

From: Thomas Whitfield <[REDACTED]>
Sent: 09 August 2023 12:14
To: Development Control
Subject: Case 4/23/2197/0L1 - Orchard Brow Barn, Haile

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Dear Christie Burns,

Thank you for notifying The Georgian Group of application 4/23/2197/0L1 to undertake a scheme of works at Grade II listed Orchard Brow Barn, Haile. The Group raises no objection in principle to the proposed change of use to residential however we register the following concerns with the proposed scheme of works.

Orchard Brow Barn is a handsome and imposing early-nineteenth-century barn in distinctive local red sandstone.

The proposals are to convert the barn to form a single residential unit as an expansion of the already converted eastern part of the building.

Advice and Recommendations.

In the interest of brevity, The Group echoes the advice and recommendations offered by the LPA Conservation and Design Officer (CDO) in their letter of 8th August 2023. We particularly emphasise the CDO's concerns regarding the use of internal wall linings, installation of a concrete floor and retention of historic fabric (notably joinery including doors etc as shutters).

Use of inappropriate materials

The Group strongly emphasise the CDO's concerns that the introducing impermeable insulated plasterboard wall linings and an impermeable concrete floor plate has the potential to cause significant harm to the historic fabric of the building by trapping moisture and forcing it into the solid walls leading to damp and deterioration of the building.

We advise that the proposed use of impermeable materials in this context fails to meet the requirements of NPPF (2021) paragraph 199. *Viz. 'When considering the impact of a proposed development 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

The Group strongly recommends that the applicant uses conservation appropriate media to avoid causing harm to the building. Specifically, we would recommend the applicant investigates the use of breathable wall linings/treatments and floor plate.

Retention of historic fabric and openings.

The Group raises concerns however that the proposals appear to block up a number of slot breathers at eaves and Lower GF levels on both east and west elevations. We advise that slot breathers such as these contribute strongly to the historic agricultural character of barns and that their loss would cause some harm to the legibility of the building. We advise that the proposal to block these openings therefore fails to meet the requirements of NPPF paragraph 199. The proposal is furthermore neither clearly nor convincingly justified and thereby also fails to meet

the requirements of NPPF paragraph 200. *Viz. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

The Group strongly recommends that the slot breathers and existing opening are retained in situ and glazed.

The Group further echoes the CDO's recommendations that the retention of the historic and distinctive red doors should be investigated. We recommend that these doors could be pinned back as shutters to preserve some of the historic agricultural character of the building.

Mitigation

The Group echoes the advice of the LPA Historic Environment Officer that the currently non-converted part of the barn should be recorded prior to commencement of works by an appropriate strategy to be agreed with the LPA CDO and HEO.

Conclusion

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

The Group registers no objection in principle to the proposed conversion of Orchard Brow barn to form residential accommodation however we register significant concerns with the proposed scheme of works. We object to the use of inappropriate materials in the proposed wall linings and floor plate. We further register concerns that it is proposed to infill all of the slot-breathers to the east and west elevations.

The Group recommends that the applicant withdraws their application and revises it to address the abovementioned concerns and those of the LPA CDO and HEO. If the applicant is unwilling to do so, listed building consent should be refused.

Yours sincerely,

Thomas Whitfield, PhD, MLitt, BA (hons)
Conservation Adviser, Northern England

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In 2022 the Georgian Group began an annual Heritage at Risk list and we are now encouraging nominations for the 2023 edition. If you have any nominations for at risk buildings, structures, or landscapes dating from the period 1700-1837 (either designated or undesignated) please send them to: atrisk@georgiangroup.org.uk with as much information as possible including photographs (deadline: 8 September). More information here: <https://georgiangroup.org.uk/2023/01/17/heritage-at-risk-2>



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