

Statement of Heritage Significance

To accompany application for planning approval for the Construction of domestic extensions at:

Fields Farm
Barton Lane
Thrumpton

Submitted to Rushcliffe Borough Council
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1. Background and Context

- 1.1 This statement is written in support of a planning application for extensions to Field's Farm, Barton Lane, Thrumpton. Field's Farm is a detached house, situated in the Nottingham/Derby Green Belt, which was originally adopted in 1989 and the Thrumpton Conservation Area.
- 1.2 There is little planning history relating to this (former) farmhouse at Fields Farm, so it is assumed that the lean-to conservatory/study onto the west gable and the more modern conservatory on the back of the house were built under permitted development rights, there is one closed planning enforcement relating to the siting of caravans.
- 1.3 Under planning application 19/00347/FUL, at Canterbury House one of the converted barns at Fields Farm, a proposal to demolish a garage and conservatory and build two storey front and side extensions was refused and dismissed on appeal in July 2019. The inspector considered that the development was inappropriate in the Green Belt, as it was not a 'limited extension'; that it would reduce the openness of the Green Belt; that whilst causing less than substantial harm to the Conservation Area it would fail to preserve its character and appearance and that there were no special circumstances to allow it.

National Planning Policy Framework (NPPF) (last updated 2021)

1.4 Section 13 Protecting Green Belt Land

137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
138. Green Belt serves five purposes:
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 149(c) Exceptions to 'inappropriate development' which may be allowed include 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling' – i.e., in this case that which existed on 1st July 1948.

1.5 Section 16 Conserving and enhancing the Historic environment.

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.

Rushcliffe Borough Council Local Plan Policies

1.6 The adopted Local Plan consists of Part 1: The Core Strategy, which was adopted in December 2014 and Part 2: The Land and Planning Policies which was adopted in October 2019.

1.7 Green Belt

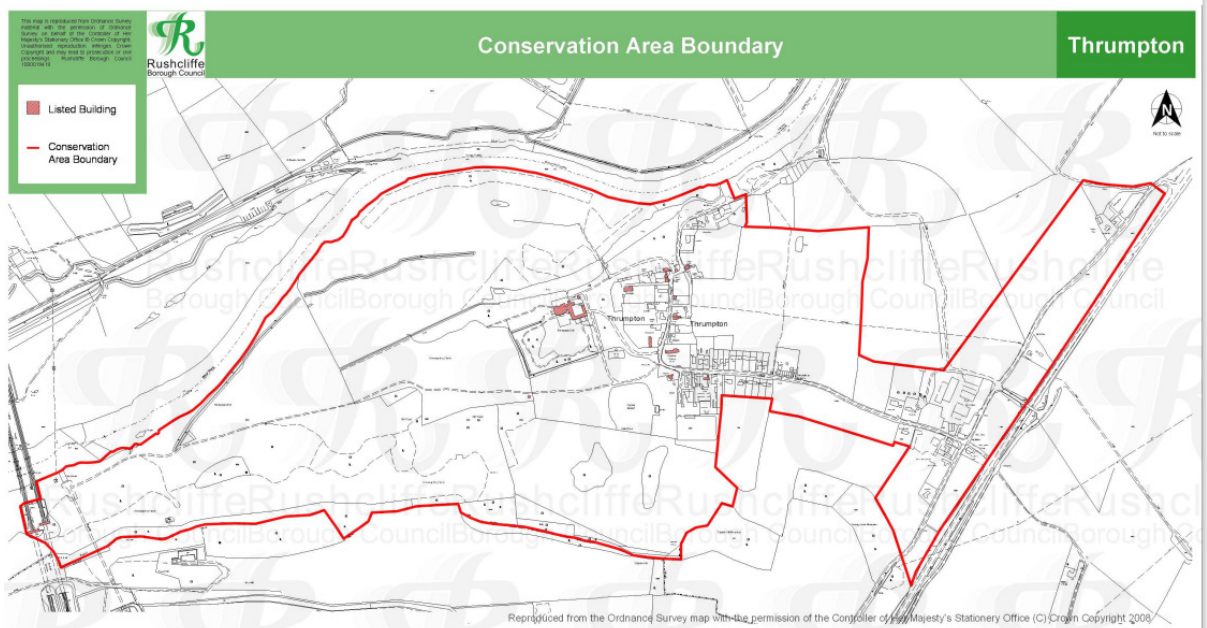
The Green Belt principle has been retained with Thrumpton remaining 'washed over by the Green Belt' in policy 4 of the Core Strategy and Policy 21 of Part 2.

It has been noted that whilst the area between Nottingham and Derby is the most sensitive area of the Green Belt applications for development will be determined in accordance with the NPPF and that it will not be considered inappropriate if it preserves the openness of the Green Belt or there are very special circumstances.

Policy 22 states that development in the countryside may include the extension and replacement of dwellings but only if the appearance and character of the landscape is conserved and enhanced.

1.8 The Historic Environment

Policy 11 of the Core Strategy and Policy 28 of Part 2 (Conserving and enhancing heritage assets), which include conservation areas, states:



- 1. Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.**

- 2. Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:**
 - a) the significance of the asset;**
 - b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;**
 - c) whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;**
 - d) whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;**
 - e) whether the proposals would contribute to the long-term maintenance and management of the asset; and**
 - f) whether the proposed use is compatible with the asset.**

2. Statement of Heritage Significance

2.1 Heritage Environment Record

Field's Farmhouse is recorded in the Nottinghamshire record as Monument No 16052.

It is recorded as a building – house dating from 1780AD to 2000AD.

In 2019 the Council's Conservation Officer advised in connection with the proposal at Canterbury House that there were 8 records of archaeological interest within 500metres of the site including finds of Roman period pottery likely associated with activity in connection with the Roman villa site some 750metres away at Glebe farm (a scheduled ancient monument).

Also finds of worked flint, medieval pottery, and earthworks to the northeast and southeast. He concluded however that whilst there was some archaeological potential it was unlikely that the proposed development would encounter any undisturbed archaeological material.

2.2 Thrumpton Conservation Area

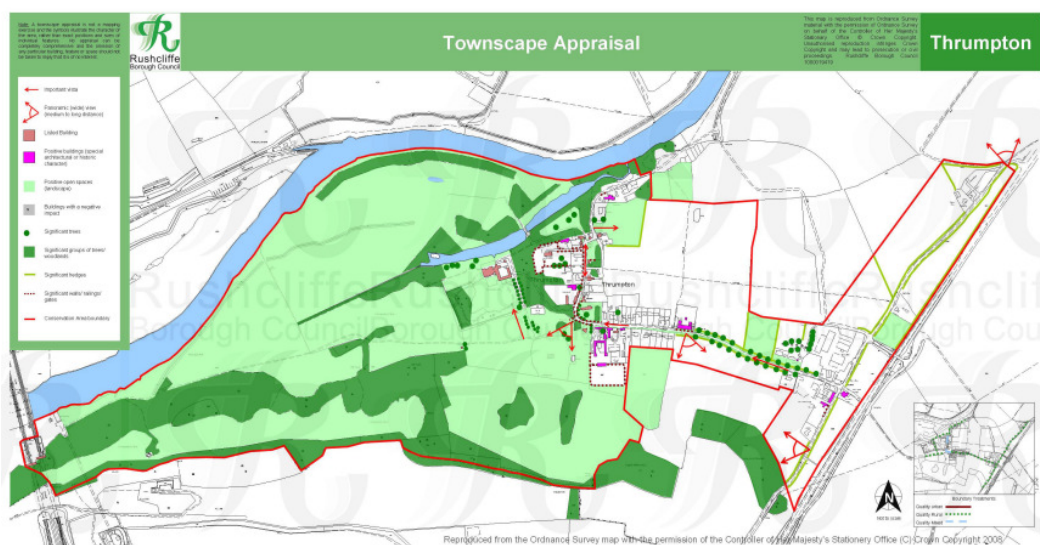
Originally designated in 1972 the conservation area was extended on 9 March 2010 to include all properties on Church Lane and the full extent of the parkland to Thrumpton Hall.

The Thrumpton Appraisal and Management Plan was adopted on the same date. Field's Farm is not shown as a positive building within the Conservation Area but among the key characteristics is the strong rural approach into the village, including along Barton's Lane outside Field's Farm, marked by grass verges and hedgerows.

The high quality, harmonious design of traditional brick buildings throughout the village is noted as is the linear nature of Thrumpton with the principal elevations facing the highway.

Traditional properties are generally constructed in orange/red brick with dressed stone finishes, brick corbelled eaves, decorative stringcourses, and timber bargeboards.

Field's Farm is situated within Character Area 5 – Barton Lane, which is described as traditional property but dominated by a complex of agricultural buildings. As noted in the key characteristics, the hedge lined Barton Lane provides an attractive approach to the village.





The appraisal states (and this is shown on the plan above) that, in the eastern half of the Conservation Area there are frequent views over open countryside and along tree and hedge lined Church Lane and Barton Lane. The eastern half of the Conservation Area is also dominated by agricultural activity and arable fields.

2.3 Historical Interest

Originally a Viking farmstead, known as Turmondston, close to the River Trent and later a medieval village in the parkland to Thrumpton Hall, Thrumpton developed at and around the Hall with the 17th and 18th centuries.

Indeed, the estate village is described 'among the best early C18 estate villages in the county' (*The Buildings of England-Nottinghamshire 2020* by Clare Hartwell, Nikolaus Pevsner, and Elizabeth Williamson).

However, the historical interest of Field's Farm is not linked to Thrumpton Hall, but Kingston Hall. In the gable to the two-story porch at Field's Farm is a datestone LB 1881, which I understand is Lord Belper, 1881. Whilst I have been unable to find documentary evidence it is known that Lord Belper owned a large estate in the area.

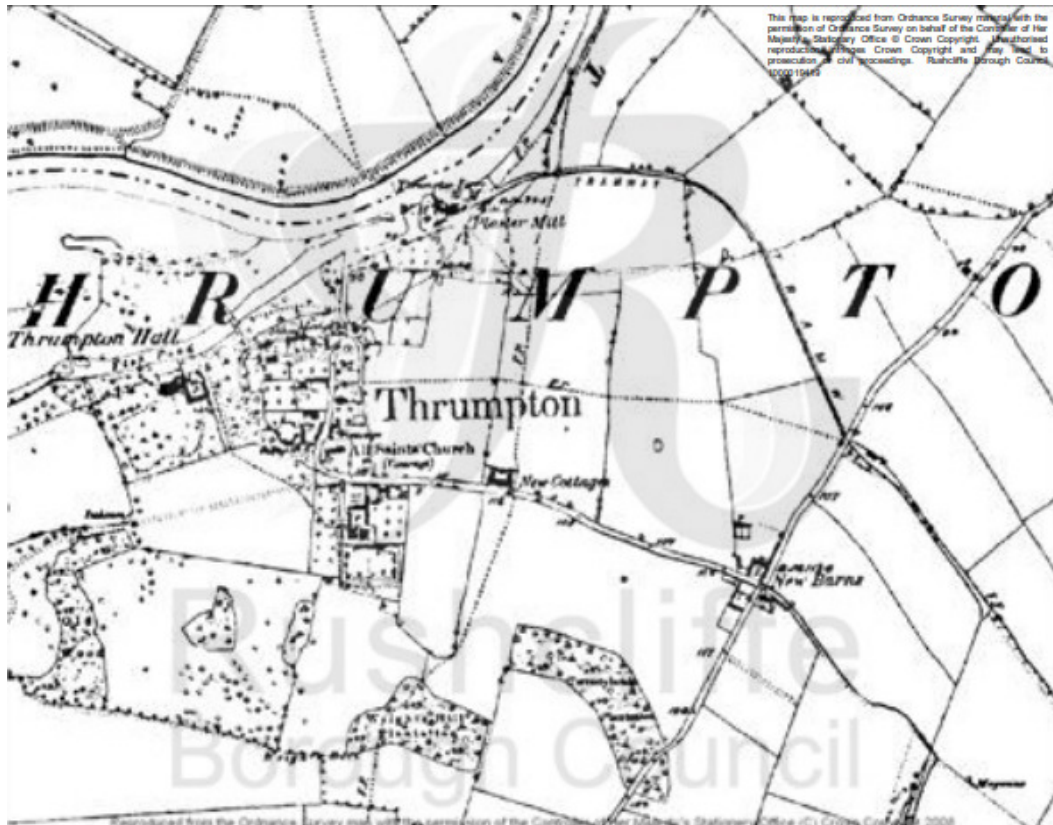
Baron Belper, known as Lord Belper, was a title created in 1856 for the Liberal politician, Edward Strutt, chancellor of the Duchy of Lancaster from 1853-1854. He was the grandson of Jedediah Strutt, an inventor with others such as Sir Richard Arkwright in the cotton industry in Derbyshire, and especially Belper. The family seat was Kingston Hall, built for Edward Strutt between 1842 and 1846. On his death in 1881 Edward was succeeded by Henry Strutt

(from article in 1914 from Nottinghamshire Villages by Robert Mellors)



Belper.—THE RIGHT HONOURABLE HENRY LORD BELPER, J.P., SECOND BARON, created 1840, family name Strutt, Kingston Hall, Notts, and 131, Cadogan Square, London; eldest surviving son of the first Baron Belper; born in 1840; educated at Cambridge; LL.M. Justice of the Peace for Derbyshire; M.P. for East Derbyshire, 1868-74; Lieutenant-Colonel commanding South Notts Yeomanry, 1879-86; Hon. Colonel, 1886; Major, 1st Notts Volunteers; A.D.C. to King Edward VII., and Captain of His Majesty's Corps of Gentlemen-at-Arms. Married, May 2nd, 1874, Lady Margaret Coke, sixth daughter of the Earl of Leicester; heir: the Honourable Algernon Henry Strutt, born 1883.

Henry Lord Belper died in 1914. There were close links between Thrumpton, Ratcliffe and Kingston over the centuries with 'Thrumpton and Kingston being sold to the Prior of Burscough in Lancashire in 1354 along with Ratcliffe in 1381' and Thrumpton All Saints, whilst earlier, being formed, along with Kingston both chapelries from Ratcliffe on Soar within the Rushcliffe Hundred in 1679.



Ordnance Survey 1884

2.4 Architectural Interest

As noted in 2.2 above the Conservation Appraisal describes the traditional properties as 'in orange/red brick with dressed stone finishes, brick corbelled eaves, decorative string courses and timber bargeboards. Field's Farm, which dates from 1881, displays these features as shown in the photos below. The brick arched heads to the windows also survive:



The bay windows are likely to have been added within the 20th century also as the left-hand side lean-to conservatory, which is of no architectural interest.



The building also retains its original form with gable chimneys and a natural slate roof. However original sash windows have been replaced with opening casements and the front elevation has been rather spoilt by the ground floor being rendered.





The rear elevation is of little architectural interest with considerable alterations and extensions. The smaller lean to possibly part of the 'original' house in planning terms and the later lean-to recent.

3. Heritage Impact Statement

- 3.1 It is considered that there are two main questions with respect to the proposed extensions to Field's Farm. i.e., Is this appropriate development within the Green Belt and Would it preserve the character and appearance of the Thrumpton Conservation Area.
- 3.2 Whilst Local Planning Authorities generally consider that no extension should increase the square footage of the original dwelling by more than 50% (see plans for calculations) it may be noted that The National Planning Policy Framework does not prescribe a %. It does state, however that the extension or alteration of a building does not result in disproportionate additions over and above the size of the original dwelling – i.e., in this case that which existed on 1st July 1948. Furthermore, the openness of the Green Belt is to be considered. The photo below shows a view across from the village of Thrumpton from a public footpath across open countryside. Field's Farm stands behind the tall conifer trees and within the cluster of the former farmhouse and its now converted barns – Canterbury House and The Orchard. Barton Lane is noted for its rural character, until it is dominated by a complex of agricultural buildings at Manor Farm just before the junction with Church Lane. Field's Farm stands back off Barton Lane behind a tall hedge with grass verge.



3.3 The same question arises in connection with the impact on the Conservation Area as the Townscape Appraisal map shows views out from the village in this direction.

It may be noted however that Field's Farm is not considered to be a positive building within the Conservation Area.

The proposed extensions are similar to that seen on historic buildings where they are set back resulting in a lower ridge line and subservient to the principal building. The identity of the original building, apart from the ground floor extension to provide a larger hall, is thus preserved. The existing 'study', stores and rear lean-to are of no architectural merit. Obscuring the gables and the presumed removal of the bargeboards is a loss although some of the brickwork could be retained internally as a feature or in profile. The walls are shown to have a brick or rendered finish 'to be agreed with the Local Planning Authority'. As noted above the character and appearance of Thrumpton Conservation Area is defined quite strongly by the use of orange/red brickwork. The rendering of the ground floor front elevation and the addition of bay windows is a C20 poor alteration, and the opportunity exists to use primarily matching brick in the extensions with a smooth traditional render as used on some modern houses on Church Lane and 4 pane sash style windows, as would have been found in the original building. These windows have headers and sills to match those on the original house. Dormer windows, either at eaves level or within the roof plane, were a feature of Victorian houses and some are incorporated here. The gable chimneys, brick corbelled eaves and decorative stringcourse are all shown to be retained. These are features of note in the Thrumpton Conservation Area Appraisal.

4. Conclusion

It is considered that the proposed development will not impact the openness of the Green Belt and that it will have a neutral effect on the character and appearance of this part of the Thrumpton Conservation Area

October 2023
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