part of the scheme is therefore considered to have a neutral impact on the significance of the listed building via setting.

Footprint

The previous built form footprint between the Old Dairy and the aisled barn to the west of the Old Manor Farm House has not been proposed to be reinstated, as the aisled barn west of Old Manor Farm House is today in separate ownership and in residential use. Therefore for privacy and overlooking reasons this location has been discounted.

The previous built-form location at the eastern end of the Old Dairy's southern elevation has been discounted as this would bring an extension towards the front elevation of the main house, which is one of the most sensitive locations around the main house. This remains a fall-back position, but the proposed location off the northern elevation of the Lodge has been selected as it has little/no visibility from surrounding buildings.

This part of the scheme is therefore considered to have a neutral impact on the significance of the listed building via setting.

Height, Scale, Massing and Bulk

We note from the Committee Report that the Lodge is the same height as the Old Dairy. The proposed height of the conservatory has been kept as low as possible by specifying a flat roof, and indeed it would be the lowest element of the ensemble. The proposed reception room's gabled roof would be set slightly higher than the proposed conservatory, but its roof ridge would still be set 900mm below that of the Lodge. It would therefore be clearly subservient and subordinate to the Lodge, and to the listed main house and separately listed historic barns. In contrast to the Lodge the roof of the reception room extension is played-down, deliberately lacking in features such as rooflights or obvious gutters and downpipes. The proposed scheme would therefore show an appropriate hierarchy in this respect.

6.0 Scheme Overview and Assessment of Potential Heritage Impacts

Due to the retained tall brick wall along the eastern Site boundary and retained hedgerow along the Site's eastern and northern boundaries, the proposed extension would not be overtly visible as one approaches the listed building along its driveway. There may be subtle glimpsed views of the uppermost parts of the reception room's gabled roof, but these would be set within the backdrop off the numerous converted historic barns and the existing Lodge building.

This part of the scheme is therefore considered to have a neutral impact on the significance of the listed building via setting.

Design, Appearance and Materials

The proposed northern extension including conservatory off the lodge's northern elevation would be fully glazed and would be a striking contemporary addition. It would allow visibility back to the existing northern elevation of the Lodge and would be a high quality, and visually recessive addition allowing the Lodge building to have more prominence than the proposed extension.

The proposed reception room would be set under an asymmetrical gabled roof, loosely derived from the symmetrical gabled roof of the Lodge. Its roof covering would be standing seam zinc, which would pick up on the rolled lead used on the bay window on the eastern elevation of the main house, the metal sheeting used on the raised bay window on the Lodge's northern elevation and on the Lodge's flat roofed porch's roof. Its proposed elevations would be clad with charred larch, which would be hung vertically. This is a subtle contemporary reinterpretation of the horizontally clad timber weatherboarding used historically on the foldyard buildings, and used on the Lodge's southern elevation and gable ends.

This part of the scheme is considered to have a neutral impact on the significance of the listed building via setting.

Overall Topic Assessment

This part of the scheme is considered to have a neutral impact on the significance of the listed building via setting.

Removal of the pergola at the western end of the Lodge

This element is a modern landscaping element attached to the western elevation of the Lodge and is of no heritage value. Commentary is included here for completeness, but the removal of this element is not a heritage concern.

This part of the scheme would have a neutral impact on the significance of the listed building via setting.

Overall Assessment

All parts of the scheme have been assessed as having a neutral impact on the significance of the listed building via setting. Accordingly, overall, the scheme is considered to have a neutral impact on the significance of the listed building via setting.

6.0 Scheme Overview and Assessment of Potential Heritage Impacts

Aisled Barn to the west of Old Manor Farm House (Grade II listed), Aisled Barn and Attached Sheds south west of Old Manor Farm House (Grade II listed) and Aisled Barn north of Old Manor Farm House (Grade II listed)

The proposed location for the extension is not visible at the present time by any of the above listed building group, due to intervening built form and/or tall established hedgerows. The extension is proposed at a single storey only and would be lower than the Lodge building itself. Due to this, the proposed extension would not be visible from the aisled barn to the west of the main house nor the aisled barn to the south-west of the main house as intervisibility would be prevented by the existing Lodge building. The aisled barn to the north of the main house is unlikely to have any intervisibility, but it is possible that there may be glimpsed views from its garden. These glimpsed views would only be partial due to the tall hedgerows along the northern aisled barn's boundary, and the brick wall and tall hedgerow along the Site's eastern boundary.

The sensitive heritage location of the Site has been borne in mind with the proposed design. A detailed assessment of the proposed style and materials have been provided for the Assessment of Impact for Old Manor House Farm (Grade II listed) and won't be repeated here for concision. A modern interpretation of a vernacular barn addition has been proposed for the reception room and a fully glazed conservatory has been proposed as a visually recessive linking element. The scheme would sit comfortably alongside the Lodge and within the setting of the listed building group, with the addition of the extension to this building group likely to be largely imperceptible on the ground.

In terms of experiential setting, The Lodge is already in residential use and though the proposed extension will slightly increase the accommodation of the property, its presence is not expected to notably intensify noise, light or activity around the listed buildings beyond current levels. Changes to the experiential setting of the listed building group once the extension is in situ are expected to be negligible.

The scheme would have a neutral impact on the significance of the listed building group via setting.

6.3 Scheme Assessment Against Legislation and Policy

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 contains the following duty, which states: *"In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

We have assessed in this report that the scheme would have a neutral impact on the significance of Old Manor Farm House (Grade II listed), Aisled Barn to the west of Old Manor Farm House (Grade II listed), Aisled Barn and Attached Sheds south west of Old Manor Farm House (Grade II listed) and Aisled Barn north of Old Manor Farm House (Grade II listed) via setting. The scheme would therefore accord with Section 66 of the Act.

National Policy and Guidance: NPPF and NPPG

In line with Paragraph 207 of the NPPF, the significance of the potentially affected heritage assets has been outlined in Sections 4 and 5 of this Heritage Statement, including any contribution made by setting to the significance of the identified heritage assets.

In Section 6 we have also undertaken an assessment of the potential heritage impacts of the proposed scheme. We have shown in our Assessment of Heritage Impacts how the scheme has sought to minimise any heritage impacts and therefore satisfies Paragraph 208 of the NPPF. The design process has taken account of the key heritage principles of paragraph 210 and 212 of the NPPF. Clear justifications for those elements of the scheme likely to have a heritage impact, are also provided in the Assessment of Heritage Impacts (Section 6), as required under Paragraph 213 of the NPPF.

We have assessed in this report that the scheme would have a neutral impact on the significance of Old Manor Farm House (Grade II listed), Aisled Barn to the west of Old Manor Farm House (Grade II listed), Aisled Barn and Attached Sheds south

6.0 Scheme Overview and Assessment of Potential Heritage Impacts

west of Old Manor Farm House (Grade II listed) and Aisled Barn north of Old Manor Farm House (Grade II listed) via setting.

Local Policy

For the reasons given above the scheme would comply with North Hertfordshire Local Plan 2011-2031 Policy SP13: Historic environment and Policy HE1: Designated heritage assets.

7.0 Summary and Conclusions

This Heritage Statement has been produced by Built Heritage Consultancy to accompany applications for planning permission and Listed Building Consent in relation to Old Manor Farm House, Shaftenhoe End, Barley, Hertfordshire, SG8 8LD (the 'Site'). The subject building, the Lodge, is not a heritage asset but lies in the close proximity and within the land ownership of Old Manor Farm House (latter is Grade II listed). The Site also lies in the setting of the Aisled Barn to the west of Old Manor Farm House (Grade II listed), the Aisled Barn and Attached Sheds south west of Old Manor Farm House (Grade II listed) and Aisled Barn north of Old Manor Farm House (Grade II listed).

This Heritage Statement has assessed the significance of any on-site heritage assets and any in the surrounding area that might potentially be affected by the scheme proposals. It has also assessed the potential heritage impacts on the identified heritage assets in light of the proposed scheme.

N.B. Please see Section 6 for a detailed Assessment of Impact.

The Old Manor Farm House was fully recorded by the RCHME in 1992 prior to a comprehensive refurbishment, with their report being published in 1994. The building's oldest part is the kitchen cross wing which runs south from the later main range of the farmhouse. In the 1990s the farmhouse was extended at its western end to form a 'U' shaped plan.

The scheme proposes an extension off the northern elevation of the Lodge. The latter is a modern building constructed following approved Application Reference: 08/01800/1.

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

We have assessed in this report that the scheme would have a neutral impact on the significance of all nearby listed buildings via setting: Old Manor Farm House (Grade II listed), Aisled Barn to the west of Old Manor Farm House (Grade II listed), Aisled Barn and Attached Sheds south west of Old Manor Farm House (Grade II listed) and Aisled Barn north of Old Manor Farm House (Grade II listed). The scheme would therefore accord with Section 66 of the Act.

National Policy and Guidance: NPPF and NPPG

In line with Paragraph 207 of the NPPF, the significance of the potentially affected heritage assets has been outlined in Sections 4 and 5 of this Heritage Statement, including any contribution made by setting to the significance of the identified heritage assets.

In Section 6 we have also undertaken an assessment of the potential heritage impacts of the proposed scheme. We have shown in our Assessment of Heritage Impacts how the scheme has sought to minimise any heritage impacts and therefore satisfies Paragraph 208 of the NPPF. The design process has taken account of the key heritage principles of paragraph 210 and 212 of the NPPF. Clear justifications for those elements of the scheme likely to have a heritage impact, are also provided in the Assessment of Heritage Impacts (Section 6), as required under Paragraph 213 of the NPPF.

We have assessed in this report that the scheme would have a neutral impact on the significance of Old Manor Farm House (Grade II listed), Aisled Barn to the west of Old Manor Farm House (Grade II listed), Aisled Barn and Attached Sheds south west of Old Manor Farm House (Grade II listed) and Aisled Barn north of Old Manor Farm House (Grade II listed) via setting.

Local Policy

For the reasons given above the scheme would comply with North Hertfordshire Local Plan 2011-2031 Policy SP13: Historic environment and Policy HE1: Designated heritage assets.

Appendices: Appendix 1: Bibliography

This Heritage Statement has been produced predominantly using the sources listed below. Please also note the Historic England list entries provided at **Appendix 2** and the Legislation, Policy and Guidance set out in **Appendix 3**.

North Hertfordshire District Council, District Local Plan No.2 with Alterations and EIP Local Plan 2011-2031 2016 as amended to 2021.

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Reference: BB92/06154

Reference: BB92/06155

Appendices: Appendix 2: Historic England List Entries

OLD MANOR FARM HOUSE

OLD MANOR FARM HOUSE, SHAFTENHOE END

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102546

Date first listed: 27-May-1968

List Entry Name: OLD MANOR FARM HOUSE

Statutory Address 1: OLD MANOR FARM HOUSE, SHAFTENHOE END

Location

Statutory Address: OLD MANOR FARM HOUSE, SHAFTENHOE END

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: Barley

National Grid Reference: TL 40812 37792

Details

BARLEY SHAFTENHOE END TL 43 NW (South side) 4/112 Old Manor Farm House 27.5.68

GV

II

House. 1624, date on stair wing. Altered C18 and C19. Timber frame on brick base. Rendered. Steeply pitched tiled roofs, hipped on main block. An 'F' on plan. Large 2 cell lobby entry with kitchen and stair wings to rear. 2 storeys and attic. Left or 'hall' bay is larger than right or 'parlour' bay. Plinth. Entrance to right of centre, recessed plank door with a 3 pane rectangular fanlight and an C18 semi-circular hood on carved brackets. 6 light C19 mullion and transom flush frame small pane casements. Large cross axial ridge stack to

right of centre, red brick with an oversailing cap. Blank right end wall. Left end has 10 light mullion and transom casements and a 2 light hipped dormer. 1 bay kitchen wing to rear left, return has an entrance, recessed plank door with a semi-circular hood on carved brackets as to front, 4 light small pane flush frame casements, lower ridge. Rear gable end exposed plates, original external red brick stack, tapering with crowsteps to right to conjoined diagonal shafts with a moulded base, oversailing cap, built out to left side. To rear centre is gabled stair wing with an upper leaded pane 4 light window above which is a carved timber inscribed: 'W.L. 1624/So God May Still Me Blesse/I Care The Lesse/Let Enuy Say Her Worst/AND AFTER BURST'. Above a moulded bressumer to projecting gable which rests on 2 trumpeting satyr carved brackets. To right of stair wing a later glazed outshut, to left a ground floor 6 light casement. Interior: 'hall' has large fireplace with a stop chamfered lintel, mantelpiece with carved brackets and scrollwork, gadrooned cornice, flanking C17 cupboards. Axial and cross axial ovolo moulded bearers. Newel staircase. Panelled fitted corner cupboard in 'parlour'. Ogee stop chamfered bearer in kitchen wing. Formerly known as the Big House or Freeman's and said to be the manor house of Burnels.(RCHM 1910:VCH 1914).

Listing NGR: TL4081237792

Appendices: **Appendix 2: Historic England List Entries**



Appendices: Appendix 2: Historic England List Entries

AISLED BARN ABOUT 20 METRES WEST OF OLD MANOR FARM HOUSE

AISLED BARN ABOUT 20 METRES WEST OF OLD MANOR FARM HOUSE, SHAFTENHOE END

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102548

Date first listed: 03-Jun-1987

List Entry Name: AISLED BARN ABOUT 20 METRES WEST OF OLD MANOR FARM HOUSE

Statutory Address 1: AISLED BARN ABOUT 20 METRES WEST OF OLD MANOR FARM HOUSE, SHAFTENHOE END

Location

Statutory Address: AISLED BARN ABOUT 20 METRES WEST OF OLD MANOR FARM HOUSE, SHAFTENHOE END

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: Barley

National Grid Reference: TL 40782 37787

Details

BARLEY SHAFTENHOE END TL 43 NW (South side) 4/114 Aisled barn about 20m W of Old Manor Farm House

GV II

Aisled barn. 'P.H. 1795' on tie beam, altered C20. Timber frame on brick base. Weatherboarded. Corrugated sheet roofing. 3 unequal bays with a single aisle to rear. Central double doors. Interior: jowled posts with arched braces to tie beams and arcade plate, renewed above tie beam with angled struts to principals. Included for group value.

Listing NGR: TL4078237787



Appendices: Appendix 2: Historic England List Entries

AISLED BARN AND ATTACHED SHEDS ABOUT 40 METRES SOUTH WEST OF OLD MANOR FARM HOUSE

AISLED BARN AND ATTACHED SHEDS ABOUT 40 METRES SOUTH WEST OF OLD MANOR FARM HOUSE, SHAFTENHOE END

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102547

Date first listed: 03-Jun-1987

List Entry Name: AISLED BARN AND ATTACHED SHEDS ABOUT 40 METRES SOUTH WEST OF OLD MANOR FARM HOUSE

Statutory Address 1: AISLED BARN AND ATTACHED SHEDS ABOUT 40 METRES SOUTH WEST OF OLD MANOR FARM HOUSE, SHAFTENHOE END

Location

Statutory Address: AISLED BARN AND ATTACHED SHEDS ABOUT 40 METRES SOUTH WEST OF OLD MANOR FARM HOUSE, SHAFTENHOE END

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: Barley

National Grid Reference: TL 40782 37753

Details

BARLEY SHAFTENHOE END TL 43 NW (South side)

4/113 Aisled barn and attached sheds about 40m SW of Old Manor Farm House

GV II

Aisled barn and attached sheds. C18. Timber frame on brick base. Weatherboarded. Corrugated sheet roofing rounded over ridge. 4 bays with a single aisle to rear. Second bay from house is open to yard, window in left end. Interior: jowled posts with arched braces to tie beams and arcade plate, angled struts to principals, collars clasp purlins, tension braces and studding in walling. Attached to right end is a 3 bay cart shed, open to front, steeply pitched corrugated sheet roof. Jowled posts with arched braces to wall plate and tie beams, clasped purlin roof. Further to right and yet lower are 3 bays of former cow sheds, now piggeries, doors to yard, steeply pitched corrugated sheet roofing.

Listing NGR: TL4078237753



Appendices: Appendix 2: Historic England List Entries

AISLED BARN ABOUT 20 METRES NORTH OF OLD MANOR FARM HOUSE

AISLED BARN ABOUT 20 METRES NORTH OF OLD MANOR FARM HOUSE, SHAFTENHOE END

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1175497

Date first listed: 03-Jun-1987

List Entry Name: AISLED BARN ABOUT 20 METRES NORTH OF OLD MANOR FARM HOUSE

Statutory Address 1: AISLED BARN ABOUT 20 METRES NORTH OF OLD MANOR FARM HOUSE, SHAFTENHOE END

Location

Statutory Address: AISLED BARN ABOUT 20 METRES NORTH OF OLD MANOR FARM HOUSE, SHAFTENHOE END

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: Barley

National Grid Reference: TL 40820 37823

Details

BARLEY SHAFTENHOE END TL 43 NW (South side) 4/115 Aisled barn about 20m N of Old Manor Farm House

GV II

Former aisled barn, now used as a storage shed. C17 or C18. Timber frame on flint and brick base. Weatherboarded. Steeply pitched corrugated sheet roof. 3 bays with aisles on both sides. Central doors to yard. Interior: jowled arcade posts with arched braces to tie beams

and arcade plates. Collars clasp purlins, some curved windbraces. Included for group value.

Listing NGR: TL4082037823



Appendices: Appendix 3: Legislation, Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Buildings

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for; *“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest”*

In determining such applications the following duty is placed upon the decision maker: *“Section 16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 contains a similar duty, which states: *“In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Barnwell Manor Wind Energy Limited (2014)

Recent case law has added clarification to the interpretation of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting. A particularly appropriate example of upholding a S66 is in the case of West Coast Energy's proposal for five wind turbines to be installed within the setting of the Grade I listed Barnwell Manor, Northamptonshire. The National Trust advocated that the proposals would have an adverse impact upon the heritage asset's setting and, reinforced by local opposition, the proposal was rejected by East Northamptonshire District Council in 2010.

The developers won an appeal for four turbines, however, this was overturned at the High Court who said the decision was legally flawed. A subsequent Appeal to overturn the High Court ruling in was also dismissed in February 2014.

Lord Justice Sullivan held that, in enacting Section 66(1) of the Listed Buildings Act 1990, Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm. It should be given 'considerable importance and weight' when the decision-maker carried out the balancing exercise. It confirmed that 'preserving' meant doing 'no harm'. But Lord Justice Sullivan said that this created a 'strong presumption against the grant of planning permission'. It is that 'strong presumption' which made Barnwell stand out from earlier decisions.

The judgment found that the Inspector considering the appeal had not given special regard to the desirability of preserving the setting and had moved too swiftly to the balancing exercise under the NPPF.

Mordue (2015)

In Mordue v Secretary of state for communities and local government [2015], the claimant argued that the inspector had failed to apply the duty imposed by s.66 by neglecting to give “considerable importance and weight” to the acknowledged impact of a wind turbine on the setting of listed buildings.

The court allowed the claimant's application. The inspector had referred to the impact on listed buildings but, applying the NPPF guidance, concluded that heritage issues were outweighed by the environmental benefits. However, there was no indication of what weight the inspector had given in each case or cumulatively.

The judge felt bound to follow the judgment in East Northamptonshire v Secretary of state for communities and local government [2014], which placed the onus of proof on the secretary of state to demonstrate that considerable importance and weight had been given to the impact on listed buildings, rather than on the claimant to establish that the decision was legally flawed. In Mordue, therefore, applying the NPPF alone was not sufficient, because it did not demonstrate that the required weight had in fact been given.

Notably, it was held that paragraph 134 (now Paragraph 208 in the Revised 2023 NPPF), read together with 132 and 133 of the Framework (now Paragraphs 205-207 of the Revised 2023 NPPF), lays an approach which corresponds with the duty in section 66(1) and a decision maker who works through those paragraphs in accordance with their terms, will have complied with the section 66(1) duty.

Appendices: Appendix 3: Legislation, Policy and Guidance

Forge Field (2014)

Despite the decision in *Barnwell Manor*, the LPAs in the Forge Field and South Lakeland cases (decided in June and November 2014 respectively) fell into the same trap of carrying out a balancing exercise in accordance with Paragraph 134 of the NPPF (now Paragraph 208 in the Revised 2023 NPPF), after concluding the relevant proposal will lead to less than substantial harm to designated heritage assets, without *demonstrably* giving “considerable importance and weight” to the desirability of preserving those heritage assets. In both cases, the High Court quashed the grant of planning permission. However, it is clear from the *Babergh* case (decided in October 2014) that provided the decision-maker demonstrably has regard to the statutory duty in section 66(1) and/or section 72(1) of the Act when carrying out the balancing exercise pursuant to Paragraph 134 of the NPPF (now Paragraph 208 as above), the Courts are unlikely to interfere with their decision unless it is so unreasonable that no reasonable person could have made it.

Steer v SSCLG (2017)

In this case the judge held, and upheld by the Court of Appeal in July 2018, that the Inspector erroneously concluded that a physical or visual connection was needed for an element to form part of the setting of a heritage asset. The inspector disregarded the existence of a historical, social and economic connection between the listed building and the site. This approach, it was held, was inconsistent with the broad meaning given to “setting” in the NPPF, the PPG and Historic England’s Historic Environment Good Practice Advice in Planning Note 3 (2017).

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that:

“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.”

There is no corresponding statutory duty to have special regard to the desirability of preserving the setting of conservation areas.

National Policy

National Planning Policy Framework (NPPF) (Revised 2024)

The Government’s guidance in relation to conserving and enhancing the historic environment is set out in Chapter 16 of the Framework. Prior to Section 16 there are also some relevant paragraphs to heritage assets that will be provided below:

“84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- *there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- *the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- *the development would re-use redundant or disused buildings and enhance its immediate setting;*
- *the development would involve the subdivision of an existing residential building; or*
- *the design is of exceptional quality, in that it:*
 1. *is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 2. *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.” ...*

125. Planning policies and decisions should:

...c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings,

Appendices: Appendix 3: Legislation, Policy and Guidance

especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁵⁰; and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.” ...

135. Planning policies and decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);...”

135. Planning policies and decisions should ensure that developments:

...c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)....”

Section 16, Conserving and Enhancing the Historic Environment, contains for the following key paragraphs:

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷³. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷⁴.

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

d) the desirability of sustaining and enhancing the significance of heritage assets,

and putting them to viable uses consistent with their conservation;

e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

f) the desirability of new development making a positive contribution to local character and distinctiveness; and

g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

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

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evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. 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.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

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.

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; and

- 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.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make

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this evidence (and any archive generated) publicly accessible⁷⁶. However, the ability to should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and 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 (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”

Annex 2: Glossary (Part)

“Heritage asset: 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).”

Local Policy

North Hertfordshire Local Plan 2011-2031

Policy SP13: Historic environment

This policy states:

“The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset’s conservation and the management of its setting.

We will pursue a positive strategy for the conservation and enjoyment of the historic environment through: a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance; b) Identifying sites on the national register of Heritage at Risk or on the Council’s ‘At Risk’ register; c) Periodic reviews of Conservation Areas and other locally designated assets; and d) Publication of detailed guidance.”

Policy HE1: Designated heritage assets

This policy states:

“Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;*
- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and*
- iii. Informs any necessary measures to minimise or mitigate against any identified harms. Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):*
 - a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*
 - b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and*
 - c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use. Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.”*

Appendices: Appendix 3: Legislation, Policy and Guidance

Guidance

National Planning Practice Guidance (As amended)

The NPPG provides added to clarity to the interpretation of the NPPF.

Principles of Selection for Listed Buildings (2018)

The Principles for Selection of Listed Buildings sets out that a building has to be of special architectural or historic interest to be listed compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Listed buildings are graded to reflect their relative special architectural and historic interest.

- “Grade I buildings are of exceptional special interest;
- Grade II* buildings are particularly important buildings of more than special interest;
- Grade II buildings are of special interest, warranting every effort to preserve them.”

“The Secretary of State’s policy is to provide as much clarity as possible about where the special interest of buildings lie when listing them or revising an existing list entry. Section 1(5A) of the 1990 Act allows the Secretary of State to state definitively in a list entry if particular parts or features of the building (including any objects or structures that are fixed to it, or in its curtilage) are not part of the listed building or of special architectural or historic interest. Unless particular parts or features have been so excepted the protection conferred by listing applies to the whole of the building, not just its exterior....”

“The Secretary of State uses the following criteria when assessing whether a building is of special architectural or historic interest and therefore should be added to the statutory list:

- *Architectural Interest: To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an*

important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.

- *Historic Interest: To be able to justify special historic interest a building must illustrate important aspects of the nation’s history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.”*

“When making a listing decision, the Secretary of State may also take into account:

- *Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.*
- *Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.*
- *The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.*

Appendices: Appendix 3: Legislation, Policy and Guidance

General principles

Age and rarity:

The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- *before 1700, all buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest;*
- *from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary;*
- *from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;*
- *careful selection is required for buildings from the period after 1945, another watershed for architecture.*

Buildings less than 30 years old:

Such buildings are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. It may nevertheless be appropriate to list some modern buildings despite their relatively recent construction – for example, if they demonstrate outstanding quality (generally interpreted as being equivalent to Grade I or II). The Secretary of State calculates the age of a building from the point at which the ground was first broken.*

Aesthetic merits:

The appearance of a building (both its intrinsic architectural merit or any group value) is often a key consideration in listing, but the special interest will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological or material innovation, engineering or as illustrating particular aspects of social or economic history, may have little external visual quality but can still be of special interest.

Selectivity:

Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar or identical quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is generally to list only the most representative or most significant examples of the type.

National interest:

The emphasis in this document is to establish consistency in selection to ensure that not only are all buildings of strong intrinsic national architectural or historic interest included on the statutory list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of vernacular buildings will normally be listed because they illustrate the importance of distinctive local and regional building traditions. Similarly, for example, some buildings will be listed because they represent a nationally significant but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

State of repair:

the general state of repair and upkeep of a building will not usually be a relevant consideration when deciding whether it meets the test of special architectural or historic interest. The Secretary of State will list a building that has been assessed as meeting the statutory criteria, irrespective of its state of repair. Loss of original fabric will however be a relevant consideration when considering special interest."

Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets Advice Note 12 (2019)

1 The purpose of this Historic England Advice note is to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the

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related guidance given in the Planning Practice Guidance (PPG). In addition to these documents, this advice can usefully be read in conjunction with relevant Good Practice Advice and Historic England advice notes. Alternative approaches may be acceptable, provided they are demonstrably compliant with legislation and national policy.

10 In summary, what is needed is an impartial analysis of significance and the contribution of setting. A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance....

Where development proposals affect conservation areas, further advice on the appraisal, designation and management of conservation areas, including the assessment of special interest, can be found in Conservation Area Appraisal, Designation and Management: Historic England Advice 1 (Second Edition).

Assess the significance of the heritage asset For each heritage asset, describe the various interests (see PPG - paragraph: 006 reference ID: 18a-006-20190723):

- *Archaeological interest* There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- *Architectural and artistic interest* These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.
- *Artistic interest* is an interest in other human creative skills, like sculpture. *Historic Interest* An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3 Impact on the significance Where the proposal affects the historic fabric of the

heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance, both inside and out, proposed removals and demolitions and the impact of alterations and extensions, where proposed, etc. In some cases, condition and structural surveys may usefully be quoted, to explain why a particular course has been chosen. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.

4 Avoid harmful impact(s) The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.

5 Justification for harmful impacts This is the opportunity to describe the justification for the proposal."

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

This Historic England guidance note clarifies how to assess heritage asset significance, suggested archival sources of information, it recommends best practice recording procedures and discussed unauthorised works. It is a useful resource to aid with the interpretation of the NPPF.

Cumulative Impact

Paragraph 28 states: "The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further

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detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting. Conversely, positive change could include the restoration of a building's plan form or an original designed landscape."

Design and local distinctiveness

Paragraph 53 states: *"Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:*

- *The history of the place;*
- *The relationship of the proposal to its specific site;*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept;*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size;*
- *The size and density of the proposal related to that of the existing and neighbouring uses;*
- *Landmarks and other built or landscape features which are key to a sense of place;*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces;*
- *The topography;*
- *Views into, through and from the site and its surroundings;*
- *Landscape design;*
- *The current and historic uses in the area and the urban grain;*
- *The quality of the materials."*

Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 GPA Note 3 (Second Edition)

The stated purpose of GP3 is to set *"...out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.*

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015 and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011)."

A number of the key worthy sections are provided below for ease of reference.

"NPPF Glossary: Setting of a heritage asset

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 (NPPF, Annex 2: Glossary)."

"PPG: What is the setting of a heritage asset and how should it be taken into account?"

The "setting of a heritage asset" is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

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Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

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. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (PPG, paragraph: 013, reference ID: 18a-013-20140306)."

Views and setting

"The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

Views which contribute more to understanding the significance of a heritage asset include:

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;*
- those where town- or village-scape reveals views with unplanned or unintended beauty;*
- those with historical associations, including viewing points and the*

topography of battlefields;

- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected;*
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant."*

Setting and Views – A Staged Approach to Proportionate Decision-Taking

"...The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, paragraphs 131-135 and 137) [since amended in the Revised 2019 NPPF to 192-197 and 200 respectively]

Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England

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recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes."

Historic England: Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016)

AN1 provides guidance to LPAs on the management of Conservation Areas. It outlines best practice for their designation and for the production of conservation area character appraisals. The latter should be academically rigorous to allow the special interest of the conservation area in question to be clearly intelligible to the reader and therefore be used as a guide to how sensitive to change relative parts of a conservation area are.

Historic England Advice Note 2: Making Changes to Heritage Assets (2016)

The stated purpose of AN2 is to illustrate: *"...the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It will be useful to owners, developers, local planning authorities and others in considering works to heritage assets."*

English Heritage: Conservation Principles, Policies and Guidance – For Sustainable Management of the Historic Environment (2008)

Paragraph 31 states: *"Many heritage values are recognised by the statutory designation and regulation of significant places, where a particular value, such as 'architectural or historic interest' or 'scientific interest', is judged to be 'special', that is above a defined threshold of importance. Designation necessarily requires the assessment of the importance of specific heritage values of a place; but decisions about its day-to-day management should take account of all the values that contribute to its significance. Moreover, the significance of a place should influence decisions about its future, whether or not it has statutory designation."*

The values recommended to be assessed in the guidance are provided below:

Evidential value

"Evidential value derives from the potential of a place to yield evidence about past human activity."

Historical value

"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."

"Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. The concept is similarly applicable to the natural heritage values of a place, for example geological strata visible in an exposure, the survival of veteran trees, or the observable interdependence of species in a particular habitat. Illustrative value is often described in relation to the subject illustrated, for example, a structural system or a machine might be said to have 'technological value'."

"Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical

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accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.”

Aesthetic value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”

“Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design (for example, a building as an expression of the Holy Trinity), and the choice or influence of sources from which it was derived. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.”

Communal value

“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.”

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