



Westmorland
& Furness
Council

Working for Cumberland Council and
Westmorland & Furness Council

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The Market Hall
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Your reference: 4/25/2120/0F1 & 4/25/2121/0L1 • Our reference: JNP/Cu/4252120

Dear Christopher Harrison,

**HYBRID PLANNING APPLICATION FOR THE REDEVELOPMENT OF SCALEGILL
HALL FARM INCLUDING FULL PLANNING PERMISSION FOR THE DEMOLITION
OF REDUNDANT FARM BUILDINGS, THE REFURBISHMENT OF SCALEGILL
HALL, CONVERSION OF A BARN TO TWO DWELLINGS AND OUTLINE PLANNING
PERMISSION FOR RESIDENTIAL DEVELOPMENT WITH ALL MATTERS
RESERVED EXCEPT ACCESS
AND
LISTED BUILDING CONSENT FOR HYBRID PLANNING APPLICATION FOR THE
REDEVELOPMENT OF SCALEGILL HALL FARM INCLUDING FULL PLANNING
PERMISSION FOR THE DEMOLITION OF REDUNDANT FARM BUILDINGS, THE
REFURBISHMENT OF SCALEGILL HALL, CONVERSION OF A BARN TO TWO
DWELLINGS AND OUTLINE PLANNING PERMISSION FOR RESIDENTIAL
DEVELOPMENT WITH ALL MATTERS RESERVED EXCEPT ACCESS
SCALEGILL HALL FARM, SCALEGILL ROAD, MOOR ROW**

Thank you for consulting me on the above two applications.

Scalegill Hall and its attached barn are a designated heritage asset, being listed grade II. I do not wish to provide detailed comments on suitability of the scheme's impact on the designated assets as I defer to any forthcoming advice from Sammy your conservation adviser. I do consider however, that the proposed refurbishment of the Hall and the conversion of the attached barn will affect the character and appearance of the buildings and so I advise that, in the event planning consent is granted, they are recorded in advance of construction work commencing. This recording should be in accordance with a Level 2 Survey as described by Historic England's document *Understanding Historic Buildings A Guide to Good Recording Practice*, 2016.

The proposal also involves the conversion of a traditional farm building. This is a bank barn, a building type which is distinctive to the county, and it probably dates to the 18th century. The barn retains many original features and is a good, and increasingly rare and complete, example of vernacular architecture and is considered to be a non-designated heritage asset. While I support the principle of the barn's conversion, it's historic fabric will also be impacted upon. So, I advise

that, in the event planning consent is granted, the barn is recorded in advance of conversion work commencing. This recording should be in accordance with a Level 2 Survey as described by Historic England's document *Understanding Historic Buildings A Guide to Good Recording Practice*, 2016.

The scheme also proposes the demolition of three ruined outbuildings located between the Hall and the bank barn. The listed building description for the Hall refers to a 1615 date stone in a ruined outbuilding, which is assumed to be one of these structures. I advise that, in the event planning consent is granted, these three outbuildings are recorded in advance of demolition. This recording should be in accordance with a photographic record, as described by Historic England's document *Understanding Historic Buildings A Guide to Good Recording Practice*, 2016.

I recommend that the recording of the historic buildings and structures on the site can be secured by attaching a condition to any planning consent and I suggest the following form of words:

Prior to the commencement of the permitted development, Scalegill Hall, its attached barn, the traditional bank barn, and the three ruined outbuildings located between the Hall and bank barn shall be recorded in accordance with a written scheme of investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority. Once approved, the scheme shall be implemented and comprise: a Level 2 Survey, as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016, of Scalegill Hall, the attached barn and the bank barn; and a photographic record, as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016, of the three ruined outbuildings located between the Hall and bank barn. Within 2 months of the commencement of construction works a digital copy of the resultant report shall be furnished to the Local Planning Authority.

Reason: to ensure that a permanent record is made of the buildings and structures of architectural and historical interest prior to their alteration and demolition as part of the proposed development.

Furthermore, I recommend that measures should be taken to identify whether the 1615 date stone survives within the ruined outbuildings (including vegetation removal where necessary) prior to the determination of the application. The date stone (if it still exists) would contribute to the architectural and historical significance of Scalegill Hall and I advise that, if it is present, it should be retained as part of any redevelopment of the site.

Finally, I confirm that I do not consider the proposed construction of the new residential development raises any significant archaeological issues.

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

Yours sincerely,

Jeremy Parsons
Historic Environment Officer