

# Heritage Impact Assessment

Strenneth,  
Airfield Road,  
Fersfield,  
IP22 2FF



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<b>Date of Application</b>	September 2023
<b>Local Planning Authority</b>	South Norfolk Council
<b>Applicant</b>	Paul Davey
<b>Development Description</b>	Conversion of existing barn to Class C3 Dwellinghouse
<b>Site Address</b>	Strenneth, Airfield Road, Fersfield, IP22 2FF
<b>Our Reference</b>	J4021
<b>Report Revision</b>	V.1.0

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## 1. Introduction

1.1. This Heritage Impact Assessment has been prepared by Parker Planning Services Ltd on behalf of Paul Davey (the Applicant) in support of a Full Planning Application for the conversion of existing barn to Class C3 Dwellinghouse. This application has followed pre-application advice provided by the Council under reference ENQMI/2020/0982.

## 2. Description of Development

### *The Proposed Building*

- 2.1. The building proposed for conversion had most recently been used for storage in conjunction with Strenneth Guesthouse. The building was originally used as a piggery until its conversion in 2003 following application reference 2003/1313 for commercial use.
- 2.2. The Applicant intends to live in the building once a permission has been granted for C3 as they currently live within an apartment in Strenneth Guesthouse.
- 2.3. The structure is sound and capable of conversion to an attractive dwelling and is sited away from other buildings, including the Grade II Listed Row Farmhouse

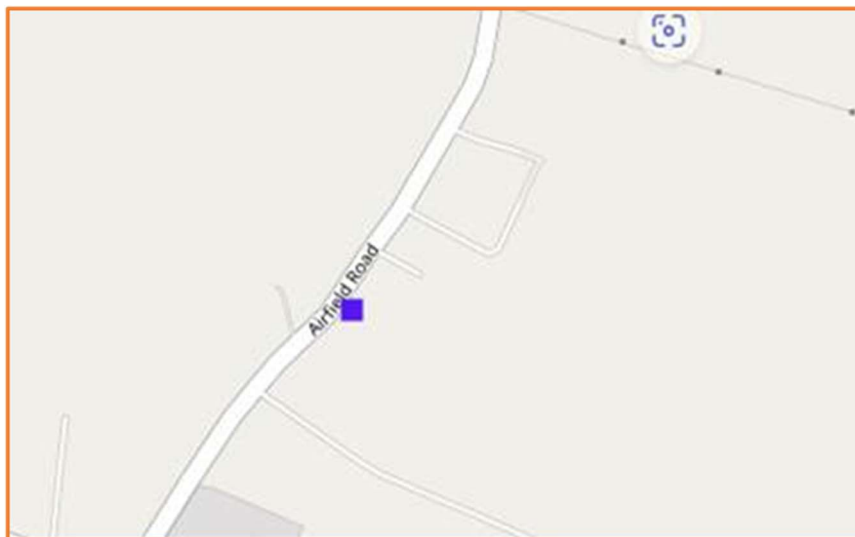


Figure 1: Extract of the Norfolk Heritage Explorer Map

### 3. Heritage Statement

- 3.1. The building for conversion is not listed itself but has been assessed as lying within the curtilage of Row Farmhouse, which is Grade II Listed. Any decisions relating to listed buildings and their settings must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that 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.
- 3.2. The relevant legal provision on curtilage listing within Section 1(5) of the Act states that "any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948 shall be treated as part of the [listed] building".
- 3.3. It is believed that the building was constructed after 1948 and as such should not be considered as curtilage listed. Further, if this building was erected prior to 1948 and was of any real heritage significance then it would have been listed and included within the listing when Row Farmhouse was grade listed, as it was listed in June 1981 as Grade II, as per the details below:

*June 1981. Listed, Grade II.*

*Listing Description Excerpt:*

*"17th century timber-frame house faced in 20th century red brick, rear (north) plastered. Steep pantile roof with gabled ends. Two storeys. Five windows. Modern casements. Chimney stack off centre. Interior chamfered beams, east end has ovolo moulded chamfered beam.*

*Lean-to extension at rear (north)."*



*Figure 2: Photograph of the front elevation of Row Farmhouse*





Figure 2: Photograph of rear elevation of Row Farmhouse

3.4. In addition, agricultural buildings are not usually considered as part of the setting or curtilage listing, as it would be outside of the curtilage of the listed building.

3.5. In terms of the impact upon the setting of the Listed Building it is considered that the development would have minimal impact on Row Farmhouse due to the limited alterations to the exterior of the

building. The proposed render to the external walls will enhance the appearance of the building which is currently a mix of timber bladding and exposed masonry brickwork. It is noted that the rear elevations of Row Farmhouse are yellow painted render and therefore the use of render on the exterior of the barn will not introduce a new material to the setting of the Listed Building.



Figure 4: Photograph of existing barn elevation



Figure 5: Proposed barn elevation

3.6. There are several buildings within the vicinity of the Listed Building which have been converted for residential use and as such the change of use of the barn would be in keeping with the residential nature of the setting for the Listed Building.

3.7. In terms of impact upon the setting of a Listed Building, as the proposal relates to a conversion of an existing building it would have no impact upon the setting of the listed building. As such we do not believe that the impact results in less than substantial harm and there is no requirement to consider whether any benefits override this impact.

## 4. Conclusions

- 4.1. It is not considered that the proposed conversion of the barn to a residential dwelling would have a negative impact on the curtilage or setting of the Grade II Listed Row Farmhouse. The minimal external alterations to the building will enhance the appearance of the barn which will in turn positively respond to the significance of the Listed Building's setting in accordance with Policy DM 4.10 of the South Norfolk DMPD.

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