

Heritage Statement

May 2023

In support of Planning Application at Top Farm, Watery Lane, Yieldingtree, Broome, Worcs, DY9 0EJ

1. Introduction:

This Heritage Statement has been produced in support of the following planning application submitted to **Wyre Forest District Council**:

Location: Top Farm, Watery Lane, Yieldingtree, Broome, Worcestershire, DY9 0EJ

Proposal: Addition of 1No Dormer roof light to match exactly the 2No existing.

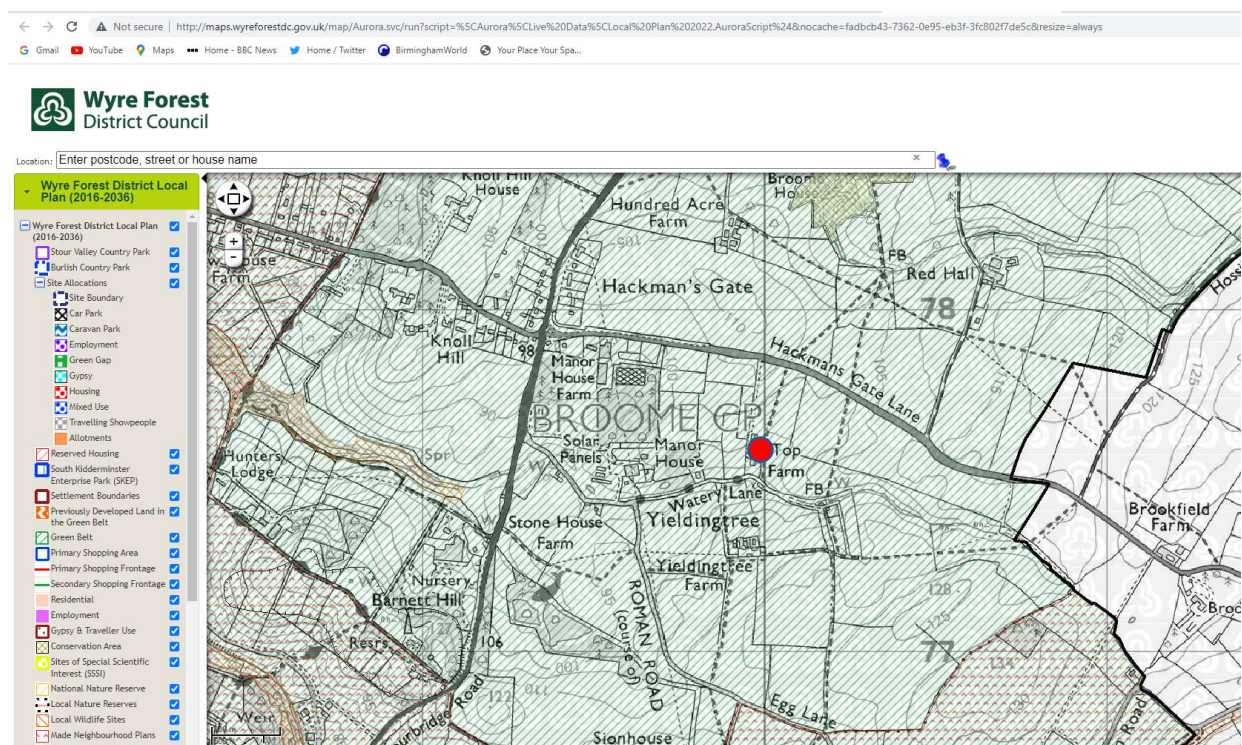
2. Planning Policy:

Policy SP.21 and DM.23 of the Wyre Forest District Local Plan and Paragraph 194 of the National Planning Policy Framework.

3. Heritage Assets:

According to Wyre Forest District Local Plan (2016-2036) adopted April 2022 Policies Map

<http://maps.wyreforestdc.gov.uk/map/Aurora.svc/run?script=%5CAurora%5CLive%20Data%5CLocal%20Plan%202022.AuroraScript%24&nocache=fadbcb43-7362-0e95-eb3f-3fc802f7de5c&resize=always>



Extract from Wyre Forest DC Policies Map with location of Top Farm identified by red marker point.

Top Farm is:

- Not located in a Conservation Area
- Located within the Green Belt.

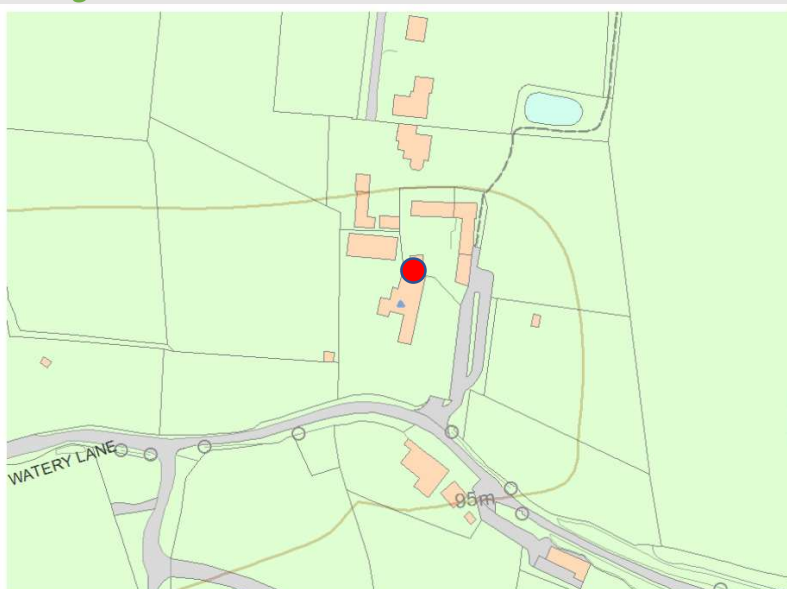
According to Historic England records National Heritage List for England, Top Farm is Grade II Listed.

<https://historicengland.org.uk/listing/the-list/list-entry/1301129?section=official-list-entry>

Heritage Category: Listed Building
Grade: II
List Entry Number: 1301129
Date first listed: 18-Mar-1987
List Entry Name: TOP FARMHOUSE
Statutory Address: TOP FARMHOUSE

Listing Details: BROOME CP YIELDINGTREE SO 87 NE 7/12 Top Farmhouse - II Farmhouse. Mid-C18 with some late C20 alterations. Brick with tile roof, gable-end stacks. Two storeys, brick coped verges, stepped brick cornice. Five windows: 2-light casements under segmental heads. Central entrance has flat canopy on scroll brackets, door of six raised-and-fielded panels, upper two glazed.

Listing NGR: SO8996977551

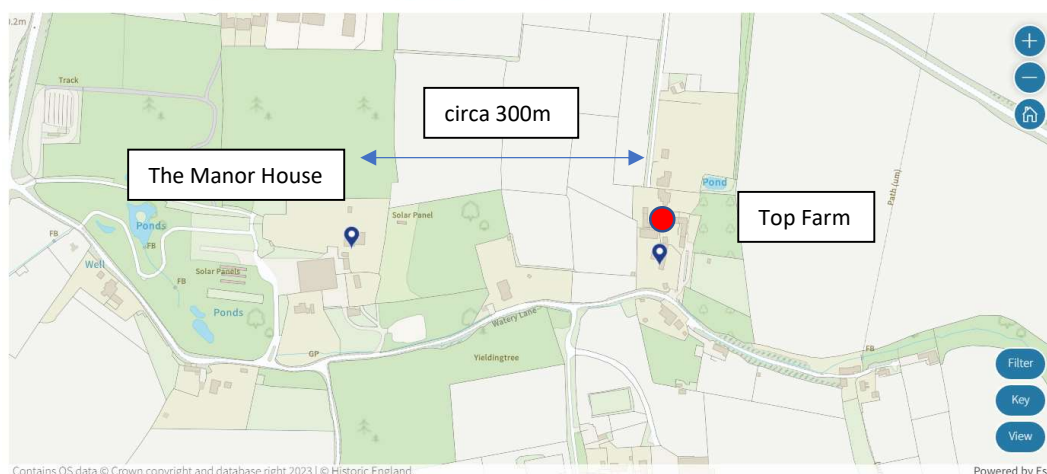


Extract from Historic England Map, associated with the Listing, with location of Top Farm identified by red marker point.

According to Historic England records Heritage Assets within circa 300metres of Top Farm, include 'The Manor House' which is located circa 300m to the west of Top Farm.

Location

Location of this list entry and nearby places that are also listed. Use our [map search](#) to find more listed places.



Extract from Historic England Map, with location of Top Farm identified by red marker point and 'The Manor House' to the west, identified by blue marker point.

The Manor House is described by Historic England records National Heritage List for England, as Grade II Listed.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1348312

Date first listed: 18-Mar-1987

List Entry Name: THE MANOR HOUSE

Statutory Address: THE MANOR HOUSE

Listing Details: BROOME CP YIELDINGTREE SO 87 NE 7/11 The Manor House - II House, now old people's home. Late C18 with some mid-C20 alterations. Brick with hipped tile roof. Two storeys, dentilled brick cornice, attic lit by circular window under central pediment-gablet. Five windows: glazing bar sashes under cambered heads; central entrance has wooden doorcase with fluted pilasters, open pediment, radially glazed fanlight and C20 panelled door.

Listing NGR: SO8964877569



Extract from Historic England Map, associated with the Listing, with location of The Manor House identified by blue marker point.

The Manor House is set amongst heavily landscaped and woodland area screening it from surrounding areas.

Being circa 300m away from Top Farm, The Manor House is of a distance from the application site and will not be impacted by the proposals.

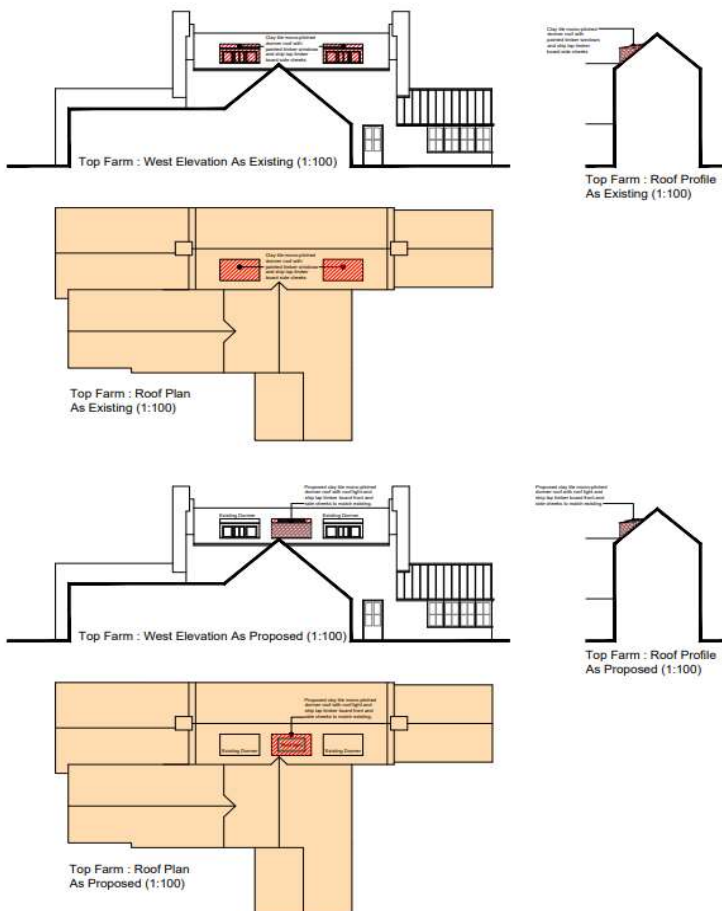
4. Proposal & Assessment:

The proposal is to add an additional dormer roof light to the West Elevation to match exactly the 2No existing



Top Farm, two storey brick building with tiled roof.

The existing dormer windows can be seen from the above picture. The additional proposed shall be centred between the two.



Extract drawing of proposal (proposed works to bottom of image)

As can be seen from the drawing above the proposal is sympathetic to the original house and keeping with the additional features

4. Heritage Statement Conclusion on Proposal:

Due to the position, scale, design, materials and appearance of the proposals at Top Farm, it is concluded that there will be no significant impact on the Listed heritage building asset should the proposed works detailed in this planning application proceed.

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