

PLANNING CONSULTATIONS

REFERENCE: PA/2013/0847 & 0848

CASE OFFICER: GRAEME MOORE



TEAM: HISTORIC ENVIRONMENT RECORD

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SUBJECT: Planning permission for conversion of existing barns and stables to form 4 new dwellings and car parking (including demolition of a portal framed grain store), Glebe Farm, Coleby Road, West Halton

PARISH: WEST HALTON

RECEIVED

By Development Control at 12:59 pm, Aug 27, 2013

DATE ISSUED: 19/08/2013

SUMMARY OF ADVICE

- The barns form part of an historic farmstead dating from the 18th and 19th centuries and are of local historic value contributing to the rural agricultural character of the village.
- The HER considers that the conversions are acceptable and has no objection subject to conditions securing a programme of detailed historic building recording prior to and during construction work, as well as 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.

The barns at Manor Farm appears on the 1887 OS 25" first edition mapping and forms part of a traditional historic courtyard farmstead dating from the mid Victorian period or earlier. The barns are of local historic significance reflecting the rural agricultural character of the village and the use of local building materials. The retention and sensitive conversion of the barns is important to conserve this local character.

The barns form part of 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 The form of these buildings relates to farming and social practices which have already been superseded, and for which they are important and vulnerable evidence.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 HER currently has no further information about this historic farmstead.

The current proposals will alter, remove or obscure elements of the historic building fabric that are important to the understanding of the nature and function of the individual elements and the overall complex. The conversion will however safeguard the building, and the principle is considered acceptable to the HER.

Should the planning authority consider granting planning permission for this conversion it will be important to ensure that these structures are fully recorded in advance of alteration. The resultant record should then be placed on the Historic Environment Record to ensure that a permanent archive record is preserved of the agricultural function of the barn to inform future study and management.

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 barn 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 conversions, 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.

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.

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.