

HERITAGE STATEMENT

NOOK FARM, CLEATOR, CUMBRIA

1.0 Introduction

1.1 This Heritage Statement has been prepared on behalf of the Applicant in support of a full application for the redevelopment of Nook Farm, Cleator including a replacement farmhouse, private equestrian arena and buildings to support private equestrian use.

1.2 National Planning Policy in respect of conservation of the historic environment is set out in the National Planning Policy Framework (NPPF) and places requirements on Applicants. In determining applications, Local Planning Authority's should require an Application to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposals on their significance.

1.4 Given the above legislative and policy requirements this Heritage Statement identifies the relevant heritage assets (if any) that could be affected by the proposal. The statement considers the significance of the heritage assets proportionate to the potential impact of the proposed development.

2.0 The Relevant Heritage Assets

2.1 The NPPF describes a heritage asset as follows:

(a) as a building monument site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. This definition includes Designated Heritage Assets and assets identified by the Local Planning Authority.

Designated Heritage Assets

The NPPF confirms that Designated Heritage Assets comprise:

- (i) World Heritage Sites, Scheduled Monuments, Listed Buildings, Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

None of the above relate too or affect the Application site.

Non-Designated Heritage Assets

Historic England's Guidance in Decision Taking In Historic Environment Good Practice Note 2 (2015) advises that Non-designated Heritage Assets may include assets that have been identified in an historic environment record, in a Local Plan, through local listing or during the process of considering the application. To the best of the Applicants knowledge there is no published local list of heritage assets of local interest.

A pre-application assessment of the site prior to formulating the proposal concluded that the site was neither a Non-Designated Heritage Asset nor of heritage value. A pre-application assessment by the Council's Conservation Officer concluded that the farm cluster is considered to have some heritage value albeit at the lower end of the scale.

3.0 The Historic Development of the Application Site

3.1 In heritage terms the history of the site is relatively short. From the information available it appears that the farmhouse and stone barn were built around 1890. The barn building is of traditional stone and slate construction, and it is now in a very poor state of repair. The farmhouse is utilitarian in design; it reflects many buildings in the locality insofar as it is a simple cost-effective design of roughcast render and slate roof with minimal architectural features.

3.2 The range of modern agricultural buildings appear to have been built in an ad hoc manner throughout the 1970's and 1980's. These are of steel frame construction with steel clad walls and roof coverings and are non-traditional in appearance. The condition of the buildings is evidenced by the Photographic Schedule accompanying this application.

4.0 Impact Assessment

4.1 Impact of development on heritage assets is an important material planning consideration. Given the fact that there are no designated or non-designated heritage assets and the heritage value of the site is negligible. No weight in the planning balance can reasonably be given to the impact of development on heritage assets.

4.2 It is considered that the proposed development will make a positive contribution by significantly removing the landscape impact of the existing modern development. The removal of the large modern buildings substantially outweighs any harm. The scale and design of the proposed buildings respect the setting and character of the immediate

and wider landscape. In terms of heritage and landscape impact the proposal represents a significant enhancement.

5.0 Conclusion

5.1 The site is not a designated or non-designated heritage asset. There is no information to support the inclusion of the property on local lists or to consider the site has any historic or conservation interest. The existing buildings have very little architectural merit.

5.2 The proposal will improve the setting and significance of the site by removing the large buildings from the landscape. The proposals will not have any adverse effect on the immediate or wider setting. The change resulting from the proposals will be positive and no material harm can be identified by the assessment of the proposals.