

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: Prior Notification of Proposed Demolition of cattle shed; Dutch barn; stone barn; piggery; house; outbuilding

Address: New House Farm, Drigg

Reference: 4/24/2008/OF1

Date: 29/01/24

Description: New House farm is a characterful and attractive farmstead, apparently dating from the 19th century.

Assessment:

- As before, I object to the wholesale loss of this farmstead.
- I concede that there are some repair needs, however I do not believe that they are insurmountable, or would fail to be worth the investment considering the heritage value of these buildings.
- The site is a coherent example of a 19th century farmstead cluster, and makes a positive contribution to its surroundings.
- The buildings have historic, aesthetic and communal value.
- All the buildings are being treated equally, even though, from what I have seen and read, the farmhouse is less architecturally valuable than the barn and the piggery, and the outbuilding behind the house is also slated for demolition even though it has no particular structural issues. This is not a fine-grain plan proposed on the basis of a thorough understanding of the significance of the buildings and the group (in accordance, for example, with Historic England's Farmstead Assessment Framework), but is instead blunt in its execution.
- The heritage values of these buildings appear to be treated as an externality that is not factored into the cost/benefit calculation, but there is a cost and it will be sustained both immediately and over time.
- I would question whether the NDA has mission policies that promote the stewardship of its inherited estate, and the protection of things important to the community of West Cumbria in its decision-making where it affects that community.
- If the demolition of the buildings goes ahead, I would suggest as much material as possible is retained on-site for future use as this will minimise transport carbon and ensure it is available for reuse in replacement buildings as easily as possible.



Figure 1 Beautiful and distinctive masonry at the barn, New House Farm



Figure 2 Barn at New House Farm



Figure 3 Piggery at New House Farm. This could make a wonderful house with some creativity and investment.

- Additionally, I would request the following be left undisturbed if demolition proceeds:



Figure 4 Attractive stone field boundary wall at New House Farm, Drigg

Relevant Policies and Guidance:

NPPF para. 197 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

Paragraph 203 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 206)

The former Copeland Borough Council’s Local Plan contains a number of relevant policies:

- Local Plan Policy ST1C(ii) highlights the importance of protecting, enhancing and restoring the Borough’s cultural and heritage features and their settings.
- ST1D emphasises the council’s commitment to creating and retaining quality places.
- ENV4A stresses the importance of protecting listed buildings, conservation areas and other features considered to be of historic, archaeological or cultural value.
- ENV4B outlines support for heritage-led regeneration, ensuring assets are put to appropriate, viable and sustainable uses.
- ENV4C aims to strengthen the distinctive character of settlements through high quality urban design and architecture that respect character and setting.
- DM10 emphasises the need for high quality design and quality places. Part B requires design to respond to local character at multiple scales, paying attention to plot size and arrangement, massing and scale, interstitial spaces, and materials. Part C requires the incorporation of existing features such as landscape and vernacular style.
- DM27A outlines support in principle for developments that “protect, conserve and where possible enhance the historic, cultural and architectural character of the borough’s historic sites and their settings”.

Sammy Woodford,

Conservation and Design Officer