

HERITAGE & PLANNING  
AND DESIGN AND ACCESS  
STATEMENT

SHADOWBUSH FARM  
Planning and listed building  
applications for the proposed  
conversion of barn to residential unit.

June 2015





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# 1.0 INTRODUCTION

1.01 Beacon Planning has been appointed by Mr & Mrs Kivotos, the owners of Shadowbush Farm to prepare a Heritage, Planning and Design and Access Statement to support a joint planning and listed building application for the conversion of the barn located to the east of the Listed Farmhouse. There are two other barns which formerly related to the farmhouse but which are not now within their ownership as these have been converted to separate dwelling houses with past approvals.

1.02 The report begins by assessing the heritage significance of the barn, which is curtilage listed to the Grade II Farmhouse and is therefore a designated heritage asset as defined in the National Planning Policy Framework (NPPF). It then describes in detail the proposals for the conversion of the barn as a separate dwelling unit, before providing an assessment of its impact on the heritage significance of the barn and the setting of the farmhouse and undertaking a balancing exercise against the current local and national planning policy. The report also serves as a Design and Access Statement to justify the design approach taken for the proposed conversion.

1.03 The report has been provided following a visual survey only, and is not intended to be an archaeological or structural survey. The application is supported by a structural statement prepared by David Fenton FRICS and an ecology report prepared by Richard Kilshaw.



## 2.0 STATUTORY CONSTRAINTS

### Designated Heritage Assets

2.01 The farmhouse was Listed Grade II on 20 May 1974 and is therefore a designated heritage asset as defined in the National Planning Guidance Framework (NPPF). The Listing description reads as follows:

*'Listing entry 1227612*

*A C17 timber framed and plastered house. 2 storeys. 3 window range, C20 casements with glazing bars. Roof tiled. (See Appendix 1)*

2.02 It should be noted that the map on the English Heritage Web page where the description can be found identifies Poslingford Hall and not the farmhouse as the Listed Building –both structures are Grade II Listed.

2.03 None of the barns associated with the farmhouse are Listed in their own right but are curtilage listed. They are not within a Conservation Area.

## 3.0 HISTORY OF SITE AND SURROUNDINGS

3.01 The application site falls within the Parish of Poslingford within the Risbridge district of west Suffolk. It covers approximately 2,438 acres. The main settlement is approximately 1 2/3 miles north of the town of Clare. The settlement is located in the mid-section of the Stour Valley on undulating chalkland overlain with clays. The settlement pattern found at Poslingford is probably based on an Anglo Saxon form of one nucleated settlement containing the church but with a number of manors or hamlets scattered within the parish.

3.02 The main archaeological site in Poslingford is that of Chipley Priory which was founded by Augustinian Canons before 1235 and was annexed to nearby Stoke College at Stoke by Clare in 1455. The priory was demolished c1818 but some of the remains are incorporated into a farmhouse bearing the same name and at the Parish church.

3.03 A settlement is recorded at Poslingford in the Domesday with separated associated hamlets including Clopton Hall which is recorded as Cloptuna. The village is recorded as having 24 small holders and 7 freemen with the main over lord being the Abbey at Bury St Edmunds. The largest landowner at this time was Ralph Baynard. The Baynard family founded the priory of Austin Canons at Little Dunmow, Essex and the church at Poslingford was part of the estate of the Dunmow Priory until the Dissolution.

3.04 The locality is considered to be an area of ancient enclosure with long established hedge boundaries to the fields. There are a number of ancient woodlands in the area including Shadowbush Wood which is recorded as having been historically used for charcoal burning which is where the name may originate from.

3.05 The economy of the parish has been almost entirely based on agriculture. Shadowbush Farm served as the Home Farm to Shadowbush (now Poslingford House), a large house to the south west of the site with standing fabric dating from the early C19. This replaced an older manor house which belonged to the Golding family. This family owned land in Clare, Cavendish, Chilton and Poslingford including the Shadowbush Estate. In 1829 Col Thomas Weston is recorded as residing at Shadowbush (his eldest daughter was married at the church in this year). The old house is recorded as having been demolished and rebuilt by Weston following his marriage to Mary Golding the heiress and descendant of the Golding's which must have been at the turn of the C18 century. The cost of building the house is recorded in the Bury Free Press of 4th Sept 1844 as being [REDACTED] Thomas Weston died in 1844 and the Shadowbush Estate then standing at 177 acres was then sold.

3.06 Leases of the Estate 1838-1877 include those to George Rutter who was the tenant of Shadowbush Farm and by 1893 appears to have become the owner as the farm was sold in this year following his death. The sale included 'live and deadstock' and a stationary threshing machine together with 11 horses.

3.07 The farm was put up for sale again in July 1918 when it was sold together with the Clopton Hall Estate. At this time Shadowbush Estate comprised 188 acres including the farm buildings.





Map 1918 from the sales particulars showing the extent of the Shadowbush Estate (Lot 2)



1840 Tithe Map







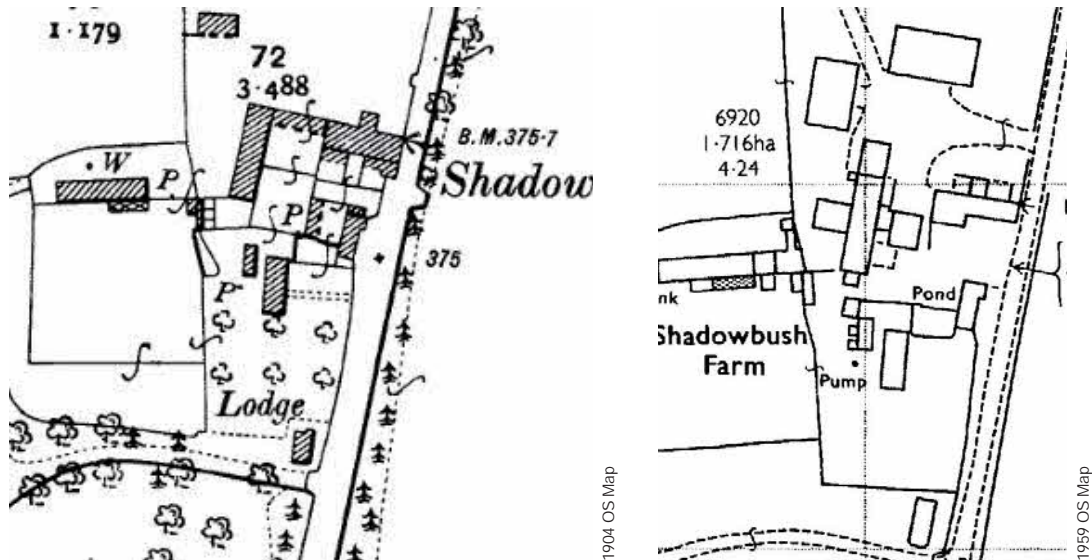
The sale excluded Poslingford House which is shown as being in the ownership of Col Darley, but did include the walled garden and lodge formerly associated with the house. This appears to mark the separation of the estate from the house.

3.08 It ceased to be a working farm in the 1980's although the modern farm buildings to the north of the site, which are not within the applicants' control, have retained authorised use for agriculture (but are pending a change of use application). The farm site is now in three separate ownerships with three dwellings currently existing here plus the walled garden which forms part of the curtilage of an adjacent fourth dwelling known as The Orangery. The applicants purchased the site in 1991 when one of the barns had already been granted permission to be converted to a separate dwelling.

### Map Regression

3.09 The earliest map showing the site is the 1840 Tithe Map. Here the main house is still clearly named Shadowbush, with the walled garden and home farm to the north east. The farmhouse is clearly identifiable with its rectangular form. To the west, the former bake house is shown as abutting onto the house with no discernible pathway between the buildings. To the north of the farmhouse is a square building which may have been a dovecot or granary but no longer exists. Three barns enclose the farmyard to the north of the house. The footprints of all of these structures have all changed. In particular the main barn is shown with a front (eastern) projection to the northern two bays and a rear projection in line with the main front threshing doors. The yard is divided into a series of spaces probably indicating cattle or stack yards.

3.10 This far more detailed map shows a similar layout to the Tithe map. The farmhouse appears to be joined to the bake house. To the south of the bake house the location of the pump is marked. The farmhouse appears to have an orchard to the southern part of the garden. The yard is accessed by a track between the two smaller barns which leads to the central yard area. The main barn has a similar layout with the front and rear projections as detailed on the 1840 map. To



the west of the barn a saw pit is shown with a very clear track leading west from this. A pond can be identified in the field to the north of the farmyard and by regressing back from the 1959 map a pond can also be seen within the yard adjacent to the north east corner of the farmhouse.

3.11 By 1904 the bake house had become a detached building and the square building to the north of the farmhouse had been demolished. The access to the front garden area of the farmhouse leading to the front door is clearly denoted. The footprint of the barns now reflects what is found on site today. The main barn has lost all additions to its long elevations. To the northern end a building has been erected to link it to the adjacent barn. A building has also been erected to the northern side of the pond thus the yard has become far more enclosed at this time.

3.12 The post Second World War map illustrates a number of modern additions around the main barn including the Dutch barn addition to the rear and an addition to the northern end. The yard has been extended to the north to accommodate two new modern barn structures with a new access being formed to the road. This captures the site at the time that the historic barns were becoming redundant and the farming function was focusing on the new structures to the north.

On all the maps there is a clear division between the farmhouse and its garden areas and the farmyard and barns to the north. Equally the walled garden is very clearly defined as a separate and distinct element from the Home Farm.

## 4.0 STATEMENT OF SIGNIFICANCE

4.01 Paragraph 128 of The National Planning Policy Framework (NPPF) makes clear that local planning authorities require applicants to demonstrate an understanding of the significance of any 'heritage asset' which may be affected by a proposed development. The amount of detail provided should be 'proportionate to the importance..and no more than is sufficient to understand the impact of the proposal on the significance of the heritage asset.'

4.02 Heritage Assets are defined in Annex 2 of the NPPF as elements 'identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.' This includes statutorily designated heritage assets and assets identified by the local planning authority (including through local listing or the planning process).

4.03 Significance is also defined in Annex 2 of the NPPF, as 'The value of a heritage asset to this and future generations because of its heritage interest'. The NPPF makes clear that 'heritage interest' may be archaeological, architectural, artistic or historic and that significance derives not only from a heritage asset's physical presence, but also from its setting.

4.04 This section of the report first provides a summary of the overall heritage interests of the farm site as a whole including its setting. The definitions relating to the different heritage interests referred to in this section are set out in detail in Appendix 2. The heritage significance of the barn complex is considered in the second part of this section.

### **Heritage Interests of Shadowbush Farm and the associated barn**

#### **Archaeological Interest**

4.05 Heritage assets with archaeological interest are the primary source of evidence about past human activity, including the substance and evolution of places and of the people and cultures that made them.

4.06 There has been no known archaeological excavations in the vicinity of the farmhouse and farm yard. The site appears to have operated as a farmstead since at least the C17 in association with the nearby manor house. There is archaeological interest in the standing fabric, from the constructional form and materials employed. The outbuildings provide evidence of past usage patterns and farming practices.

#### **Architectural and Artistic Interest**

4.07 These are interests in the design and general aesthetics of a place which can arise from conscious design or fortuitously from the way the heritage asset has evolved. Architectural interest relates to the design and construction of the asset, as a distinctive dateable vernacular style of building.

4.08 The architectural interest of the barn comes from its layout and framing. These assist in the dating of the structure and show how technological changes in farming at the turn of the C18 are being employed in the built form. The artistic interest comes from the continued employment of local vernacular traditions and materials in a building but combined with the ‘modern’ quasi industrial building methods and farming practices.

### **Historic Interest**

4.09 Heritage assets can illustrate or be associated with past lives and events (including pre-historic). They provide a material record of our nation’s history and have emotional meaning for communities by symbolising wider values such as faith and cultural identity.

4.10 The main historic interest comes from the development of the site as the Home Farm in association with Shadowbush (Now Poslingford House). The farmhouse is the oldest surviving building of this collection of farm buildings, the main house having been rebuilt at the end of the C18. The barns are considered to have been rebuilt in the early C19 during a brief boom in farming in this area and they embody the changes in farming including the measures to industrialise this industry. The changes to the barns and their context show how farming practices changed ultimately resulting in the barns being redundant for purpose. The barns have group value in association with the farmhouse in conjunction with Poslingford House.

### **Setting**

4.11 The ‘setting of a heritage asset’ is defined in Annex 2 of the NPPF as ‘the surroundings in which a heritage asset is experienced’, the extent of which ‘can change as the asset and its surroundings evolve’. It goes on to state ‘elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ Historic England has issued Historic Environment Good Practice in Planning Note 3: ‘The Setting of Heritage Assets’ (March 2015). This states in Para 9 that ‘setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset.’

4.12 The setting of Shadowbush Farm is predominantly rural although the views over the rolling countryside are limited by the woodland to the eastern side of the road and trees enclosing Poslingford House. The house and main barn are set back from the road and do not form visually prominent elements in the street scene. There are no public footpaths in the immediate vicinity of the farmhouse therefore the main views of the site in the public realm are from the road. All the barns adjoining the former farm contribute to the setting of the farmhouse as they remain the legible remains of the former use of the site and the past associative relationship of farmhouse and farm yard.

### **Levels of Significance**

4.13 In this section of the report, the identified designated heritage assets are assessed using criteria used to judge the level of significance set out in the table below. Historic England’s Historic Environment Good Practice Advice In Planning Note 2 –‘Managing Significance in Decision-taking in the Historic Environment’ (March 2015) sets out the need to understand the nature; extent and

level of significance of a heritage asset to enable a proper assessment to be made of the potential impact of any proposed development on this. The following table of significance has been used as part of the assessment carried out by Beacon Planning Ltd.

### Significance of Heritage Assets: Table of Significance

	Grade II Listed Buildings
HIGH	A feature or element which is important to the special architectural or historic interest of the building / garden. The loss of or major alteration to such features may constitute 'substantial harm' to heritage significance.
MODERATE	A feature or element which makes some contribution to the special architectural or historic interest of the building / garden. This may be either a much altered original feature or a later feature of more marginal architectural or historic interest. The loss of or major alteration to such features is likely to constitute 'less than substantial harm' to heritage significance.
LOW	A feature or element making little contribution to the special architectural or historic interest of the building / garden. The loss of or major alteration to such features is likely to constitute minimal harm to heritage significance.
NONE	Features or elements making no contribution to the special architectural or historic interest of the building / garden which can be removed or altered without any harm to heritage significance.

### Significance of Shadow Bush Farm and associated buildings

#### The Farmhouse –High significance

4.14 The C17 farmhouse is a three bay rectangular building with a steeply pitched plain tile roof. There is one main central red brick chimney stack and a secondary end stack to the northern gable. The building is two storey with attic rooms. The external walls have a render finish with a pargetted pattern. The principal elevation is to the road where the front door is located off centre. The plan form is that of a lobby or baffle entry building whereby the front





door is located to the side of the back to back hearths at the heart of the house. To the western side of the stack is the staircase which has a steep winding form. There is one dormer window to the rear elevation. Most of the fenestration is modern including an oriel window to the rear elevation. The windows are a mix of forms ranging from a horizontal slider to the attic floor in the southern gable to side hung casements and one horizontal slider to the front elevation over the front door.

4.15 Inside the timber frame is exposed to the two principal rooms on either side of the stack. The building was always floored from the outset.

#### **Bake house –Moderate significance**

4.16 This modest two bay brick structure is located near to the north western corner of the farmhouse and is a detached outbuilding. It has lost its pan tile roof and is currently roofed with corrugated metal sheeting. It is constructed in red bricks to a Flemish bond. The bricks to the rear elevation are far more burnt and have a purple hue.

4.17 There are no openings to the western elevation. To the front, eastern, elevation there are two doorways and two windows. Although no chimney survives to the roofscape the remains of ovens and the stack survive in the southern end. This suggests that this end of the building was the bake house, the northern end could have been a wash house or privy.

#### **Main barn – Moderate significance**

4.18 The barn is the largest of three barns which enclosed the former yard and is considered to have been built as a threshing barn/grain store. It is six bay timber-framed structure with a weather boarded external finish. The three bays to the southern end form the threshing area with centrally located access doors front and rear. There is a change in level between these bays and the four bays to the north. The raised flooring and boarding to the walls indicates that these bays were used to store the grain but it is also considered to mark an extension of the building with the four bays to the north being older from the difference in the framing here. There is no indication the barn has been used for livestock. The roof has been replaced in the C20 with a corrugated metal roof and the roof timbers were replaced at this time. The map evidence shows that the barn was in existence in 1840. From the timbers which survive and the structural form of the building it is considered that the barn dates from c. 1815. The structure is still constructed with a timber frame rather than using brick but the frame does not employ an aisled or traditional post and truss





form which would have been found in a barn of an earlier date. The frame is one of box sections made from very regularly sawn timbers. The existence of a saw pit on the 1885 map close to the site indicates how the structure may have been manufactured on site in a semi industrialised way. There are no dates demarked on any of the timbers.

### **Other two barns – High significance**

4.19 Whilst the other two barns have been converted to self-contained dwellings, they have been attributed high significance on the basis that the fabric contained within them is older than the barn the subject of this application. These structures are probably contemporary with the farmhouse. The application barn appears to have been part of a modernisation of the farmyard, probably at the time Poslingford House was rebuilt when there was a brief resurgence in the fortunes of farming at the early part of the C19 and a resulting capital investment in property in the area.

### **Regional historical context for the barn**

4.20 The lack of good quality local stone had meant that Suffolk has a long tradition of timber framed building. In the period 1750 onwards England's agriculture went through a boom period with wealthy landlords seeking to invest in their estates to increase productivity and mechanisation. The Napoleonic wars with the lack of foreign imports had enabled profits to be made and investment took place in new buildings. Those who could afford it sought to sweep aside the previous farm buildings and replace them with new buildings. At Shadowbush Farm all the buildings were not totally replaced with a 'model farm' as found on larger estates. The historic farmhouse was thus retained together with the two older barns. This boom period is thus represented on site by the construction of this one large barn to form a fully enclosed courtyard. It was built just after the rebuilding of the main Hall.

4.21 However this boom was short lived and at the end of the Napoleonic Wars agricultural depression occurred which was felt very acutely in this area. Swing Riots took place in the area due to the severe hardship suffered by rural workers in the early C19. By the middle of the century a huge workhouse had been built at Kedington which could cater for 600 inmates from the local parishes including Poslingford – which shows the scale of the poverty experienced in the locality. This may help explain why the Estate was put up for sale in 1844 on the death of Thomas Weston.

4.22 The records relating to the 1893 sale record a stationary threshing machine being employed on site. This is a clear indication of the investment made with regard to mechanisation



Dutch barn addition

on the site in association with the barn construction. Whilst the main barn was constructed with double doors located opposite each other to the two main long elevations to provide a draught for winnowing, the provision of a threshing machine would have made hand-winnowing on a threshing floor obsolete (although in East Anglia flail threshing persisted to be used to provide work for men through the winter).

4.23 Horses were still essential to the running of the farm until after the Second World War when the new barns were built to the north. To keep the main barn in use it has been altered and adapted over time. The stepped interior shows how the northern end was modified to enable this to be used as a grain store for the threshed corn with the timber frame having internal lap boarding to protect the grain. The provision of a link building to the northern side of the yard by 1904 is considered to be physical evidence of the changes in farming whereby the protection of livestock with the provision of lean to sheds and use of south facing yards were a result of an increasing focus on the welfare of animals.

4.24 The low value of agricultural land following the First World War resulted in livestock, notably horses, being worth more than the land. The sale of the farm in 1918 would have been during this further period of economic slump in agriculture. The purchase by the tenant farmer is again a common pattern during this era again indicative of the lack of interested buyers and low values commanded at the time.

4.25 The Dutch barn extension is a C20 addition to the structure, which together with the formation of new barns to the north are part of the post-war investment in the farm. By the second half of the century however, the older buildings had become outmoded and redundant for modern farming requirements.



## 5.0 SUMMARY OF THE RELEVANT PLANNING HISTORY

5.1 The planning history of the barns is summarised in the table below:

Reference	Works	Decision
E/87/2696/P	Change of use of existing agricultural buildings to 5 dwellings	Refused
E/88/1510/P	Conversion of (SE) barn to form dwelling	Approved
E/88/2688/P	Conversion of existing barn amended scheme	Approved
E/99/2927/LB	Change of use of agricultural meadow (west of barn) to garden land	Approved
SE/01/2427/LB SE/01/2426/P	Conversion of (NE) barn to form dwelling	Approved



## 6.0 DESCRIPTION OF PROPOSALS

6.01 The proposed development is to convert the main barn to a single family dwelling. The structure is a six bay building with a break in level at the mid-point of the building. It is proposed to remove the dutch barn element to the rear of the building.

6.02 To the ground floor the main living accommodation would be provided. The central bay to the southern three bays which includes the main double doors and former threshing floor would be retained as a full height bay. Within the one bay to the south and the remaining four bays to the north a floor would be inserted to form a first floor served by two staircases. The ground floor is proposed to be as open plan as possible so that the length of the building can be appreciated within it.

6.03 To the new first floor, four bedrooms with bathroom facilities would be created to the northern end and the single bay to the southern end would be a home office area.

6.04 To the front elevation the existing door and hayloft openings will be reused. It is proposed to introduce some new openings to the northern end to the ground floor only with a horizontal emphasis. There will be no roof lights proposed.

6.05 The rear elevation would contain the principal fenestration and again this seeks to reuse the existing openings. Four new windows are proposed to the first floor to serve the bedrooms. These windows are proposed to be angled so that the outlook is not towards the Orangery but across the open countryside. Externally the windows would appear to have shutters, the doors proposed concealing the angled nature of the windows and thus would harmonise with the existing pattern of openings on the building. Patent glazing is also proposed to the roof of this elevation.

### Amount

6.06 The proposal seeks to create one single residential unit within the barn, which enables the spatial layout of the interior to retain feeling of space and void of the current structure. The aim has been to reuse the existing openings on the building and limit the number of new openings to be created.

### Layout

6.07 The ground floor layout has been designed to be as open plan as reasonably possible to retain the sense of scale of the building. The scheme seeks to fully utilise the space within the existing barn to its full potential and does not seek to extend or add any new buildings to the exterior. The proposal includes the demolition of the rear Dutch barn addition but the hardsurfacing beneath this will be retained as a patio area.



## Scale

6.08 The existing building will be retained with no extensions or significant alterations.

## Landscaping

6.09 There is not considered to be any need for a landscaping scheme given that the rear garden area to be associated with the barn already has the benefit of planning permission as 'garden land'.

## Appearance

6.10 The aim of the proposals is to seek to preserve the external appearance of the building given that this positively contributes to the setting of the farmhouse and the other former farm buildings which survive on the site. The alterations therefore seek to utilise the existing openings to the barn and keep new openings to a minimum. The existing external materials of weather boarding above a brick plinth will be retained. The corrugated cement clad roof will be replaced with an insulated corrugated metal roof which will retain the agricultural character and appearance of the building.

## Access

6.11 Vehicular and pedestrian access will be via an existing driveway through what was formerly the farm yard serving the other two barn conversions. This access currently serves the farmhouse as well but in parallel to these proposals it is sought to form a new separate access to the farmhouse to the west of the property and thus restore access to this building's front door on the principal southern elevation. The farmyard access will therefore still continue to serve a maximum of three residential properties.

6.12 Details of the new driveway and a proposed new garage to serve the farmhouse are included as part of this submission following the withdrawal of an application submitted last year.

6.13 The current parking for the farmhouse is to the open yard area to the south of the barn. This area will be retained as open parking for the barn. Provision can thus be demonstrated for adequate onsite parking and turning facilities for both properties.

# 7.0 PRE APPLICATION CONSULTATIONS

## Officers

7.01 A pre application submission was made in January 2015. The resulting written comments can be summarised as follows:

- The barn would need to be marketed for at least a year to justify its change of use from agricultural building to a residential dwelling

7.02 No formal comments were issued by the Conservation Officer but on site the verbal concerns made related to :

- The preference for the removal of the rear Dutch barn which was considered to detract from the appearance of the building
- The need to limit the amount of openings to the gable ends of the building
- The need to see additional details with regard to the first floor rear fenestration to ensure this was appropriate
- A structural report would be required to support the proposals

7.03 Agreement was given on site to the reinstatement of doorways to the ground floor which had clearly been blocked up when a later elevated floor level had been added to the northern end of the building. Generally the approach to the conversion of the building by way of the areas where a floor would be inserted and the open plan nature of the ground floor area were supported in principal.

## Neighbours

7.04 The scheme has been developed in consultation with all three households which neighbour the site. The resulting scheme has thus been developed to ensure that their privacy is protected and that the proposals will cause minimal impact on them.

## 8.0 IMPACT OF DEVELOPMENT ON SIGNIFICANCE

8.01 The potential impact of the works on the heritage significance of the identified heritage assets is now considered following the guidance contained in the Historic Environment Good Practice Advice in Planning Notes 2 and 3 (March 2015) Historic England.

### The form of the main barn

8.02 The barn is not listed in its own right but is curtilage listed. Given that it is considered to date from c.1815 and has been constructed using largely industrial construction techniques rather than to a more historic and traditional form it is considered to be of moderate heritage significance. The main value of the building is from its survival as part of the group of former farmyard buildings to the east of the farmhouse, indicating the former function of the site. The other two barns have already been converted to residential use thus the proposed conversion of this building would follow the land use pattern which has developed on the site.

8.03 The proposed conversion will retain the external appearance of the barn so that it will remain fully legible as a former agricultural building and as the principal barn on the site. The retention and reuse of the existing doors and openings will remain as evidence of the former function of the structure as a threshing barn and grain store.

8.04 Internally the division of the space allows for one bay to remain full height and the largely open plan form to the ground floor space enables the length of the building to be obvious. The scale and open form of the building will therefore still be legible. It is therefore argued that the new use will be compatible and the significance and appearance of the building will not be harmed by the proposals. It is maintained that the proposals will find a new long term use which ensures the future of the building and thus any potential harm arising from the works is off set by the public benefits of securing the long term conservation of the structure.

### The fabric of the barn

8.05 Whilst the barn will need to be insulated to enable the structure to be habitable the main framing will be retained. The flooring has been concreted over so there is no historic surface remaining. The barn will retain an external weather boarded finish with the existing openings retained and reused. The proposed use of corrugated metal on the roof will retain the agri-industrial appearance of the building. The removal of the Dutch barn extension to the rear is seen as enhancing the appearance of the rear elevation of the barn. There will therefore be no significant loss of fabric and the external appearance of the building will be safeguarded as part of these works. The resulting work is thus argued to result in less than substantial harm to the significance of the heritage assets identified.



## Public benefits

8.06 The guidance of the NPPF in Para 134 is that where a proposal will lead to less than substantial harm, this must be weighed against any public benefits resulting. In this instance the proposals will find a new and compatible use to support the long term conservation of the structure. This will secure full and viable use for this one remaining building on the site thus removing any risk to its long term conservation as part of the group of former agricultural buildings.

## The setting of the farmhouse

8.07 All the barns on the site have a strong relationship with the former farmhouse denoting the former functional link of the buildings. The principle of separating the former farmyard buildings from that of the former farmhouse to enable the barns to be converted to separate residential units has been established on the site. The resulting barn conversions have been implemented such that the historic functional relationship between the farmhouse and the outbuildings is still legible even though the common ownership and use has ceased to exist. Given that there will be minimal external alteration to the front elevation of the structure which has the closest relationship to the farmhouse and no new structures are proposed on the open land between the two structures, it is maintained that the character and appearance of the setting and relationship with the farmhouse will be preserved unharmed. It is considered that the proposals fully accord with the recent guidance issued by Historic England –Historic Environment Good Practice Advice in Planning Note 3 The setting of heritage assets (March 2015).

## The context of the barn

8.07 The barn is surrounded by residential units. In addition to the original farmhouse, the two barns forward of its front elevation are in residential use and to the rear, the former walled garden now forms the residential curtilage to The Orangery. The open land to the west of the barn has been granted permission for ancillary residential use in association with the farmhouse.

## Heritage policy compliance

8.08 The main material heritage policies within the West Suffolk Joint Development Management Policies Document (Feb 2015) are

- Policy DM15 Listed Buildings and
- Policy DM18 New uses for Historic Buildings

8.09 Policy DM15 will only allow changes to a building where there has been a clear understanding shown of the structure; The proposed works will contribute to the preservation of the structure and will not be detrimental to the building's character.

8.10 The provisions of Policy DM18 seek to preserve the special significance of a building when adaptation and alterations are proposed. It is again maintained that it has been shown that

the conversion of the only remaining unconverted barn on the site would be in keeping with the locality and the proposals are sensitive to the form and appearance of the structure.

### **Response to the Conservation Officers Pre application comments**

8.11 The pre application discussions as set out above were supportive of the general approach to conversion of the building. The submitted scheme is supported by a structural report to show that the building is capable of conversion. The scheme has been revised to reduce the amount of new openings to the gable ends. The form of the fenestration proposed seeks to reflect the nature of the existing openings. The first floor windows to the rear elevation are therefore held to echo the character and appearance of openings on the building and are a means of ensuring that there will be no potential for overlooking the adjacent property of The Orangery. On this basis it is considered that all the verbal comments made have been addressed.

## 9.0 PLANNING CONSIDERATIONS

9.01 The following section considers the material planning considerations in relation to the proposals. The site is located outside the development limits of a defined settlement and therefore is within the Countryside. The relevant policy background is summarised in the table in Appendix 3. The following policies within the West Suffolk Joint Development Management Policies Document (Feb 2015) are held to be material:

- DM5 Development in the Countryside
- DM15 Listed buildings
- DM18 New uses for historic buildings
- DM27 Housing in the countryside
- DM28 Residential use of redundant buildings in the countryside
- DM33 Reuse or replacement of buildings in the countryside

### Residential use of building

9.02 The countryside policies set out above do allow for small scale residential development in the countryside, including where this facilitates the reuse of redundant buildings. In this instance it was accepted in 1988, when the first barn conversion was approved, that the site was no longer suitable for agricultural use and that residential conversion was the most appropriate alternative for the barn courtyard. This application marks the final element in the conversion of the redundant buildings on the site. Given that the barn is surrounded by four existing residential units (including the Orangery) and the land which will form its garden area has been granted permission for ancillary residential use in 1999, it is argued that residential use is really the only suitable and compatible use for this building.

### The need to market the structure

9.03 The pre application advice that the structure should be marketed for a year is a point of strong contention. Firstly the agricultural use of the site ceased over thirty years ago. The subsequent series of permissions for the conversion of the barns and structures in the adjacent walled garden have demonstrated that the Council are supportive of residential conversion on the site. The barn, the subject of this application, has been used for ancillary use to the residential use of the farmhouse for the last 30 years thus the loss of rural employment is not an issue here.

9.04 The current Town and Country Planning General Permitted Development Order (as amended) makes provision for unlisted barns to be converted to residential use without the need for planning permission. To make a requirement for marketing the building has thus only become a requirement for historic barns, where permission is still needed for their potential conversion. To thus create this onerous requirement makes no sense given these are arguably the buildings which the Local Planning Authority would wish to see retained and conserved. This requirement is thus at odds with current national policy.



9.05 The logic of seeking to advertise the building for a commercial use is also questioned given its location within a group of existing residential units. As set out above the principle of residential use of the former barns has been established on the site over the last 27 years by the permissions granted. There seems no justification to seek to now preclude residential use of this one remaining unit. To introduce any new commercial use would be unsustainable given the relative remote location which would require any users of the building to use private cars to access the site. This would raise the issue of intensification of the access drive which is shared by the other two barn conversions (and currently the farmhouse although an application is pending for the farmhouse to have an independent access). The potential for noise and disturbance of the occupiers of the surrounding residential units from a commercial use of this building is therefore a real concern. On this basis it is argued the requirement to advertise the building for a use which is unlikely to be supported by officers is therefore seen as being an unreasonable request.

### **Compatible land use**

9.06 The building will abut four existing residential units and therefore will be compatible with the predominant land use in this locality. The land to the rear has been granted ancillary domestic use and is already 'garden land'. It is therefore both logical and compatible for this unit to be used for residential purposes. It is maintained that the conversion of this final unit in the courtyard would thus preserve and enhance this group of former farm buildings and thus meet the provisions of clause d) of Policy DM28.

### **Acceptable form of development**

9.07 The proposal will find a new and compatible use for the whole structure. It will enable the reuse of existing openings on the building and the minimum number of new window or doors. The location and form of the windows fully respect the privacy of the existing adjacent residential units. The open plan nature of the ground floor living space together with the retention of one full height bay enables the historic form of the building to still be appreciated. The design is thus argued to be of a high quality and meets the provisions of clause c) of policy DM28.

### **Capable of conversion**

9.08 The structural report submitted as part of these proposals demonstrated the building is structurally sound and capable of conversion with a minimal amount of intervention. The proposals thus meet the provisions of clause b) of Policy DM28.

### **Ecology**

9.09 An ecological scoping survey has been carried out. This has identified some evidence of bat use of the barn and it is acknowledged that further bat survey work will need to be done to confirm the species and how they use the barn to enable mitigation measures to be included in the scheme. This will have to be undertaken in the appropriate season later this year. It is probable that a bat licence will be required from English Nature to undertake the conversion works. The provisions of Policy NE2 Protected species are therefore being addressed.



## Highway safety

9.09 The proposals will not intensify the use of the existing vehicular driveway and adequate on-site parking and turning can be secured.

## Neighbour amenities

9.10 The proposals have been developed in consultation with the occupiers of the adjacent residential properties. In particular the location and form of windows have been designed to mitigate any overlooking issues. The amenities of the existing properties have therefore been fully addressed by the design proposed.

## 106 Agreement and CIL

9.11 There is no CIL scheme in place in West Suffolk. Given that the proposal only creates one dwelling unit the Council Guidance suggests that no 106 Agreement would be necessary.

9.12 The proposals are therefore considered to fully comply with the relevant local planning policies as outlined above.

## National Planning Policy

9.13 The National Planning Policy Framework ( March 2012) gives guidance in Para 55, within the section on delivering a wide choice of homes ,that the Government support development which would re-use redundant or disused buildings and which would lead to an enhancement to the immediate setting. It has been demonstrated that the proposals accord with this.

9.14 The reuse of a redundant building is argued to be a sustainable development given that it reuses the embodied energy used to originally construct the building. The building has been designed to enable home working to be an option for the future occupiers. The proposal both respects the historic environment and the biodiversity of the site. Provision is being made to ensure bats are still able to utilise the building and the works are undertaken to minimise the impact on the identified wildlife in the locality. The development seeks to meet a high standard of energy and water conservation.

9.15 The proposals are argued to be of a high quality design which responds to the sense of place of the locality and is respectful of the character and appearance of the building thus meeting the requirements of Section 7 of the NPPF.

9.16 In Section 8 above it has been demonstrated how the proposals comply with the provisions of the NPPF for the conserving and enhancing of the historic environment.

9.17 The proposals have thus been demonstrated to be compliant with the relevant sections of the NPPF.

## 10.0 CONCLUSIONS

10.01 The proposal has been developed to have regard to the heritage significance of the site; its relationship with the surrounding countryside and the existing residential units adjacent to it. It has been fully demonstrated that the proposals fully accord with both national guidance and the recently adopted Local Plan policy requirements.

10.02 Given the long history of residential conversion of buildings on or adjacent to this site it is argued that this is the only logical compatible use for this building and its context. The requirement to advertise the building for a non- residential use for year as advised at pre application stage is considered to be an unreasonable requirement both in terms of the current national approach to allow residential conversion of barns (non- historic) without the need for planning permission and has no regard to the planning history of the site.

10.03 Given that the proposal can be shown to be of a high quality design which fully respects the character and appearance of the barn and the wider historic context in which it is located it is argued that there are no sound reasons to refuse this proposal. It represents the most compatible and acceptable land use for the remaining unconverted element on this site. It is therefore requested that the applications be supported and planning and listed building consent be granted.

# REFERENCES

## Books and Archive Documents

- Pevsner N & Radcliffe E 1974 *The Buildings of England : Suffolk (Second Edition)* Yale University Press
- Dymond D & Martin E 1999 *A Historical Atlas of Suffolk (Third Edition)* Suffolk County Council
- Amstutz S et al 2008 *Historic Landscape Character Study* The Stour Valley Landscape Partnership –Managing a Masterpiece
- Brooks H 2013 *The Stour Valley Heritage Compendia* The Stour Valley Landscape Partnership –Managing a Masterpiece
- Brunskill R W 1981 *Traditional Buildings of Britain* Victor Gollancz Ltd

## Maps

- 1840 Tithe Map CRO
- 1885 First Edition Ordnance Survey
- 1904 Ordnance Survey

## Websites

- <http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=174-hd1778&cid=-1#-1>



# APPENDIX 1

Listing description



# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** SHADOWBUSH FARMHOUSE

**List Entry Number:** 1227612

## Location

SHADOWBUSH FARMHOUSE

The building may lie within the boundary of more than one authority.

**County:** Suffolk

**District:** St. Edmundsbury

**District Type:** District Authority

**Parish:** Poslingford

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 20-May-1974

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 425263

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

1. POSLINGFORD POSLINGFORD  
2006  
Shadowbush Farmhouse  
TL 75 SE 7/403

II

2.  
A C17 timber-framed and plastered house. 2 storeys. 3 window range, C2O casements with glazing bars. Roof tiled.

Listing NGR: TL7754050004

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

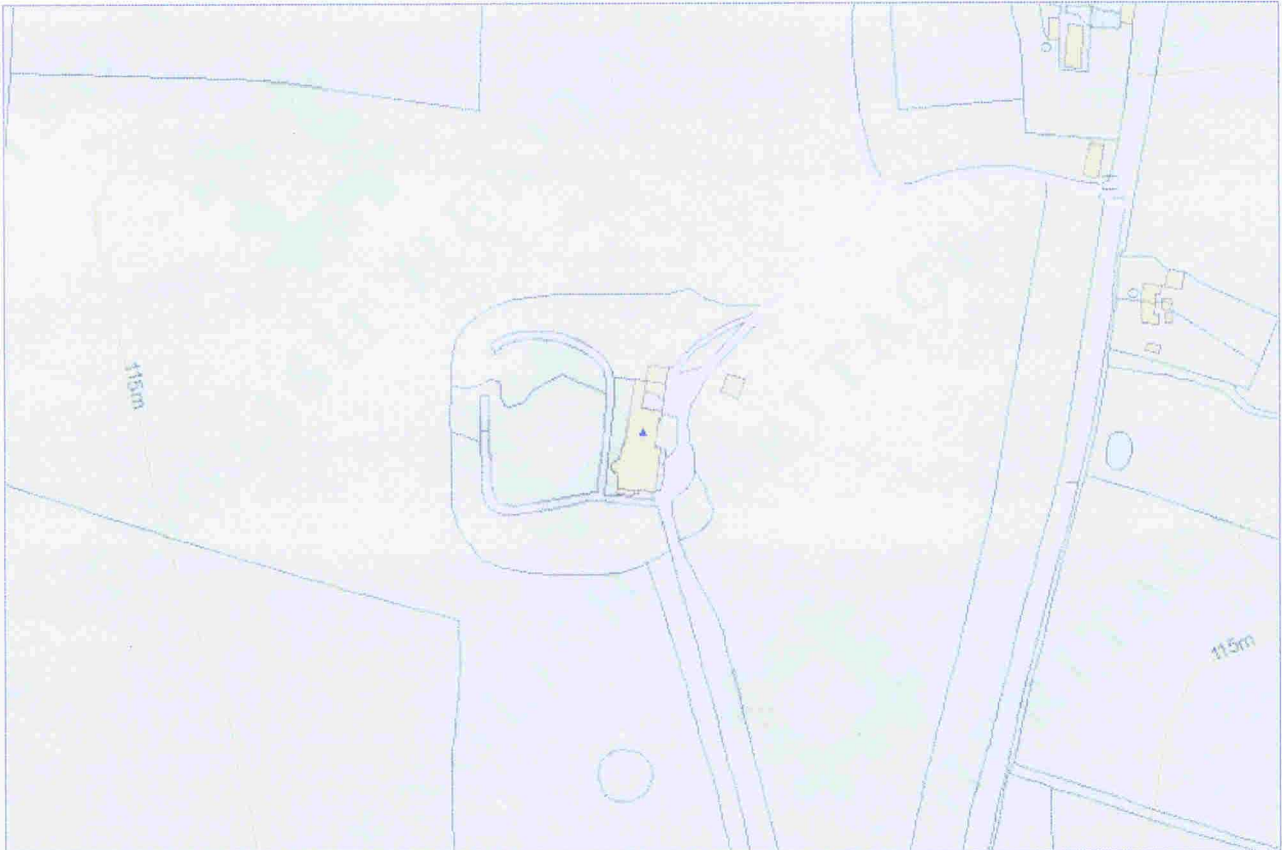
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## Map

**National Grid Reference: TL 77540 50004**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1227612.pdf](#) - Please be aware that it may take a few minutes for the download to complete.





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This copy shows the entry on 07-Jul-2014 at 11:18:43.



# APPENDIX 2

Definitions of heritage interests



## HERITAGE DEFINITIONS

### Introduction

Architectural and historic interests are defined by English Heritage in their online 'Heritage Definitions' (<http://www.english-heritage.org.uk/professional/advice/hpg/hpr-definitions/>) as relating to the Principles of Selection for Listing Buildings (DCMS 2010). Whilst these are valid definitions for listed buildings, it is not considered appropriate for all heritage assets (designated or non-designated).

The definitions used in this report therefore aim to use the most up-to-date and comprehensive definitions of the heritage interests available that are appropriate to the assessment of significance of all types of heritage assets. These definitions are set out below.

### Archaeological Interest

Archaeological interest is defined in Annex 2: Glossary of the NPPF (DCLG 2012), which states:

There will be archaeological interest in a 'heritage asset' if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

### Architectural Interest

Architectural interest is defined in the now superseded (by the NPPF) PPS5: Planning for the Historic Environment (DCLG 2010) as:

[An interest] in the design and general aesthetics of a place. [It] can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.'

Architectural interest is also discussed in 'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment' (English Heritage 2008) under 'Aesthetic value' (p30). It describes this as being either a conscious design or a fortuitous outcome. Design value is then described as relating:

...primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition ... and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design ... and the choice or influence of sources from which it was

derived. It may be attributed to a known patron, architect, designer, gardener or craftsman ... or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.

Conservation Principles describes the 'seemingly fortuitous outcome of the way in which a place has evolved and been used over time' as 'the result of a succession of responses within a particular cultural framework'.

## Artistic Interest

Artistic interest is closely linked to architectural interest, and is also defined in the now superseded (by the NPPF) PPS5: Planning for the Historic Environment (DCLG 2010) as:

[An interest] in the design and general aesthetics of a place. [It] can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically .... Artistic interest is an interest in ... human creative skill, like sculpture.

Artistic interest is also discussed in 'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment' (English Heritage 2008) under 'Aesthetic value' (p30). This distinguishes between design value (design created through detailed instructions such as architectural drawings, see above) and:

...the direct creation of a work of art by a designer who is also in significant part the craftsman. The value of artwork is proportionate to the extent that it remains the actual product of the artist's hand.

## Historic Interest

Historic interest is described in paragraph 103 of the 'Historic Environment Planning Practice Guide' (March 2010) which states that:

...historic interest in a heritage asset is an interest in what is already known about past lives and events that may be illustrated by or associated with the asset.

## Setting

The 'setting of a heritage asset' is defined in Annex 2: Glossary of the NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a

# APPENDIX 3

Heritage legislative background





## RELEVANT HERITAGE /PLANNING LEGISLATION & POLICIES

This Heritage Statement has been prepared with reference to the following heritage planning policy and best practice guidance.

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
Development Plan	St Edmundsbury Core Strategy Dec 2010	
Development Plan	West Suffolk Joint Development Management Policies (Feb 2015)	DM5 Development in the Countryside DM15 Listed buildings DM18 New uses for historic buildings DM27 Housing in the countryside DM28 Residential use of redundant buildings in the countryside DM33 Reuse or replacement of buildings in the countryside
Development Plan	Supplementary Planning Documents Sept 2011	Development design and impact
National Planning Policy	National Planning Policy Framework (2013) DCLG	Section 12; Annex 2
Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
Guidance	Historic England – Historic Environment Good practice Advice in Planning Note 2 :	

	Managing significance in decision taking in the historic environment (March 2015)	
Guidance	Historic England – Historic Environment Good practice Advice in Planning Note 3: The setting of heritage assets. (March 2015)	
Guidance	Conservation Principles, Policies and Guidance (2010) English Heritage	
Guidance	Historic Environment Planning Policy Guidance (2010) English Heritage/DCMS	