

ENVIRONMENT TEAM – PLANNING CONSULTATIONS

PLANNING REFERENCE: PA/2012/1451

CASE OFFICER: Graeme Moore



**GROUP: HISTORIC ENVIRONMENT
RECORD (HER)
LINE MANAGER:
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SUBJECT: Planning permission to demolish existing farm house and erect a replacement farm house, domestic garage and outbuildings, Site of Carrside Farm, Access to Carrside Farm, Appleby

PARISH: Appleby

DATE ISSUED: 15/01/2013

SUMMARY OF ADVICE

- The farmhouse forms part of an historic farmstead dating from the late 18th – mid 19th century and is a good example of the local vernacular architecture, contributing to the historic agricultural character of the landscape.
- The HER advises retention and refurbishment of the existing farmhouse to conserve this local character and the individuality of the architectural details
- Should planning permission be granted, the HER recommends conditions to secure a systematic photographic record of the buildings prior to any demolition or development commencing, and the submission of details relating to building materials and design.

HISTORIC ENVIRONMENT RECORD (HER) GROUP FUNCTION: To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals.

The Group also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies.

DETAILED ADVICE: Thank you for consulting the HER on this application; this memo incorporates the recommendations of the HER's Conservation Officer.

The farmhouse and farm buildings at Carrside Farm appear on the 1887 OS 25" first edition mapping and comprise a traditional historic farmstead dating from the late 18th – early 19th century. The farmhouse has a fine symmetrical frontage built of local squared limestone with a brick plinth, quoins and surrounds and an overhanging slate roof. An imposing central chimney-stack with fine decorative moulding suggests the Victorian frontage may be masking earlier 18th century origins; the rear wing also has a central stack. The farm was probably built for the Winn Estate and is similar to another Winn property in Appleby parish,

Low Santon farmhouse, a Grade II listed building. Carrside Farm is a fine building of local historic significance that reflects the rural agricultural character of the parish and landscape.

The farmhouse and outbuilding comprise a former agricultural complex reflecting the farming practices of this region during the 18th – mid 20th centuries. The form of these buildings relates to farming and social practices which have already been superseded, and for which they are important and vulnerable evidence. Changing farm practices and diversification both within the region and on a national scale are rapidly rendering many traditional farm buildings surplus to the requirements of modern agricultural practice, resulting in the loss or conversion of increasing numbers of important and regionally distinct farm buildings to residential or other use. Farm buildings and complexes in this region have been little studied until recently but are now recognised as being of local and potentially regional importance.

The Design & Access Statement submitted with the application notes that the existing house suffers from 'fairly severe structural cracking etc', however there is no detailed structural survey with which to assess the structural state of the building or justify the need for the demolition and replacement of this substantial, well-built house. Similarly there is no information supplied about the interior of the farmhouse, which may contain further historic fabric and fittings of interest.

The proposed replacement house is for a visually larger residence on an altered footprint and alignment that does not reflect the historic form or scale of the existing house. The proposed elevations show a five bay frontage compared to the three of the original building, with a plain, pitched roofline and raised gable end parapet walls of a completely different form to the existing house. There are also plain end chimneystacks that do not compare to the grandeur of the original moulded central stack. The new building is to be stone-faced with brick settings but overall is different in design and character to the original, and can be said to lack the architectural details and individual features that define the latter.

As a heritage asset of at least local significance, the HER would wish to see the existing farmhouse and farm buildings retained and refurbished, to conserve this local character and the individuality of the architectural details that elsewhere in the parish have been considered sufficiently significant to merit national listing.

Should the planning authority consider granting planning permission for the replacement dwelling it will be important to ensure that the existing structures are fully recorded in advance of any demolition commencing. The resultant record should then be placed on the Historic Environment Record to ensure that a permanent archive record is preserved of the farmhouse and farmstead.

This is in accordance with the National Planning Policy Framework (paras 126 – 141). Policy 141 states that the *'Local Planning Authority... should also 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 this evidence (and any archive generated) publicly accessible [within the Historic Environment Record].'* This procedure is also set out in saved local plan policy HE9.

An appropriate record of the farmhouse and farm buildings should comprise a photographic survey and descriptive record, incorporating a primary photographic archive of the structure together with a written account of the building's origin, development and use, supplemented by a drawn record. The recording should be carried out in advance of the conversion. All work should conform to be to the recording specifications in *Understanding Historic Buildings, A Guide to Good Recording Practice*, 2006, English Heritage (<http://www.helm.org.uk/>). The photographs submitted with the planning application do not conform to this specification.

A suitably qualified individual or organisation with proven experience of historic building recording should undertake the survey. The recording would be carried out in strict accordance with the applicant's proposed timetable and would cause no delay to the development unless otherwise agreed. The HER can provide a brief for the recording programme, or advise on a specification produced by the developer's contractor. All historic building recording work should be undertaken in accordance with the relevant Institute of Archaeologists' Standards and Guidance (www.archaeologists.net) and English Heritage professional guidelines (<http://www.english-heritage.org.uk/>).

It will also be important to ensure that appropriate building materials are used in the replacement dwelling, and that the details of the design of the windows and doors are further in keeping with the historic character. Material samples and scale drawings should therefore be submitted for the approval of the planning authority prior to development commencing. This is in accordance with criteria iv) of saved local plan policy RD9.

I would be grateful therefore if you could attach the following specifically worded conditions to any permission that might be granted:

Condition 1

No alteration or development shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Condition 2

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Condition 3

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Condition 4

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Condition 5

No development shall take place until detailed drawings at a scale of 1:10 of the proposed windows have been submitted to and approved in writing by the local planning authority.

Reason

To comply with policies RD9 & HE9 of the North Lincolnshire Local Plan as Carrside Farm is a heritage asset of local significance.

It would also be useful to attach a standard informative to a decision notice, to explain to the developer the requirements of the conditions and the content of the written specification. I would suggest the following:

Informative

The applicant is advised to contact the North Lincolnshire Historic Environment Record for an explanation about the historic building recording and written specification at least 20 working days prior to the proposed commencement of development (email Alison.Williams@northlincs.gov.uk; tel: 01724 297471).

I trust this recommendation is satisfactory.