



**BUILDINGS ARCHAEOLOGY CASEWORK TEAM**

*A National Amenity Society*

Mr Christopher Harrison  
Planning Case Officer  
Cumberland Council  
By email: [development.control3@cumberland.gov.uk](mailto:development.control3@cumberland.gov.uk)

13<sup>th</sup> May 2025

**Scalegill Hall Farm, Scalegill Road, Moor Row, CA24 3JY. Application No. 4/25/2121/0L1**

Dear Mr Harrison,

Thank you for notifying the Council for British Archaeology (CBA) about the above application. Apologies for our delay in responding with comments. Based on the information supplied with the application, we offer the following observations and advice to assist your authority in determining the application.

### **Significance**

The national importance of Scalegill Hall and its adjoining barn is established by its designation as a Grade II building (NHLE No. 1086715). The garden walls to the site are separately designated, also at Grade II (NHLE No. 1137289). The site dates from the early 17<sup>th</sup> century and is likely to have developed in phases during the intervening period. The legible phased development of vernacular sites like Scalegill Hall Farm contributes to the evidential and historical values of the site. This can be found in both historic building fabric, the internal and external plan forms of the site and relationships between groups of functional buildings. It is likely that there will be less significant features to the site, which represent the best opportunities for adaptation and change to bring the site back into use.

Those components of the application site which articulate the site's significance are in no way understood within this application. No assessment is provided of the survival of historic fabric and internal fixtures and fittings. The 'Heritage Statement' makes no reference to the barn which is included with the farmhouse in the site's listing.

### **Comments**

Whilst the CBA welcome proposals to bring Scalegill Hall Farm back into active use, the application documents fall short of the requirements set out in chapter 16 of the NPPF for conserving significance in the historic environment. The lack of detail about the existing building, the fabric which would be impacted by the proposals or consideration of the impact that proposals would have on the listed hall and barn renders the 'Heritage Statement' not fit for purpose in its failure to meet the requirements of NPPF paragraph 207. This lack of detail also compromises your LPA's ability to discharge the duties placed on you by NPPF paragraph 208 to minimise any conflict between the proposals and significance of impacted heritage assets.

The proposed development includes the demolition of redundant farm buildings. If these structures pre-date 1948 then they should be viewed as curtilage listed to the Scalegill Hall. Details of these buildings should therefore form part of this application with 'clear and convincing justification' (NPPF paragraph 213) for their demolition.

The CBA are concerned that some interventions in the 'Specification and Details' will have a harmful impact on the site's significance and lack the necessary 'clear and convincing justification' for the harm (NPPF paragraphs 212 and 213). Specifically, the replacement of the stone window surrounds with new surrounds that incorporate mullions and transoms. Retaining the existing window surrounds is preferable and creating transoms and mullions should only be done if there is clear historical precedent for them. We note the Structural Survey identifies failed structural timbers that require repair and replacement; however we do not support the introduction of steel beams into the building. The structural rigidity of steel is known to trigger the sacrificial decay of historic walls around them, which incorporate a degree of flex and movement. It is essential that any new fabric introduced into the building envelope operates with the same structural and breathable properties as the historic fabric to avoid its future sacrificial decay. Gyproc plasterboard and rockwool loft insulation are examples of incompatible materials. The use of impermeable materials could cause considerable harm over time. Suitable materials should be 'breathable'. Historic England have produced helpful guidance on [retrofitting historic buildings for thermal efficiency](#), which we advise should inform the specification for methods and materials to be used at this site.

Underfloor heating is proposed, however there is no information about the extant floor surfaces? There is potential in a C17th high status farmhouse for historic floor surfaces to be significant fabric. This needs to be assessed and understood in relation to any potential to install underfloor heating. Any fireplaces to be removed require further detail, noting that significant fabric is not restricted to only the building's earliest phase but includes its legible evolution.

## Recommendations

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The CBA believe this application lacks the sufficient understanding of the building's significance or consideration of the impacts this scheme of works on the site's significance for it to be positively determined in its current form. We therefore recommend that the application should be revised with improved detail in order to meet the requirements set out in the NPPF for managing change to listed buildings. Specifically, an assessment of those components which contribute to the significance of the site, the impacts of the proposed works on the site and how any harm to significance will be minimised and mitigated.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

Catherine Bell. MA (cons), ACIfA  
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021**.

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