



## Heritage Statement

Moresby Hall, Moresby, Whitehaven. CA28 6PJ

Reference No. 2511

April 2026

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## 1.0 Introduction

This Statement has been prepared in support of a hybrid application for planning permission and an application for listed building consent at Moresby Hall, Moresby, Whithaven. The hybrid application is seeking full permission for the conversion of a barn and staff cottage to provide three holiday lets, and outline permission for enabling development comprising the demolition and clearance of dilapidated former agricultural structures and the erection of five dwellings including associated infrastructure and reinstatement of a vehicular access. The listed building consent application relates to alterations to the top floor accommodation and the selective installation of secondary glazing at the Hall; and the proposed conversion of the barn and staff cottage to three holiday lets.

Moresby Hall is a grade I listed building with associated grade II structures used as a boutique hotel currently with 13 useable bedrooms, a restaurant, conference centre and a licenced wedding venue.

The National Planning Policy Framework (NPPF) explains that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be attributed. This being irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 219 of the NPPF states that *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*

The Glossary of the NPPF defines significance as:

*“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also its setting.”* [Emphasis added]

The Statement follows the good practice advice and guidance set out by Historic England in Historic England's Good Practice Advice Notes, and the framework set out in Tables 1 and 2 below of the *“Guidance on Heritage Impact Assessments for Cultural World Heritage Properties”* issued by ICOMOS (2011).

**Table 1: An approach for assessing impact upon heritage value**

<b>IMPACT GRADING</b>	<b>Archaeological attributes</b>	<b>Built heritage or Historic Urban Landscape attributes</b>	<b>Historic landscape attributes</b>	<b>Intangible Cultural Heritage attributes or Associations</b>
<b>MAJOR</b>	<p>Changes to attributes that convey OUV of WH properties.</p> <p>Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered.</p>	<p>Change to key historic building elements that contribute to OUV such that the resource is totally altered.</p> <p>Comprehensive changes to the setting.</p>	<p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss.</p>	<p>Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
<b>MODERATE</b>	<p>Changes to many key archaeological materials, such that the resource is clearly modified.</p> <p>Considerable changes to setting that affect the character of the asset.</p>	<p>Changes to many key historic building elements, such that the resource is significantly modified.</p> <p>Changes to the setting of an historic building, such that it is significantly modified</p>	<p>Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; Considerable changes to use or access; resulting in moderate changes to historic landscape character.</p>	<p>Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
<b>MINOR</b>	<p>Changes to key archaeological materials, such that the resource is slightly altered</p> <p>Slight changes to setting.</p>	<p>Change to key historic building elements, such that the asset is slightly different</p> <p>Change to setting of an historic building, such that it is noticeably changed.</p>	<p>Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.</p>	<p>Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
<b>NEGLIGIBLE</b>	<p>Very minor changes to key archaeological materials, or setting</p>	<p>Slight changes to historic building elements or setting that hardly affect it</p>	<p>Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.</p>	<p>Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
<b>NO CHANGE</b>	<p>No change.</p>	<p>No change to fabric or setting.</p>	<p>No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.</p>	<p>No change</p>

**Table 2: For use when considering impact upon significance in relation to other heritage assets or attributes (not World Heritage Sites)**

Value of Other Heritage Assets	SCALE & SEVERITY OF CHANGE/IMPACT				
	No change	Negligible change	Minor change	Moderate change	Major change
	SIGNIFICANCE OF EFFECT OR OVERALL IMPACT (ADVERSE OR BENEFICIAL)				
VERY HIGH	Neutral	Slight	Moderate/large	Large/very large	Very large
HIGH	Neutral	Slight	Moderate/Slight	Moderate/ Large	Large/very large
MEDIUM	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/large
LOW	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/moderate
NEGLIGIBLE	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

## 2.0 Background Information

Moresby Hall and associated outbuildings are located on the eastern side of the C4001 road leading to Lowca, circa 200m to the north of the junction with the A595.

The site lies within a historic landscape that includes the Church of St Bridget, a chancel arch and the site of the Roman fort of Gabrosentum. The northern part of the Hall's curtilage contains former agricultural ranges and later structures, several of which are in a poor condition. Retaining walls run broadly north–south along the western edge of the yard. Ground levels within the yard are lower than the public road to the west. A row of cottages situated to the west of the Hall is in separate ownership.

Since acquiring the Hall in July 2023, and having carried out initial improvements, it has become apparent to the owners that more extensive repairs need to take place combined with the provision of additional lettable rooms, specifically:

- the need for more comprehensive roof repairs involving the matching replacement of damaged slates, battens and associated membranes with the roof laid to match the existing;
- the need to insulate the roof using wood wool or sheep's wool;
- the need for refurbishment of the existing windows;
- the need for repairs to the stone window surrounds caused by "rust jacking" including localised stone replacement;
- the need for repairs to the external mortar where stone has receded;
- the need for repairs/stabilisation to internal crumbling stonework;
- the need to remove the existing display kitchen and replacement with new commercial kitchen fittings and upgrade orangery;
- the need for remedial repairs and refurbishment of the attic guest rooms to make suitable for family accommodation;
- the need for remedial repairs and conversion of the outbuildings (barn and staff cottage) to provide guest accommodation;
- the need to install partial and selective secondary glazing to windows; and
- the phased repairs regarding the replacement of the existing cement render using hand tools and a lime based render.



© Google Earth

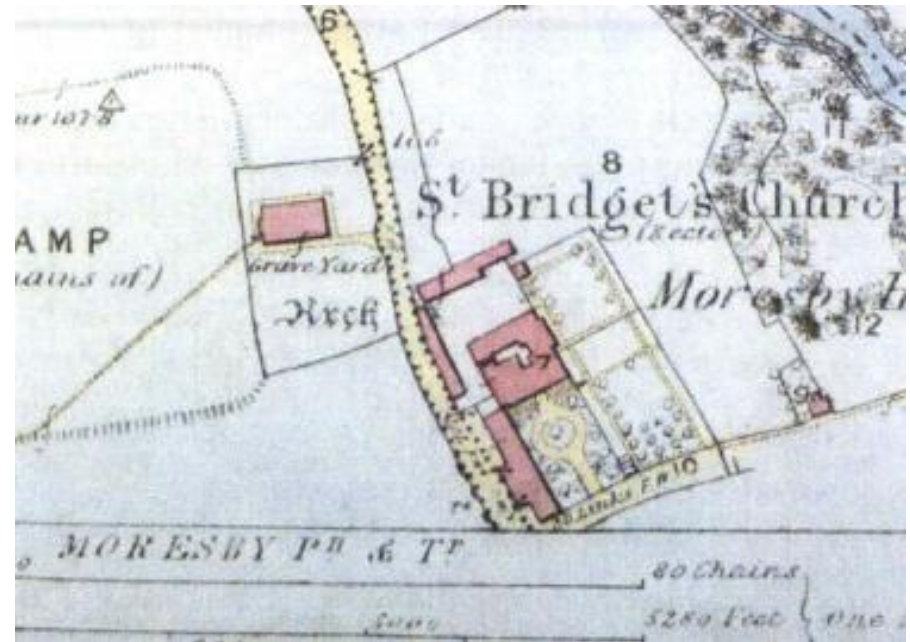


Moresby Hall

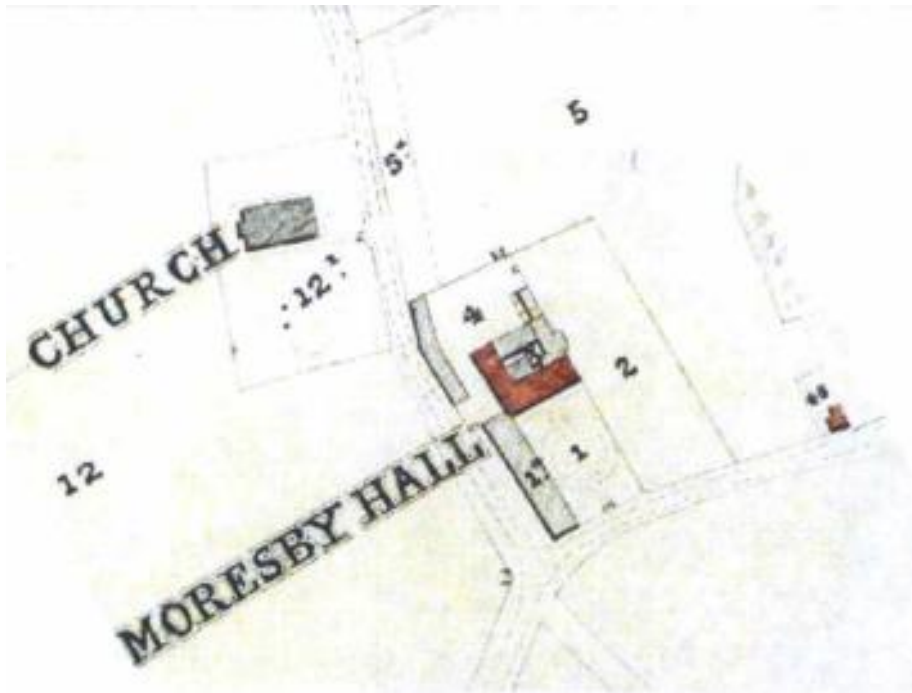
Collectively, by conserving the existing structures, the intention is also to make the business substantial enough to be viable and thus also ensure the long-term future of the Hall.

Through their membership of the Listed Building Owners Club the owners have investigated additional funding for the proposed works (such as through Heritage England and Rural England Prosperity Fund) but without success.

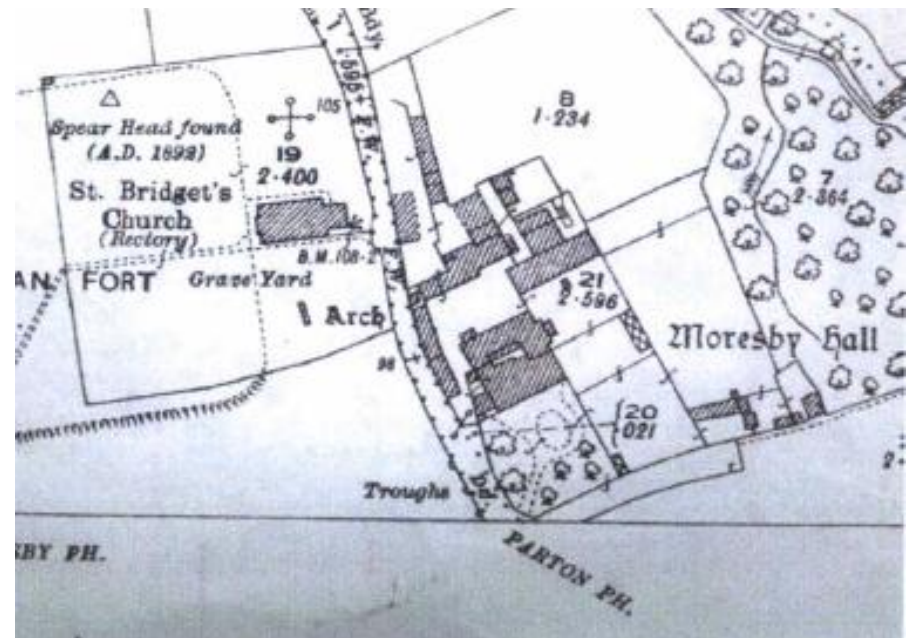
In the absence of any external funding in the foreseeable future to support the proposed investment strategy, the owners are having to consider the disposal of the site previously the subject of application numbers 4/18/2242/OF1 and 4/18/2243/OL1 but with the benefit of a planning permission for an alternative scheme involving the erection of five dwellings.



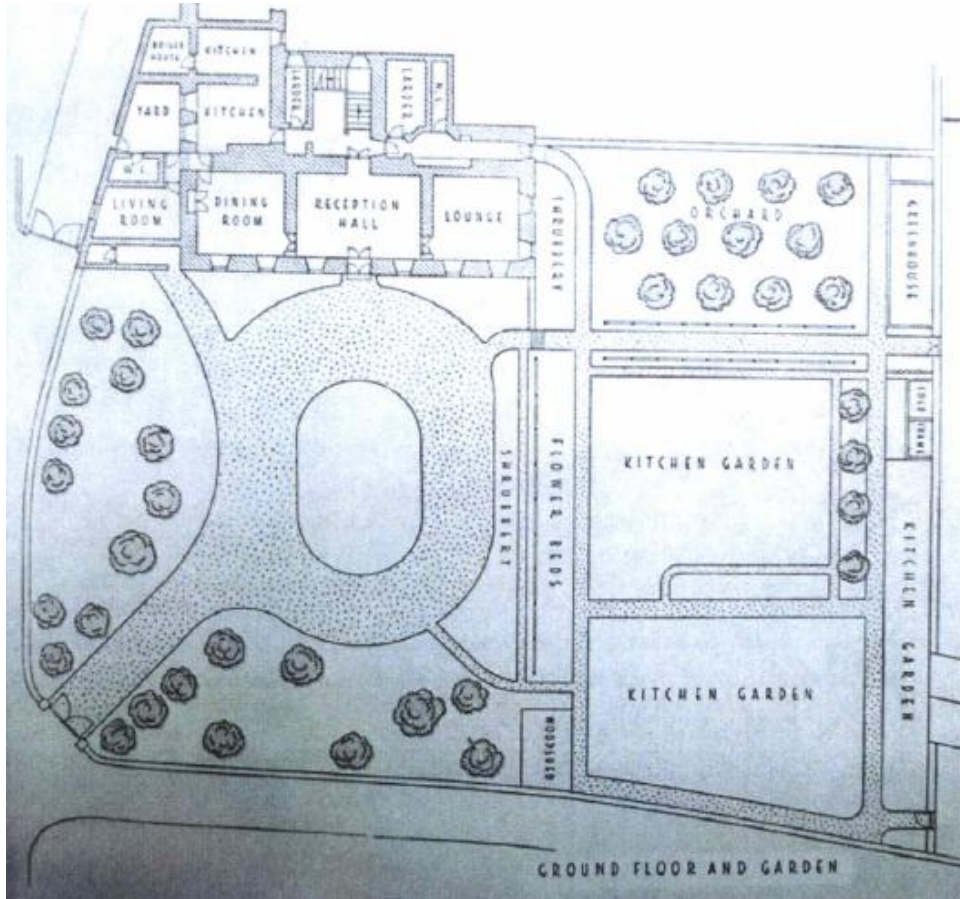
Ordnance Survey Map circa 1865



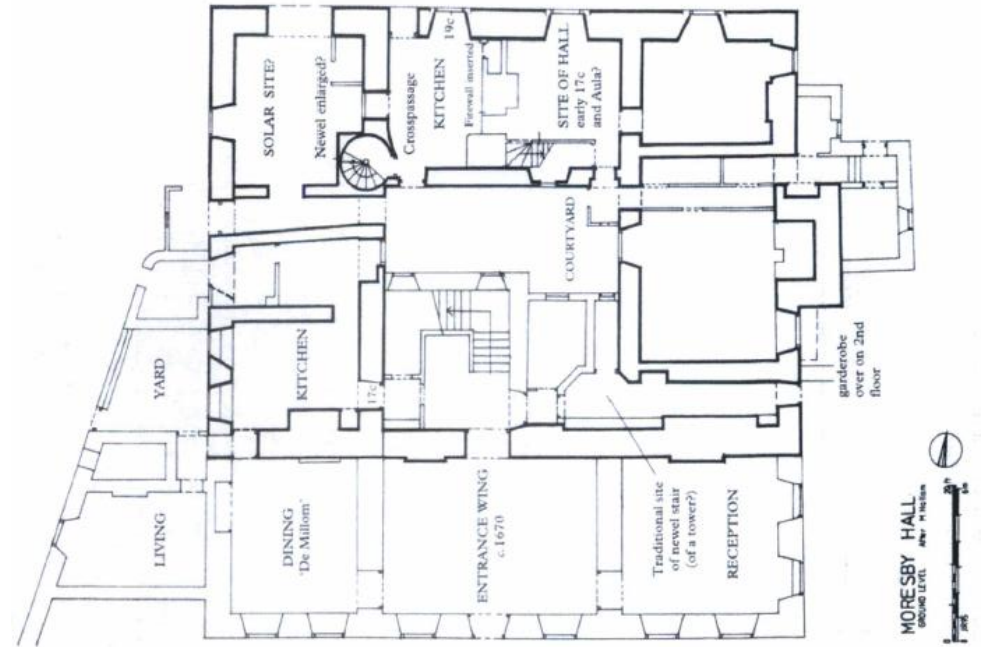
Plan of the Parish of Moresby 1838



Ordnance Survey Map 1925



Garden Plan circa 1949 (High Duty Alloys Ltd)



Floor Plan Showing Historical Development of Moresby Hall  
(D Perriam & J Robinson, "The Medieval Fortified Buildings of Cumbria", 1998)

### 3.0 Heritage Assets

The designated heritage assets comprise: Moresby Hall (grade I); the entrance walls and gate piers to Moresby Hall (grade II); and the single storey former farm outbuilding to the north of the farmhouse (grade II).

Within the vicinity of the site, heritage assets also include: the Church of St Bridget (grade II); the Chancel Arch south of the Church of St Bridget (grade II); Britton's Tomb to the south of the Chancel (Grade II); the site of the Roman Fort of Gabrosentum; and part of the designated Hadrian's Wall World Heritage site/Scheduled Ancient Monument.

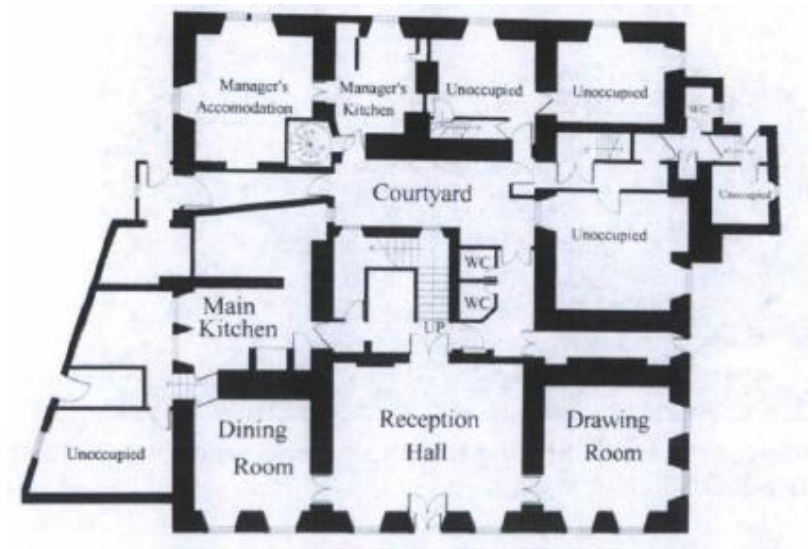
It is understood that the row of cottages along the C4001 date from between 1751-1838; a barn, cart store and workshop date between 1838-1856; a single storey building is dated 1884; and the ruinous Dutch barn between 1899-1925.



List Entry: Moresby Hall (Grade I)

*Large house. Overall courtyard plan. Date and development. 3 main building phases.*

- (i) *Late medieval, built for the Moresby family which died out in the male line in 1499, and possibly incorporating a tower to the NW with a hall range attached to the E. There is insufficient evidence to reconstruct the medieval plan.*
- (ii) *Late C16/early C17, built for the Fletcher family who bought the estate in 1576; this phase involved a radical remodelling of the older house with associated refenestration and re-roofing, and the principal dating features are the double-chamfered windows under hood moulds. The house had definitely assumed a courtyard plan by this phase.*
- (iii) *Late C17 (c.1670-90), the remodelling of the S range (heightened and re-fronted with rusticated ashlar), again for the Fletcher family possibly to designs by William Thackeray or Edward Addison.*



Ground Floor Plan circa 1996

C18 and C19 modifications. Materials. Almost all concealed by rendering, but mainly either random rubble or sneaked ashlar sandstone; graduated slate gable-end roofs. Exterior: S elevation (phase 3). Symmetrical 7 bay front, 2½ storeys, rusticated throughout. Cornice carries blocking course with pilasters.

Central studded door in round headed rusticated surround with Fletcher coat of arms in open segmental pediment supported by pilasters which are 'crossed by bands, tied, as it were, to them by lozenge shaped nails', an unusual motif found also at Catterlen hall, newton Reigny, Cumbria.

All windows of 2-light with diamond leaded panes, with stone mullions and architraves; ground floor windows have single transoms; 1st floor windows (to be piano nobile) have 2 transoms and pediments (alternately triangular and segmental) with a more ornate surround with brackets to the central window which stands on the doorway pediment. E. elevation (phases 2 and 3).

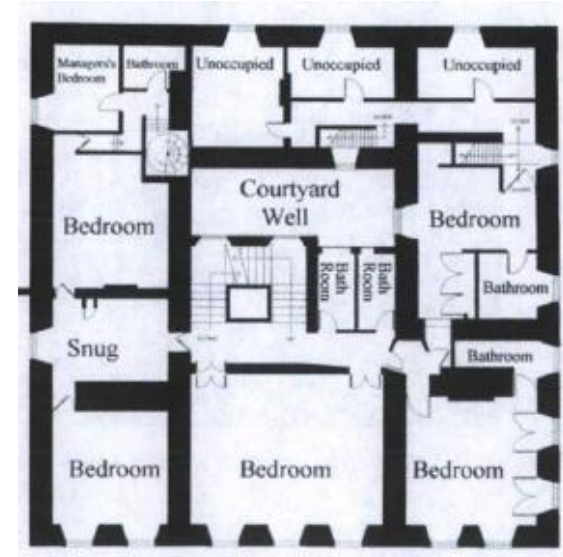
The gable ends of the N and S ranges flank the kitchen range which has a much lower roof line; dominating the elevation is the massive random rubble external kitchen stack with 4 pairs of set-offs and a small (later) brick shaft.

S range E end, symmetrical, 2 windows to 1st and 2nd floors (blocked, see interior) and one to upper (attic) storey all of a date with the S front windows, and identical in size to them, but without the pediment.

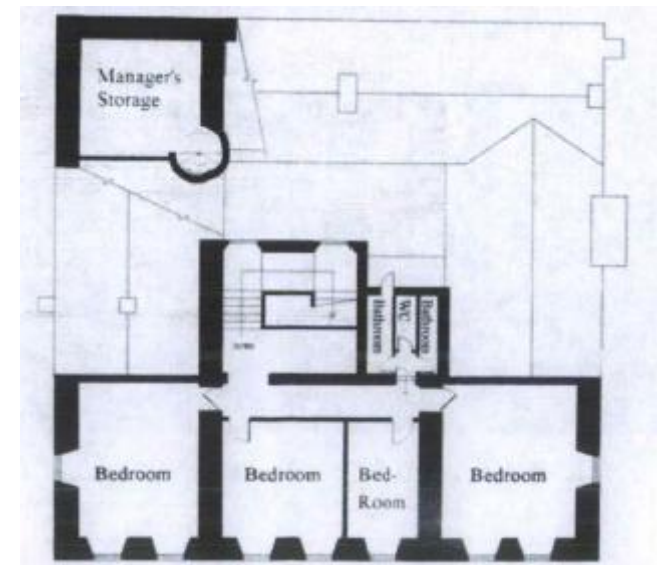
Straddling the line between front and kitchen ranges is a small 2-light 1st floor window with double-chamfered surround and diamond leading (and which, being phase 2, establishes that the C16/17 house was a courtyard plan: see internal newel in addition).

Other windows scattered; 2 with C19 2-pane sashes, another single-light window with C18 12-pane metal casement and lift-off hinges.

E end of N range (with C19 internal stack) has corbelled projecting garderobe serving the upper storey, its roof flush with the N. slope of the main roof. Blocked 4-light 1st floor window, with stone mullions and single transom under a hoodmould (phase 2). Ground-floor sash window.



First Floor Plan circa 1996



Second Floor Plan circa 1996

Attached outbuildings of no special interest. N. elevation (phases 1 and 2, re-fenestrated C19). 3 window range (2-pane sashes with plain surrounds) might mark the site of the original hall range much modified in the C16/17 (see courtyard). Doorway to right gives into through passage; large ridge stack (brick shaft, stone below). The right-hand element in this elevation now forms the gable end of the W. range (with internal end stack, coped gable with kneelers, garage entrance). It is highly likely that this part of the house (i.e. the NW corner) incorporates a medieval pele tower served by a still surviving newel in the SE angle. W. elevation (all phases). The former pele and W. range all under the same roof with ridge stack. Irregular fenestration; phase 2 marked by one small ground-floor window with chamfered surround and modern 2-light casement, and a 1st floor hood mould, originally for a 3-light window but now with a C19 4-pane sash. Other C19 sash windows. 2 phase 3 windows, both of 2-lights with diamond leading, one to the 1st floor (with transom), the other to light S range attic.

Attached outbuildings and external boiler stacks of no interest. Courtyard elevations. Considerable evidence of the phase 2 building survives on the courtyard elevations of all but the S range where later building (including the rear stacks and stair turret from phase 3) obscures early features. The render probably conceals much of interest. The S face of the N range contains more visible work: doorway to cross-passage with chamfered jambs, and depressed arch (C19 planked door); this is connected with 2 3-light double chamfered windows by a continuous string course that forms the window hood moulds. All but one of the original lights are blocked but several mullions may be hidden beneath the render. 1st floor with 2 large 4-light windows with transom and continuous string course/hoodmould. Mostly blocked except for one C20 insertion. Another small window to upper half-storey remains of similar windows to E and W elevations. One unadorned slit window lights pele tower newel and is probably medieval.

Interior. With the exception of the S range, very little early work survives or is visible although much is probably concealed. Of the medieval work (other than undetailed masonry) only the newel of the pele is visible rising from ground to attic. There is evidence suggestive of a second newel to the inner SE angle of the building.

The pele was re-roofed along with the W range in the second phase (2 bays visible, tie beam, collar, staggered purlins, pegged throughout). Blocked C16/17 window in attic N wall. Other roofs not inspected; that to the N range could be of great interest.



Aerial Image (circa 1970s)

*The great kitchen fireplace (E range) was apparently gutted in c.1855. The best internal features are to be found in the principal (S) range. Ground floor: each of the 3 rooms with stone fireplaces with bolection moulded surrounds; intersecting ceiling beams, plastered over to the right-hand room, otherwise roughly chamfered or plain; internal panelled shutters. Good stair (central, rear turret); open well, moulded rail, panelled newels, inverted dumb bell balusters; it looks right for the late C17. The principal rooms are on the 1st floor, and the details in the main later, C18; bolection moulded fireplaces; end panelled cupboards occupying position of windows; the 3 main rooms connected by doorways with moulded shouldered architraves.*



*Aerial Image (2016 - skydronauts.uk)*

List Entry: Entrance Walls & Gate Piers to Moresby Hall (grade II)

*Wall and gate piers, probably late C17. Sneaked rubble wall, with triangular coping, c6 ft high. Rusticated gate piers, square in plan c8 ft high, with domical tops to corniced caps.*



*Entrance Walls & Gate Piers to Moresby Hall*

List Entry: Farm Outbuilding North Of Moresby Hall (grade II)

*Farm outbuilding. Late C18, with late C20 re-roofing. Sneaked sandstone, with ashlar dressings and a slate roof laid to diminishing courses. Plain gables. 2 storeys to south, (farmyard/Moresby Hall side); 2 entrances under plain sandstone lintels, with window between. No windows above; 3 slit ventilators under eaves. Rear( via a ramp from field level); 2 doors similarly detailed, one ventilator slit. Internal wall of stone; roof with tie beam, through purlins and ridge piece. A good example of the uncomplicated vernacular building traditions of the area which makes an important contribution to the setting of the adjacent Moresby Hall. Listed for group value.*



Drone photographs (2016 - skydronauts.uk)

List Entry: Church of St Bridget (grade II)

*Parish Church, on site of Roman Fort, replaced mid C12 church. Built 1822 by G. Crawford. Chancel added 1885 by J. Bintley (Kendal) in similar style; interior refurbished at same time.*

*Ashlar on moulded plinth with corner pilasters, eaves band, and cornice; sill band to chancel. Blocking course to graduated slate roofs; stone copings and kneelers. Tower has parapet with obelisk finials to corners. 4-bay nave with integral 3-stage west tower; 2-bay chancel.*

*Symmetrical west front with central plank door and semicircular fanlight on ground floor of tower; vestry to left, baptistry to right. 2 rows of windows to nave, all round-headed. Chancel has 2 tall windows to either side and Venetian window to east end. Dragons to rainwater heads; decorative down-pipes.*

*Interior: Porch with stairs up to 1885 western gallery which is supported on cast-iron columns with Gothic traceried spandrels. Semicircular chancel arch carried on Ionic responds; text board to either side. Late C19/early C20 stained glass to lower windows by Heaton, Butler, & Bayne (London). 1902 panelled reredos. 1885 square wooden pulpit by Simpson & Rich; decoratively carved with painted panels. Late C19 octagonal marble font in baptistry; font from medieval church (stone, with octagonal bowl) outside vestry. Pedimented marble memorial slab in baptistry, 1843 for Mary Ann Steward, shows profile.*



Google Street View Image showing relationship of Church to Moresby Hall



Church of St Bridget

List Entry: Britton's Tomb (grade II)

*Table tomb. Inscribed and dated in Roman lettering: SEPTEMBER 17 1663 (or 8) for William and Thomas Brittons (father and son) who were lost at sea on the same ship. Sandstone blocks supporting flat top.*



Britton's Tomb

List Entry: Chancel Arch (grade II)

*G.V. II Chancel arch from medieval church. Probably C13. Coursed, squared rubble buttressing pointed arch of 2 chamfered orders carried on responds with polygonal capitals. Brass plate to south side records burials of various members of Fletcher family nearby. Tombstones fastened to arch; that to William Graham (1755) on south end ornately carved with broken pediment and foliate swags.*



Aerial Photograph of the Church, Cemetery, the Chancel Arch and Moresby Hall (2016 - skydronauts.uk)

#### 4.0 Description of Proposal

The hybrid planning application comprises two parts:

- a) a full planning application for the conversion of the barn and staff cottage to provide three holiday let units to revise the scheme previously approved under application numbers 4/18/2242/0F1 and 4/18/2243/0L1; and
- b) an outline application for enabling development comprising the demolition and clearance of dilapidated former agricultural structures and the erection of five dwellings including associated infrastructure and reinstatement of a vehicular access.

In relation to a), the scheme approved under 4/18/2242/0F1 and 4/18/2243/0L1 involved the retention of the existing laundry; conversion of the ground floor of the barn from a workshop to a holiday let unit; the conversion of the first floor store above the workshop to a let unit; the retention of the ground floor staff “cottage”; and two let bedrooms on the first floor of the staff cottage.

By way of comparison, the current proposal involves retaining the workshop and laundry but with three self-contained holiday let units utilising the first floor store and both floors of the staff cottage.

In relation to b), the proposed five new build dwellings are located on the land immediately to the north of the existing barns and the site of the 12 holiday lets previously approved under 4/18/2242/0F1 and 4/18/2243/0L1. The proposal involves the reinstatement of the vehicular access that served the agricultural buildings. The dwellings have been split into two semi-detached units and a terrace of three units.

The application for listed building consent concerns the installation of quality internal secondary glazing to some windows, alterations to the second floor to provide family suitable accommodation, as well as the conversion of the barn and staff cottage to provide three holiday lets for the hotel.

## 5.0 Assessment

Historic England's "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3" advocates a staged approach to the assessment of setting, namely:

**Step 1** Identify which heritage assets and their settings are affected.

**Step 2** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

**Step 3** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

**Step 4** Explore ways to maximise enhancement and avoid or minimise harm.

**Step 5** Make and document the decision and monitor outcomes.

When assessing the impact on the setting of both, and with reference to Historic England's "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3" (GPA3), three things must be established:

- the proportion of the significance of the asset that derives from its physical presence and the proportion that derives from setting;
- the elements of the setting of the asset that contribute to its significance;
- whether a proposed development would result in some loss of that significance which an asset derives from setting, and how this level of harm might best be articulated considering the whole significance of the asset.

### *Moresby Hall*

Nikolaus Pevsner "The Buildings of England: Cumberland and Westmorland" (1967) described Moresby Hall as:

*"An eminently interesting building with a splendid façade of c.1690-1700. It is all rusticated, as if it were in Bohemia."* (p.164)

In the updated version of "The Buildings of England: Cumbria Cumberland, Westmorland and Furness (2010) Matthew Hyde and Nikolaus Pevsner depict Moresby and the Hall thus:

*"...the Baroque hall in its hollow, the blocky church above, and the bare promontory squared off for a Roman fort make a memorable picture."* (p.530)

*"The splendid façade, built for William Fletcher c. 1670, is rusticated all over, as if it were in Bohemia. The centre is emphasized but the ends run off into space, with the rustication creating a ragged edge. Seven bays and three storeys, faced in alternating bands of 'headers' and 'stretchers', like English-bond brickwork. The fashion seems to have emanated from Bishop Auckland, brought here by William Thackery and his partner and carpenter James Swingler. The doorway has pilasters crossed by hands, fixed to them, as it were, by lozenge-shaped nails (cf. Catterlen Hall at Newton Reigny) and a broken segmental pediment. Nicholas Cooper derives this from a design of 1631 by Henryk de Keyser, whose grandson worked at Auckland....."*

*Behind is an older house, U-shaped, with a massive stack at the N end, mullioned-and-transomed windows, and the V-arched door lintels characteristic of the 1550s.... In the middle, between the two components, is a tiny dark courtyard, almost filled by the 1670 stair-tower and a glazed passage linking the C16 parts.” (p.531)*

At the time of processing applications 4/18/2242/0F1 and 4/18/2243/0L1, Historic England described Moresby Hall as being one of the most notable and distinctive early classical houses in the North West. The available records indicate that the associated walled gardens date from the 17<sup>th</sup> century and the grade II listed outbuilding date from the late 18<sup>th</sup> and 19<sup>th</sup> century. The gardens may also contain archaeology from earlier settlements.

Based on the foregoing, Moresby Hall evidences several principal phases: its medieval origins; the substantial late sixteenth/early seventeenth-century rebuilding that established the courtyard form; and the late seventeenth-century remodelling, including the high-status south elevation. Curtilage and nearby buildings chart the agricultural development of the estate between the eighteenth and early twentieth centuries, including the former Dutch barn, a two-storey workshop/barn and the other stores and sheds.

Architecturally, Moresby Hall is of exceptional national importance for its multi-phase fabric and distinguished late seventeenth-century south front. The associated agricultural ranges, although altered and in places deteriorated, contribute to the understanding of the estate’s historic functioning and the relationship between principal and ancillary buildings.

The site lies within an area of known archaeological interest due to proximity to the Roman fort and the medieval church. Where ground disturbance is required, archaeological monitoring can be secured by condition.

The Hall and its grounds form part of a well-known local historic place contributing to the cultural identity and visitor economy of the area.

The contribution of setting to significance derives from the relationship between the principal house and its ancillary buildings, the containment provided by boundary walls and the rising land to the west, and the wider historic context provided by St. Bridget’s Church and the Roman fort of Gabrosentum.

When assessing the effects of the proposed development, it is evident that the work to the second floor of the Hall has sought to retain the existing layout as much as possible. In so doing, the floor plan remains legible, and retains as much as possible of the original fabric and architectural details. The modest intervention, within the whole scheme of renovation and repair, is considered to be offset by the positive benefit which will come from the effective use of the second floor of the Hall and the hotel being able to offer needed family accommodation. This being part of the overall strategy of securing the continued use and maintenance of the building.

In relation to the proposed secondary glazing, the intention is for it to be installed so that it can be removed without damaging the original structure of the windows. It is of a design that uses slim-line colour matched frames aligned with the existing mullions/transoms. The secondary glazing is to be fixed into the window reveal rather than the historic frames themselves.

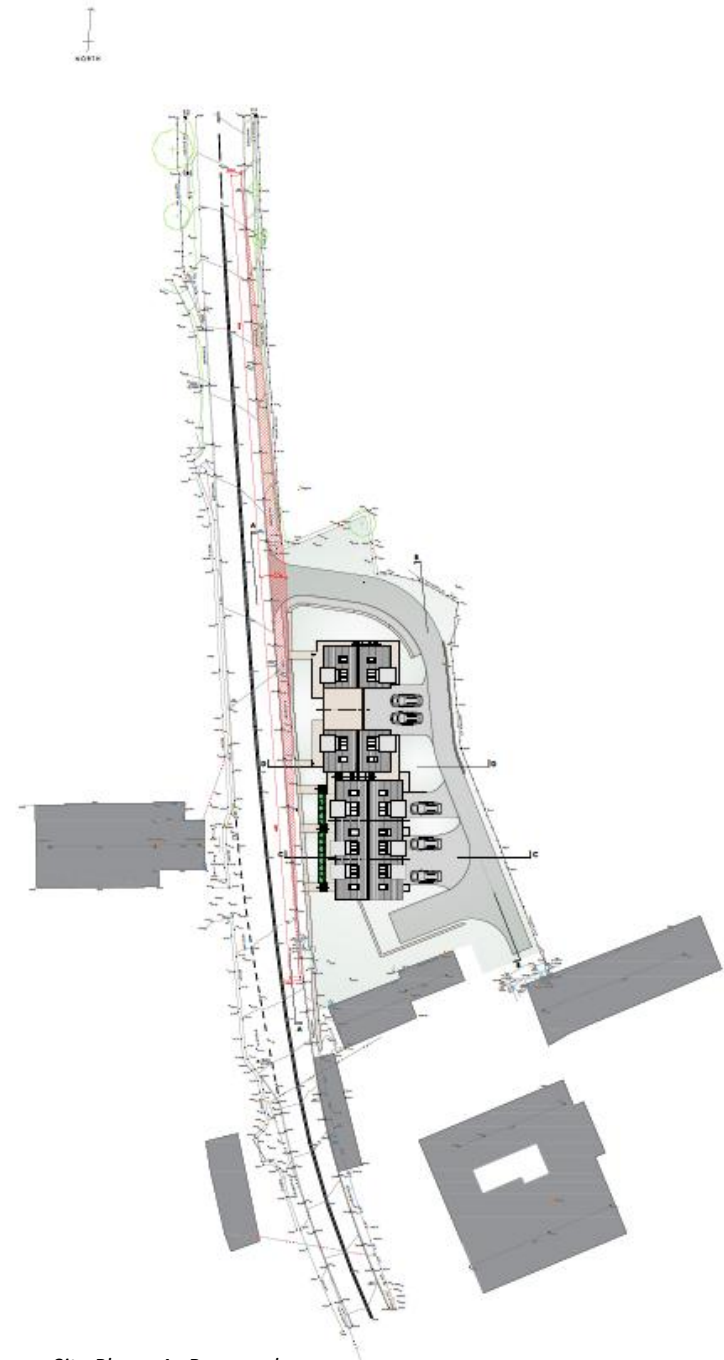
The proposed secondary glazing having the benefits of not being visible from the exterior of the Hall and not lead to any loss of architectural features. It will improve the thermal performance of the windows whilst retaining their single glazed character and appearance. The two sets of glazing would be clearly separate and legible and not cause harm to the significance of the listed building. The enhanced thermal performance will improve the internal living environment to the benefit of ensuring the long-term use of the building.

In relation to the conversion of the outbuildings (barn and staff cottage), the proposal involves minimal exterior work and utilises existing features. As a result, the proposal will retain the existing character of the buildings and not have a detrimental impact on either the courtyard or setting of the Hall. The views of the buildings from outside the site will remain unchanged.

The proposed dwellings involve the lowering and part removal of the walls of a derelict two-storey barn and the removal of the remnants of former agricultural structures such as the remaining columns of a collapsed Dutch barn. The works to the ruinous two-storey barn enables the provision of a required turning head within the site layout. The works to the derelict barn being viewed in the context of the retention, through conversion, of the remaining outbuildings.

Although in outline, illustrative plans show the potential for a contemporary design using a terrace of three dwellings (plots 1-3) and two dwellings linked by garages (plots 4 and 5). All the proposed dwellings presenting two storey frontages to the C4001 road with, because of the drop in levels, plots 1-3 having a lower ground floor with each incorporating a garage.

As former farm buildings part of the landholding, the site of the proposed dwellings contributed to the heritage significance of the Hall through historic illustrative interest. The proposed residential development will result in a change of character of this element from an agricultural use to residential, and this comprises less than substantial harm to the heritage significance of the Hall.



*Site Plan – As Proposed*

*St. Bridget's Church/Chancel Arch/Britton's Tomb*

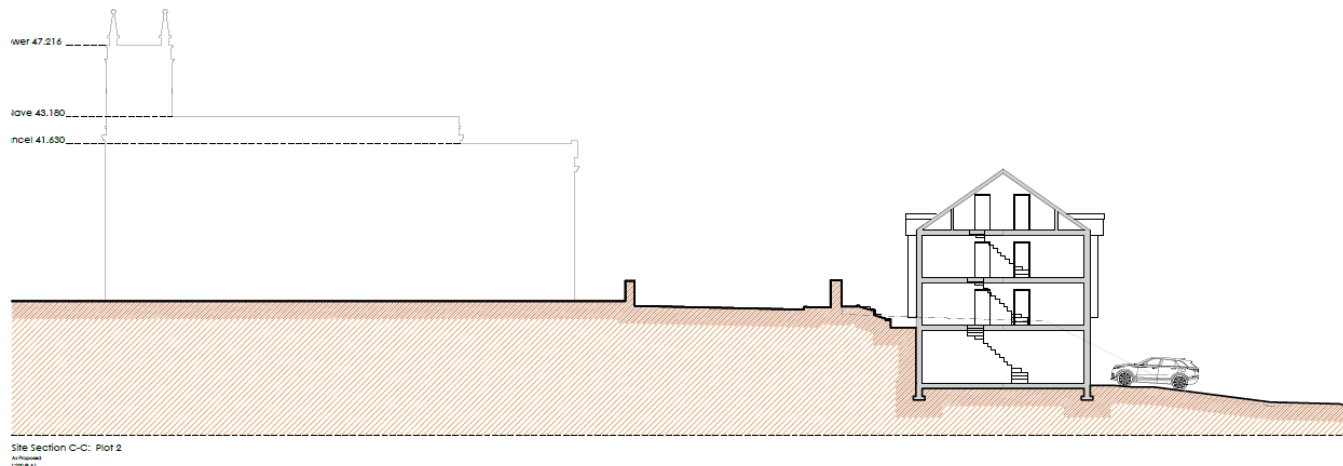
In the case of St. Bridget's Church, its special interest and significance is largely derived from its historic and architectural interest. Important contributors in these regards are its age, its dominant presence within its grounds, its surviving historic fabric and its use. The buildings' special interest and significance are also derived, in part, from its setting. The grounds and graveyard of the church have an historic, visual and functional connection with the heritage asset. It is from here that the asset is best appreciated, surrounded by countryside. The immediate setting contributes to the asset's special interest and significance.

By reason of the elevated position of the Church, there is a level of intervisibility between it and the surrounding area. The wider underdeveloped rural setting allows an appreciation of the historic interrelationship between the Church and surrounding rural community. This wider setting contributes positively to the asset's special interest and significance.

The height of the proposed dwellings will be perceptible when seen in the context of the neighbouring buildings built into the bank at the Hall when viewed from the highway. The presence of the proposed dwellings will also have an impact on the rural setting of the Church.

In mitigation, the proposed housing (whilst visible) should not result in visual dominance i.e. overwhelm either the Hall or Church, will retain historical approaches to and from the Church; and not encroach into the curtilage of either the Hall or Church.

This is in the context that the proposed housing is the subject of the outline application and, therefore, the final design of which can be subject of control at the reserved matters stage.



*Site Section C-C - As Proposed*

### *Roman Fort of Gabrosentum/Hadrian's Wall World Heritage site/Scheduled Ancient Monument*

It is recognised that the site has potential buried archaeological assets concerning the Roman fort of Gabrosentum and its associated civilian settlement which could be disturbed. As per the previous permission granted under application 4/18/2242/Of1, this can be addressed by the imposition of a pre-commencement condition requiring the implementation of a programme of archaeological works and recording where necessary.

Views of the proposed residential development from the site of the Roman Fort of Gabrosentum; and part of the designated Hadrian's Wall World Heritage site/Scheduled Ancient Monument would be restricted because of the presence of St. Bridget's Church. It is considered that the proposed residential development would not materially harm the ability to appreciate and understand Roman military planning.

## **6.0 Conclusion**

When assessing the effects of the proposed development with reference to Tables 1 and 2 of the *"Guidance on Heritage Impact Assessments for Cultural World Heritage Properties"* issued by ICOMOS (2011), it is considered that the impact of the proposed work to the second floor and installation of secondary glazing to the Hall to fall within the "negligible/minor" extent of less than substantial harm.

In relation to the conversion of the outbuildings (barn and staff cottage), this element of the proposal will lead to slight changes to historic building elements or the setting that hardly affect those assets. On the basis that Moresby Hall has a very high value, such a negligible change can be considered to lead to a "slight" effect on its significance within the less than substantial spectrum of harm.

In relation to the new build dwellings, inclusive of the works to the derelict barn, the impact on the Hall is considered to be "moderate" within the less than substantial category of harm.

For St. Bridget's Church and the Chancel Arch, the main issue revolves around the impact of the proposed dwellings on the existing rural setting. This impact is considered to also fall within the moderate scale of less than substantial harm.