



**Land and Listed Barn at Owston Hall, Owston Ferry:
Supplementary Heritage Statement**

Introduction

Proposals for conversion of the grade II listed barn and the erection of two dwellings received planning permission and listed building consent in 2020, as follows:

Reference	PA/2020/1345	PA/2020/1473
Proposed Development	Planning permission to convert existing barn to residential and erect two detached dwellings with associated works	Listed building consent to repair and refurbish barn for residential use (Use Class C3)
Date Valid	22 September 2020	22 September 2020
Decision	Approve with Conditions	Approve with Conditions
Decision Date	26 March 2021	Date 6 April 2021

It is proposed to renew the existing permission and listed building consent.

it is intended to submit the Heritage Statement produced by Humble Heritage for the previous applications with the new applications (Humble Heritage 'Land and Listed Barn at Owston Hall, Owston Ferry' August 2020).

The present document document is intended to supplement it rather than rewriting the original Heritage Statement. There have been no changes to planning law or guidance that would lead to a different assessment, nor have the details of the proposals changed. The only material changes are a deterioration in the condition of the barn (discussed below) and minor changes to the National Planning Policy Framework (also discussed below).

It is therefore considered that this approach is sufficient to understand the potential impact of the proposal on significance as required by Paragraph 200 of the NPPF, which states that '*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.*'

(a) Deterioration of the condition of the grade II listed barn

The listed barn has deteriorated significantly since the time of the 2020 applications.

This fact reinforces and amplifies the following observations in the 2020 Heritage Statement:

- '4.04 It is legitimate to take into account the poor state of repair of a building when assessing its level of heritage significance (Planning Practice Guidance Paragraph: 014). In this case the almost collapsed state of the listed building is naturally extremely harmful to its heritage significance. If left unrepaired it is likely that the building will eventually be subject to total collapse, losing all of its heritage significance and causing substantial harm.
- 5.02 Repair of the barn will restore its damaged heritage significance and prevent future total loss of heritage significance.



- *5.08 ... The current, visually unappealing, form of the site is detrimental to the setting of the monument and the proposed scheme will lead to a visual improvement, leading to a beneficial impact on the ability of those visitors to appreciate the significance of Kinaird Castle [referencing the nearby scheduled monument].*
- *5.10 Repair of the storm-damaged barn will improve the setting of the listed buildings [referencing the other listed buildings in the farmstead].*
- *5.15 Repair of the listed barn will be beneficial to the LC14 area/ASHLI and the replacement of a visually unappealing area of tarmac and gravel hardstanding will also be beneficial to the appearance of this part of the ASHLI/LC14 area. Overall therefore the proposed development will enhance the heritage significance of the LC14 Area of Special Historic Landscape Interest.'*

It reinforces and amplifies the 2020 Heritage Statement's conclusion that:

- *'6.02 Repair and change of use of the listed barn will be beneficial to its heritage significance and will follow a scheme previously approved in 2016.*
- *6.05 The listed barn is just within the setting of the scheduled monument. Repair of the building will have a beneficial impact on the setting of the scheduled monument and there will be no harm caused by its conversion to residential use.'*

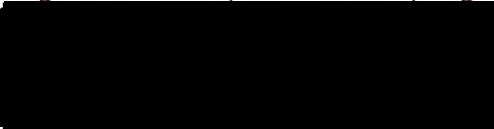
(b) Revision of the National Planning Policy Framework.

Since the original Heritage Statement was written the NPPF has been revised twice (July 2021 and December 2023). The text of *Section 16: Conserving and enhancing the historic environment* has not been altered but as a result of additions earlier in the document the paragraph numbers have changed. As a result the references to paragraph numbers in the 2020 Heritage Statement are no longer correct, though the substance of the paragraphs has not changed. It is not considered that this necessitates revision of the original document but an appendix to this document cross references to the correct paragraph numbers.

Dave Pinnock BA (hons.), MA (Landscape Archaeology)
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18th February 2024

Experience

The Institute of Historic Building Conservation (IHBC) recognises Humble Heritage as a professional Historic Environment Service Provider. I and my colleague Liz Humble (MA Cantab., MA Distinction, IHBC, MCIfA) have between us over 40 years combined professional post-qualification experience, during which time we have prepared a large number of heritage reports as part of the documentation required for planning permission, listed building consent and so forth.



Appendix

Since the original Heritage Statement was written the NPPF has been revised twice (July 2021 and December 2023). In both instances, the text of 'Section 16: Conserving and Enhancing the Historic Environment' has not changed. However, as a result of additions earlier in the document the paragraph numbers have altered. As a result the references to paragraph numbers in the 2020 Heritage Statement are no longer correct, though the substance of the paragraphs has not changed. It is not considered that this necessitates revision of the original document but this appendix cross references to the correct paragraph numbers.

<i>Paragraph number in the 2020 Heritage Statement</i>	<i>Original NPPF paragraph number referred to in the 2020 Heritage Statement</i>	<i>Post-December 2023 revision NPPF paragraph number</i>
1.02	paragraph 189	200
2.05	paragraphs 11-14, 38	11-14
2.08	paragraph 193	205
2.09	paragraph 195 and 196	207 and 208
2.14	paragraph 131	203
2.16	paragraph 197	209
2.23	paragraph 202	214

