



Westmorland
& Furness
Council

Working for Cumberland Council and
Westmorland & Furness Council

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Christie Burns
Cumberland Council
The Market Hall
Whitehaven
Cumbria
CA28 7JG

14 July 2023

Your reference: 4/23/2196/0F1 & 4/23/2197/0L1 • Our reference: JNP/4232196

Dear Ms Burns,

**LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH MATERIAL
CHANGE OF USE OF AGRICULTURAL BARN TO RESIDENTIAL USE AND
ASSOCIATED WORKS TO INCORPORATE REMAINDER OF BARN INTO EXISTING
RESIDENTIAL PROPERTY
ORCHARD BROW BARN, HAILE**

I am writing to you concerning the implications of the above two applications on the historic environment.

The barn proposed for conversion is listed grade II and is said to date to the early 19th century. It is a bank barn, a distinctive building-type to the county, and originally comprised ground floor byres, with a threshing floor and a hayloft above. It has been constructed on a monumental scale and it is a more impressive structure than the farmhouse that it once belonged to. The larger portion of the barn that has not been converted retains many original architectural features of note including copings and kneelers on the roof, alternating quoins and unusual paired ventilation slots. While a sympathetic scheme that secures the long-term survival of the building is to be supported, the proposed conversion work will have an impact on its historic fabric, character and appearance.

I therefore recommend that, in the event consent is granted, the part of the barn that has not previously been converted to a dwelling is recorded prior to the conversion work commencing. This recording should be in accordance with a Level 2 Survey as described by Historic England in *Understanding Historic Buildings A Guide to Good Recording Practice, 2016*. I advise that this can be secured by attaching a condition to any planning consent and I suggest the following form of words:

*Prior to the carrying out of any alterations and conversion work the existing part of the barn that has not previously been converted to a dwelling shall be recorded in accordance with a Level 2 Survey as described by Historic England's document *Understanding Historic Buildings A Guide to Good Recording Practice, 2016*. Within 2 months of the commencement of construction works a digital copy of the resultant Level 2 Survey report shall be furnished to the Local Planning Authority.*

Reason: to ensure that a permanent record is made of the building of architectural and historical interest prior to its alteration as part of the proposed development.

Please do not hesitate to contact me if you have any queries regarding the above.

Yours sincerely,

Jeremy Parsons
Historic Environment Officer