

# GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

## HERITAGE STATEMENT

Land and Building at Low Town Farm, Longframlington

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Prepared by

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## CONTENTS

INTRODUCTION .....	3
BACKGROUND AND PROPOSED DEVELOPMENT .....	4
PLANNING POLICY POSITION .....	5
SITE ASSESSMENT .....	6
CONCLUSION .....	7
APPENDIX A – SITE IMAGES .....	8

## INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Mr M Picton (the 'Client') prepare a heritage statement in support of a full planning application for the conversion of a stable building to residential use at Low Town Farm, Longframlington.
- 1.2 This statement should be read in conjunction with the plans and documents submitted with the application and is intended to provide additional information on the potential impact of the development on the adjacent listed building.
- 1.3 This statement is prepared in line with the provisions of the NPPF, paragraphs 189-202.

## BACKGROUND AND PROPOSED DEVELOPMENT

- 2.1 The application site ('the Site') is located towards the northern boundary of Low Town Farm.
- 2.2 The farmhouse to the south of the application site is a Grade II Listed building, and a can be identified on the submitted location plan.
- 2.3 The official listing states:
- List entry number – 1155037
- Date first listed – 15 September 1988
- House dates 1750 with initials WAE (William and Elizabeth Alder) over door. Front squared stone, other elevations roughly squared stone; Welsh slate roof except for stone slate, patched with pantiles and asbestos sheets, on rear slope of main part; one stack rebuilt in white brick.
- Main part 2 storeys, 2+1+2 bays, symmetrical. Chamfered plinth. Central flush-panelled door with plain overlight; windows all stepped and banded end stacks. Returns each show blocked attic window. 1 storey 2 bay part to right shows vertical panelled door at far left, inserted C20 casement and sash, lost glazing bars; rebuilt right end stack. Rear elevation shows contemporary outshut under steep catslide roof, with two 4pane sashes.
- Formerly a coaching inn when the lane through Low Town was part of the main Newcastle to Cornhill Road.
- 2.4 The planning application proposed to convert the existing stable building to the north of the farmhouse into a residential unit.

## PLANNING POLICY POSITION

- 3.1 The legislative framework has regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting.
- 3.2 The National Planning Policy Framework (NPPF) is a significant material consideration. Section 16 'Conserving and Enhancing the Historic Environment' (Paragraphs 199-202) discusses the concept and degree of 'harm' that can be caused by development that potentially affects the setting and significance of heritage assets.
- 3.3 Degrees of harm are identified in the NPPF as 'total loss', 'substantial harm' or 'less than substantial harm' and the Framework advises LPAs to balance the level of harm against the benefits of the proposed development.
- 3.4 The significance of the asset and the potential harm is assessed as part of this Heritage Statement.

### Assessment Context

- 3.5 This Heritage Statement seeks to assess whether the building forming part of the proposal is curtilage listed and/or whether the development will impact the setting of the adjacent listed building.
- 3.6 Curtilage Listing is defined by Historic England and can be defined, for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree. A decision taker may consider the following factors when assessing the matter:
  - The physical layout of the listed building and the building;
  - Their ownership past and present; and their use or function past and present specifically whether the building was ancillary (i.e subordinate to and dependent on) the purposes of the listed building at the date of listing.
- 3.7 Further information on working out whether a building has a curtilage and the extent of its curtilage is advised in Historic England's Listed Buildings and Curtilage Historic England Advice Note. The advice note confirms that where buildings within the curtilage of a listed building were constructed post 1948 they are not generally considered curtilage listed.
- 3.8 From a review of historic OS Maps it is understood the building subject of this application was constructed between 1980-1994, therefore in this instance the building is not considered to be curtilage listed.
- 3.9 The National Planning Policy Framework (NPPF) is a significant material consideration. Section 16 "Conserving and Enhancing the Historic Environment" (paragraphs 199-202) discusses the concept and degree of 'harm' that can be caused by development that potentially affects the setting and significance of heritage assets.
- 3.10 The degrees of harm as defined in the NPPF are *total loss, substantial harm or less than substantial harm*. It is advised in the NPPF that LPAs should balance the level of harm against the benefits of the proposed development. Paragraph 194 of the NPPF requires applicants to *describe the significance of any heritage assets affected, including any contribution made by their setting*. It states that the *level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*.

## SITE ASSESSMENT

- 4.1 The following assessment considers whether the proposed development is likely to have an impact on the setting of the Grade II listed building and if so the degree of harm which will result from the development.
- 4.2 The adjacent building is Grade II listed, images of which can be found at Appendix A.
- 4.3 The site forms part of Low Town Farm and is located adjacent to the main dwelling. The proposed development is sympathetic to the character and appearance of the surrounding area, comprising the conversion of a traditional building.
- 4.4 The site is located less than 15m to the north of the listed building. However due to the nature of the proposed development and surrounding landscape it is considered the proposed is unlikely to have a significance impact on the setting of the heritage asset. The development utilises an existing building, with the character and appearance of the area to remain largely unchanged. All existing openings will be utilised to facilitate the proposed development.
- 4.5 The building and potential impact has been assessed in line with Historic England Significance Criteria:
- Evidential Value – The building was listed in 1988. It is believed that the house comprises a 1750s structure dressed in stone under slate.
  - Aesthetic Value – The aesthetic value of the asset is defined by its physical appearance. The buildings physical detailing it set out in the listing, constructed of stone and slate. The site is surrounded by buildings of varying degrees of age and construction.
  - Historic Value – The asset serves as an interpretation of the history of the local area
  - Communal Value – The asset is likely to have a local value to the surrounding settlements and local residents.
- 4.6 The asset is a national designation and based on the above information is considered to be of local significance. It is considered the proposal will not significantly impact the setting of the listed building. The proposed development respects the character, materials and setting of the heritage asset, and is considered to be reflective of the nature of the surrounding area.
- 4.7 Given the nature of the application site it is not believed that the proposed would detract from the significance of the heritage asset. The historic and communal significance of the Listed Building will not be affected as a remain largely as existing. The proposed development is unlikely to have an impact on views to and from the heritage asset.
- 4.8 The proposed development is therefore considered to have a less than substantial harm on the asset.

## CONCLUSION

- 5.1 It has been assessed and demonstrated that the proposed development will have a less than substantial harm on the setting of the listed building, therefore the harm should be weighed against the public benefits of the proposed development.
- 5.2 The proposed development will make efficient use of an existing building, ensuring it does not fall into disrepair therefore preserving the setting of the listed building. It is considered the public benefits which will arise as a result of the proposed development outweigh any potential harm to the designated asset.
- 5.3 It has been demonstrated that there are no adverse impacts resulting from the proposed development which would significantly or demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

**APPENDIX A – SITE IMAGES**







