



LEY FARM, YARCOMBE, EX14 9LW

HERITAGE STATEMENT IN RESPECT OF PROPOSED RENEWABLES INSTALLATION

DECEMBER

2023 REV A

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1.0 PURPOSE OF STATEMENT

This assessment has been prepared in order to consider the potential impact of proposed renewables at the farm complex, as well as a change to the proposed material for the front doors of the new 3 no. dwellings permitted under applications 22/2014/VAR and 22/2015/VAR.

The listed building on the site is known as “*Cottage approximately 2m north west of Higher Ley Farmhouse*” and it was listed in March 1988. The list description for the cottage can be found in Appendix 1. The farmhouse and barns have, through previous applications been considered as curtilage structures.

The proposed development comprises the installation of an Air Source Heat Pump with associated outbuilding, and a change to the material of the front doors of the new dwellings to be timber rather than glazed.

Throughout this report, consideration has been given to Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*

This assessment focusses on understanding the significance of the nearby listed buildings and conservation areas and how this significance may be impacted by the proposals. It has been provided in accordance with the requirements of the NPPF, paragraph 194:

Para 194: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

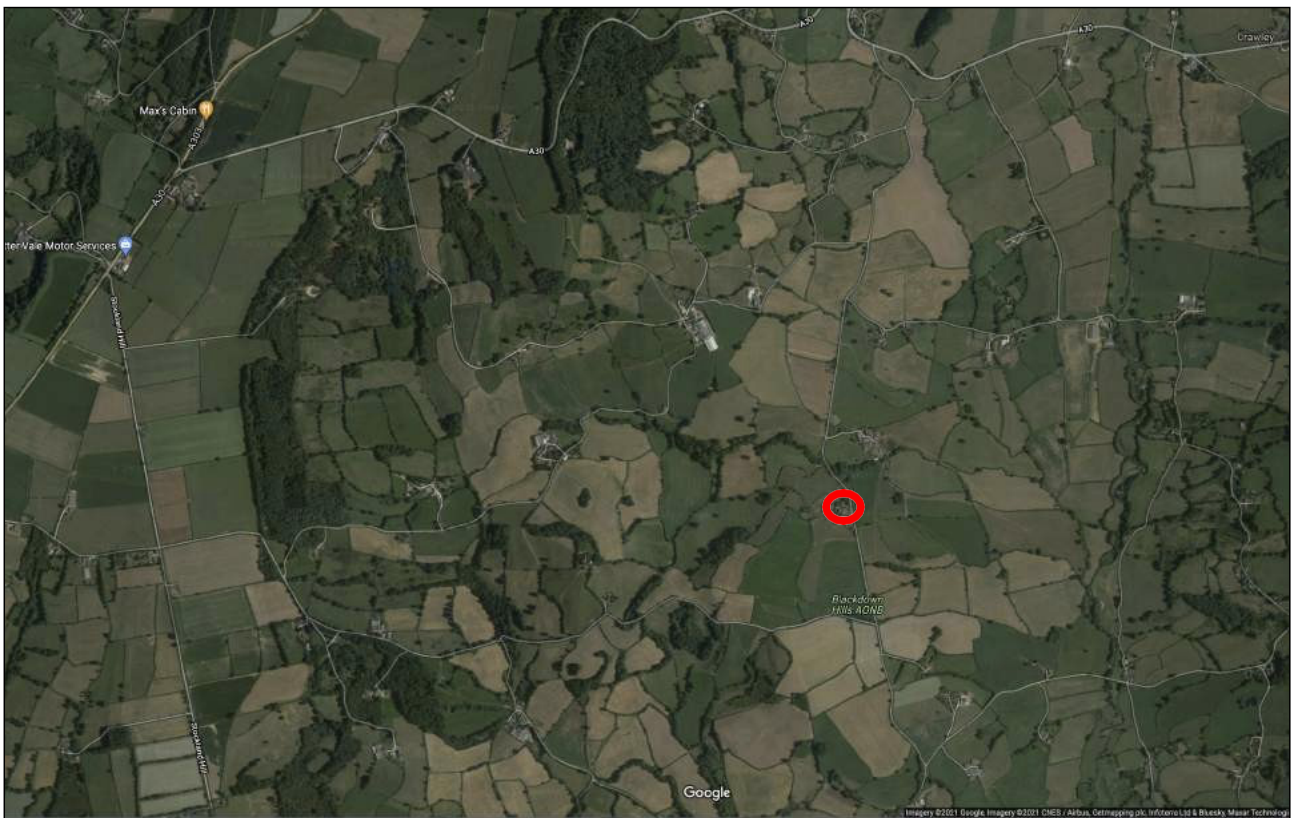
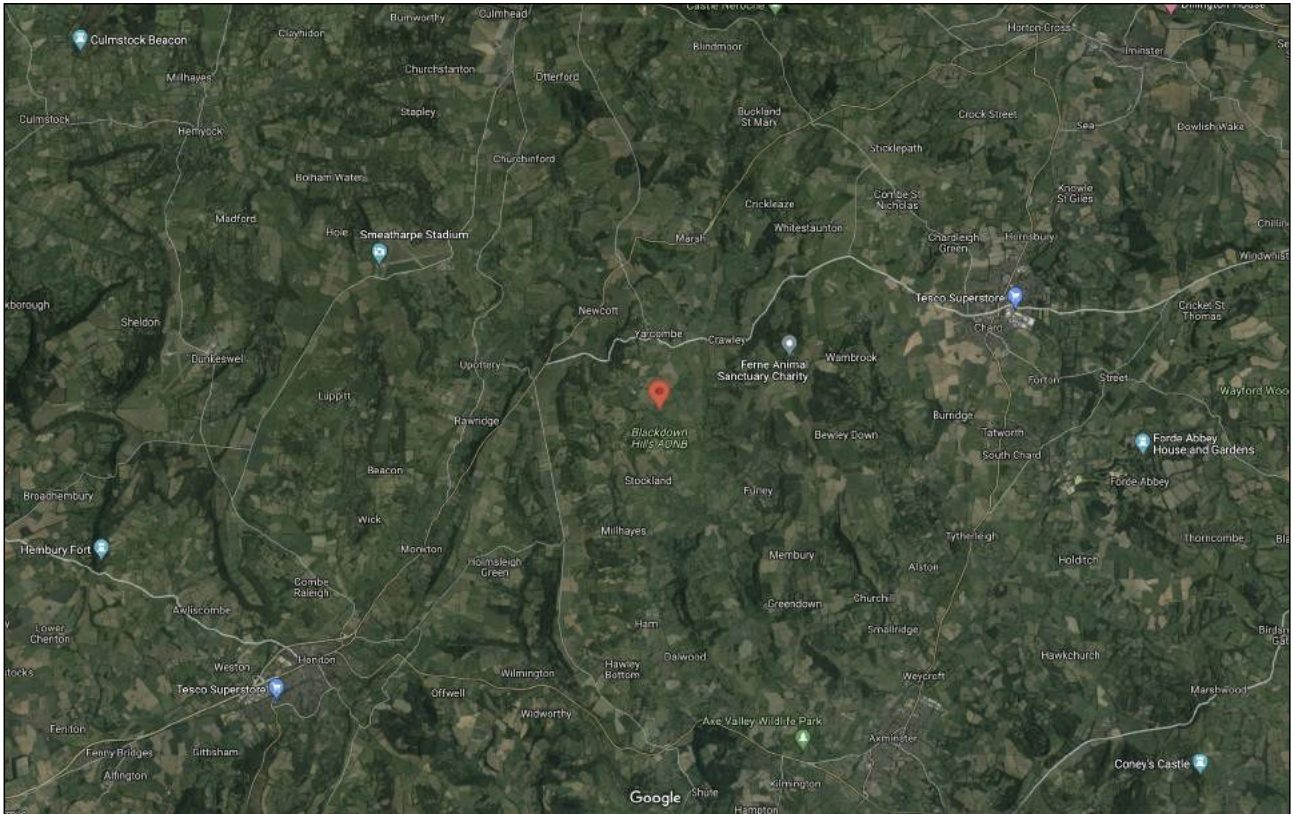
As well as national and local guidance, the following Historic England documents have been consulted in the production of this report:

- Advice Note 12 “Statements of Heritage Significance” (October 2019)
- Good Practice in Planning 3 “The Setting of Heritage Assets” (December 2017)
- Energy Efficiency and Historic Buildings - (November 2018)

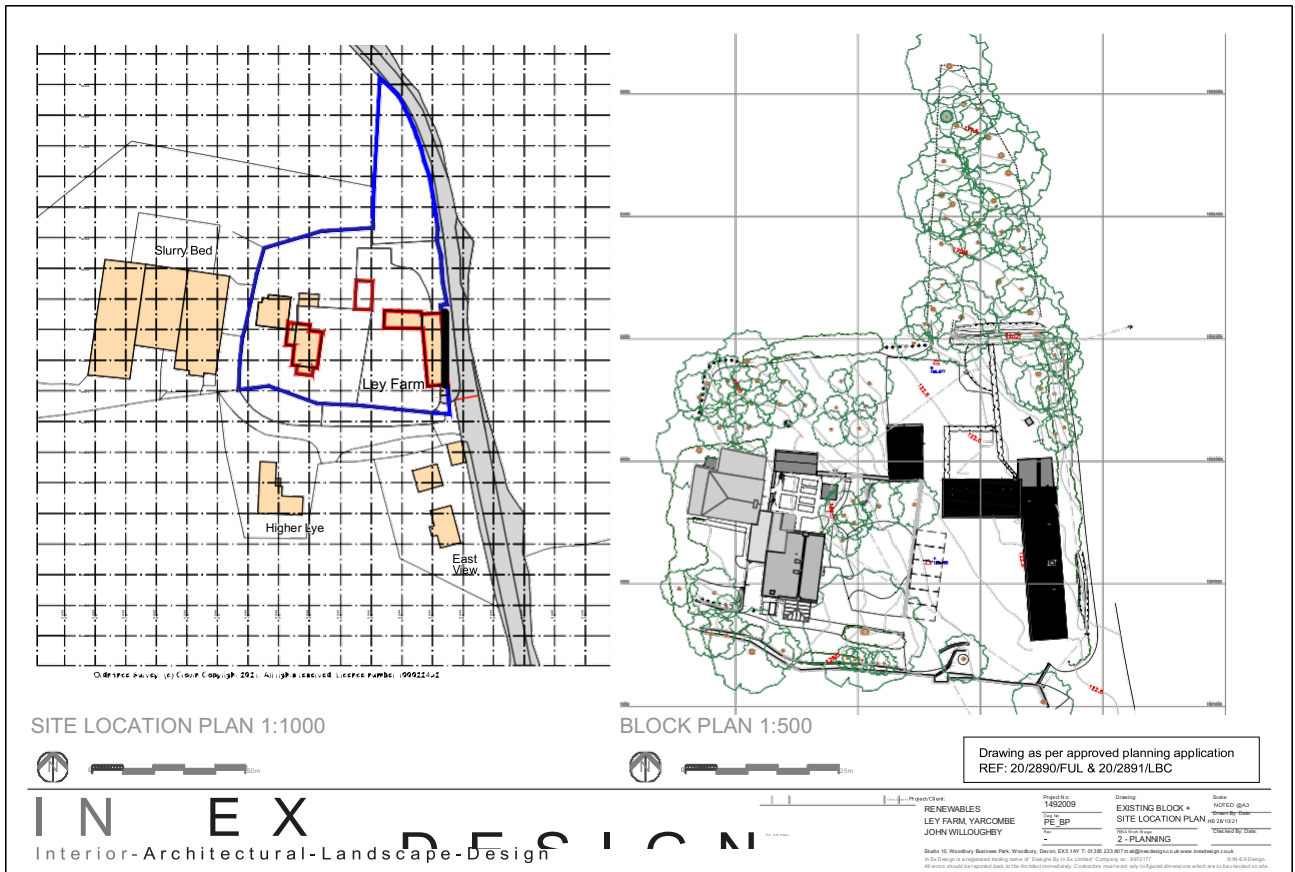
2.0 DESCRIPTION OF THE SITE

Location

Ley Farm is situated 8kms south west of Chard and 10 kms north east of Honiton in the Blackdown Hills, East Devon.



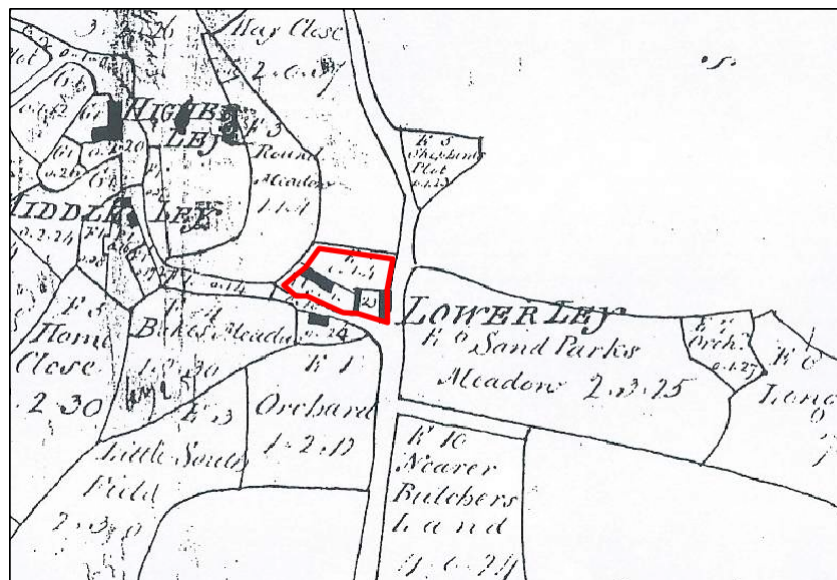
The site is within open farmland and comprises the farmhouse, an older cottage (now derelict) and several barns.



History

According to the list description, the cottage dates from the late C16th or early C17th and whilst it has fallen into disuse, it is currently relatively stable and the owners have plans to bring it back into use.

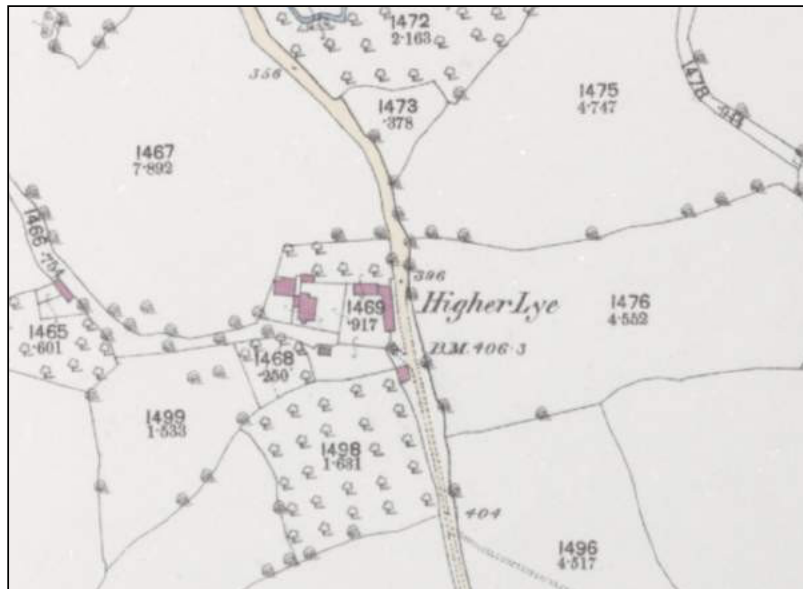
Ley Farm is not shown on the 1844 Tithe Map, however it is shown as Lower Ley on this hand drawn map of the Great Petershayes Estate, date unknown but believed to be between late C16th and mid C19th.



This shows the cottage as a much longer building than existing today, which is reflected in the list description “[the existing building] is the hall; all that remains of a late C16 - early C17 3-room-and- through-passage plan house. The doorway is in the end wall from the site of the former passage. The rest of the house was demolished in the mid C19 when the present Higher Lea Farmhouse was built nearby on a clear site. “

It also shows two sides of a courtyard of barns that face each other to the east; the easternmost range being in the position of the existing range, although this does not have any features that would date it earlier than mid C19th.

By the 1888 OS map, the farm is shown as Higher Lye; the layout is very much as existing.



Whilst the exact phasing of all the ancillary structures are unknown, the cottage is certainly the oldest building on the farm, dating from late C16th - early C17th and the house and barns date from the mid to late C19th.

Description

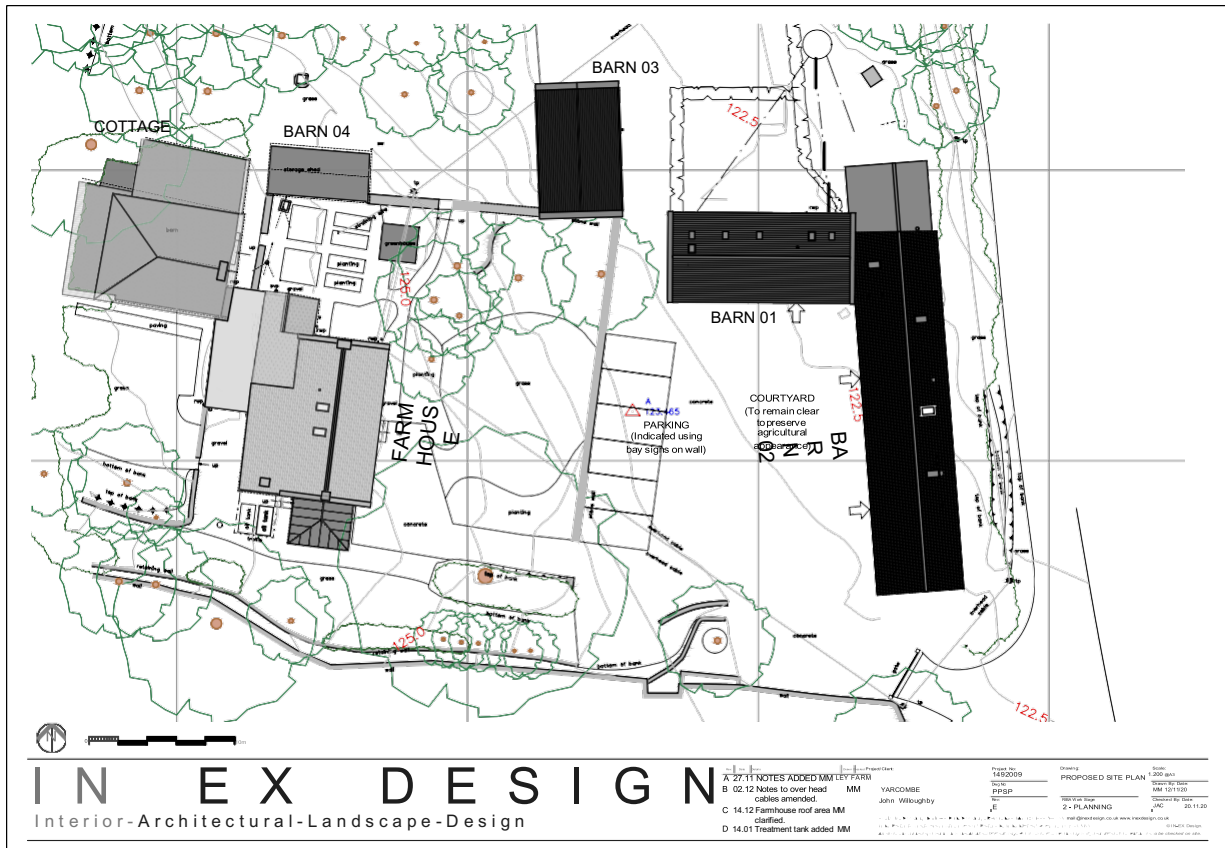
The farmhouse is an attractive and comfortable family home. The cottage is semi-derelict and an application has been submitted for its restoration. The barns benefit from consent for conversion to 3 no. residential dwellings (22/2014/VAR and 22/2015/VAR). Consent has already been obtained for 2 x air source heat pumps and outbuilding for associated plant equipment to the northwest corner of Barn 1 (22/0977/FUL and 22/0978/LBC).

The photographs below show the house, cottage and barns prior to their conversion to new dwellings.



3.0 ASSESSMENT OF THE HERITAGE ASSET

The Cottage, marked on the site plan below, is the listed building on the site and dates from C16th/17th. The other buildings (but not barn 3 which is a much later structure), have been considered through the previous applications to be curtilage structures or, in the case of the farmhouse, an attached structure.



As a curtilage or attached structures, the buildings must be considered as part of the principal listed building (the cottage), akin to an extension or wing (see Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act: “In this Act “listed building” means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act: (a) any object or structure fixed to the building; (b) 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 [subject to subsection (5A)(a),] be treated as part of the building”.)

Clarity on this matter is found in Charles Mynors’ book “Listed Buildings and other Heritage Assets” (5th Edition 2017)” that make it clear that: “It should be remembered that the object or structure associated with the building that is itself included in the list is by virtue of s. 1(5) is to be regarded as part of that building. That is, the associated object or structure is not to be considered as if it were listed in its own right, section 1(5) does not import any special interest” (paragraph 4-015).

The cottage was listed Grade II in 1988 and the description indicates that the significance can be found in its architectural and historic interest, evidenced by the late C16th and early C17th remaining fabric.

The mid C19th design and features of the farmhouse and barns provide negligible contribution to the architectural interest of the cottage, however they do provide some limited historic interest in terms of the development of the site over time and the layout as a mid C19th farm, albeit associated with a much earlier building.

Summary statement of significance.

The cottage is clearly of high architectural and historic interest and its rural setting, whilst limited contributes positively to this significance.

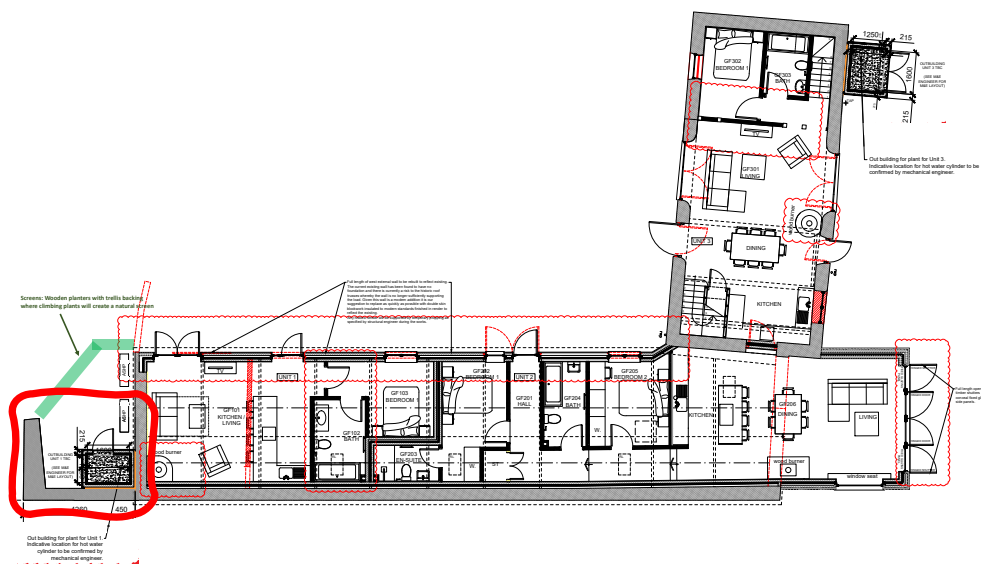
The farmhouse and barns contribute marginally to the significance of the cottage by providing some context for the development of the farm in the mid C19th.

4.0 PROPOSED DEVELOPMENT

The proposed development comprises the installation of an additional air source heat pump and associated outbuilding on Barn 2 (which has a Roman clay tiled roof) in order to reduce the reliance on fossil fuels in the approved development. The additional air source heat pump will be located alongside one of the heat pumps which already has consent, with the associated outbuilding situated in the same area next to the entrance gate.

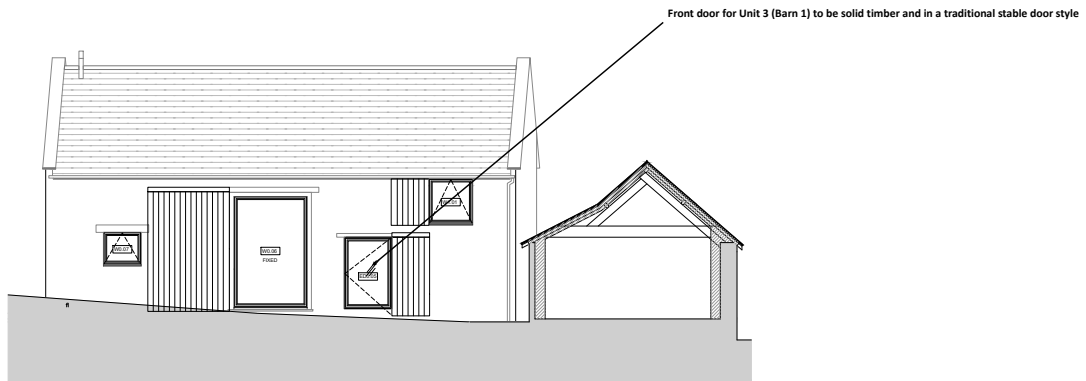
The outbuilding will be timber clad and roofed using the same Roman clay tiles used on the roof of the adjacent Barn 2. Given the location of the outbuilding, it will be hidden on all sides by the boundary stone wall, adjacent tree, and by the proposed screens required to hide the air source heat pumps.

The location for the air source heat pump and associated outbuilding shown below for reference; please refer to the full plans submitted for further details.

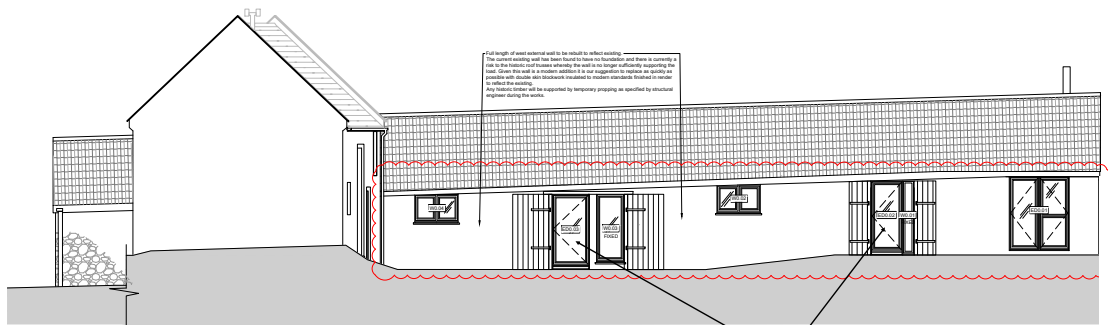


This application also seeks permission to change the material for the front doors of the new 3 no. residential dwellings (permitted under 22/2014/VAR and 22/2015/VAR) to be timber and in a stable door style more in keeping with the agricultural setting than the glazed doors currently permitted.

The location for the front doors shown below for reference; please refer to the full plans submitted for further details.



ELEVATION 4



ELEVATION 1

Front doors for Units 1 and 2 to be solid timber and in a traditional stable door style

5.0 IMPACT ASSESSMENT

The proposals do not physically affect the principal listed building (the cottage), and are limited to the area to be screened next to the entrance gate.

Inclusion of an additional air source heat pump will provide an energy efficient source of heating and hot water for Unit 1 (within Barn 2), thus reducing reliance on fossil fuels in line with the objectives of the NPPF.

The hidden location of the air source heat pump and associated outbuilding will be discrete within the courtyard setting and will not disrupt the setting of the group and be screened to reduce any potential visibility of the structure.

The change to the material of the front doors to be timber and in a stable style is in keeping with the agricultural setting and will be in the same colour of the window frames as well as the existing timber front door to the main farmhouse.

Overall, the proposed installation of renewable energy sources at Ley Farm will therefore not have a detrimental impact on the architectural or historic interest of the listed building, its significance or the contribution made by its setting and therefore in terms of the assessment required by the NPPF paragraph 199, the level of harm resulting from the development is considered to be neutral.

Policy Considerations

Considering the proposed development against legislation and policy, the requirements of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that there should be special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF (July 2021) provides guidance on conserving and enhancing the historic environment in chapter 16 and the paragraphs relevant to this application (the setting of heritage assets) are paragraphs 197, 199 - 202, which must be considered sequentially.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraphs 200 - 202 deal with substantial or less than substantial harm, which is not the case here; this appraisal has assessed the development as neutral.

East Devon Local Plan 2013 -2031 has policies EN8 and EN9 regarding development affecting designated heritage assets.

EN8 requires an assessment of the significance of a building and its setting, which is carried out in this document.

EN9 relates to development that affects the significance of a heritage asset and is generally concerned with cases that will result in substantial or less than substantial harm to the asset.

It has been shown through this assessment that the proposals shall not impact on either the significance of the principal listed building, the attached structure or the setting of both and as such, is considered to be neutral and therefore comply with the policies above.

6.0 CONCLUSIONS

The purpose of this document has been to understand the status of Ley Farm and also to consider the impact on minor alterations on the setting of the adjacent listed cottage.

It has been undertaken in accordance with NPPF and Historic England guidance to provide an assessment that has further provided an understanding of the potential impact of the proposal to a level proportionate to the importance of the heritage assets.

The summary statement of significance found:

The cottage is clearly of high architectural and historic interest and its rural setting, whilst limited contributes positively to this significance. The farmhouse contributes marginally to the significance of the cottage by providing some context for the development of the farm. It is a component within the setting of the cottage, particularly when viewed from the rear garden where the two structures as best seen together.

And the summary impact assessment found that overall, the proposed installation and front door material change will not have a detrimental impact on the architectural or historic interest of the listed building, its significance or the contribution make by its setting and therefore in terms of the assessment required by the NPPF paragraph 199, the level of harm resulting from the development is considered to be neutral.

Reference to the Historic England Document on Solar Electrics notes that *“The installation of any renewable energy source should be seen as part of a ‘whole building approach’ to improve the energy efficiency of a building. Taking a whole building approach is a logical process which enables the best possible balance to be struck between saving energy and reducing carbon emissions, sustaining heritage significance, and maintaining a healthy building.”*

The approved plans for conversion of the barns to dwellings offers the ideal opportunity to take this “whole building” approach and will ensure that the fabric is upgraded to reduce energy consumption at the same time as introducing renewables that will result in a general reduction in reliance on fossil fuels.

It is therefore concluded that the proposals comply with national and local historic environment legislation and policy and accord with the objectives of the NPPF.

Appendix 1 - List Description

COTTAGE APPROXIMATELY 2 METRES NORTH-WEST OF HIGHER LEA FARMHOUSE

Overview

Heritage Category:
Listed Building

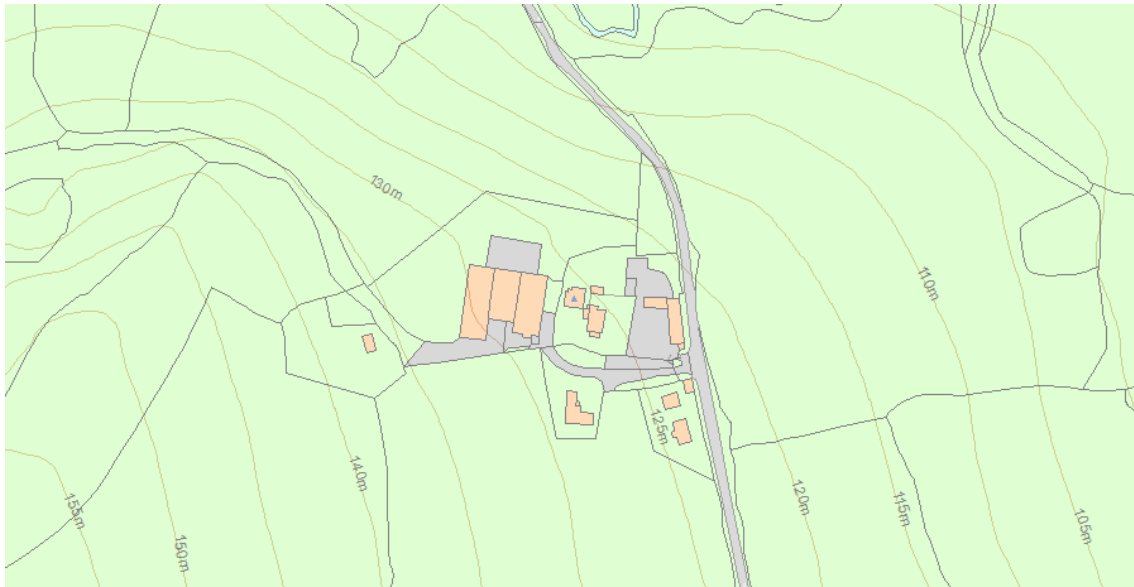
Grade:
II

List Entry Number:
1306566

Date first listed:
16-Mar-1988

Statutory Address:
COTTAGE APPROXIMATELY 2 METRES NORTH-WEST OF HIGHER LEA FARMHOUSE

Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 18-Aug-2021 at 19:37:18.

Location

Statutory Address:

COTTAGE APPROXIMATELY 2 METRES NORTH-WEST OF HIGHER LEA FARMHOUSE

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

County:

Devon

District:

East Devon (District Authority)

Parish:

Yarcombe

National Grid Reference:

ST 24418 06195

Details

YARCOMBEST 20 NW 7/163 Cottage approximately 2 metres - north-west of Higher Lea Farmhouse - II Disused cottage. Late C16 - early C17, some mid C19 alterations. Cob on stone rubble footings; the front wall has been rebuilt as local stone and flint rubble with brick dressings; disused stone rubble stack; corrugated iron roof and some of the original thatch remains below. Plan and development: 1-room plan cottage facing south. It has an axial stack in the right (east) end with a doorway behind it and a wider stair behind that. In fact this is the hall; all that remains of a late C16 - early C17 3-room-and-through-passage plan house. The doorway is in the end wall from the site of the former passage. The rest of the house was demolished in the mid C19 when the present Higher Lea Farmhouse was built nearby on a clear site. The cottage has always been 2 storeys and there are secondary lean-to outshots on the leL end and across the rear. Exterior: the front wall was rebuilt in the mid C19. It has 1 ground floor window and 2 first floor windows; all C19 casements which formerly contained rectangular panes of leaded glass but most of the glass has fallen out. The roof is half-hipped to leL and gable-end to right. The doorway in the right (east) end wall has an original oak Tudor arch doorframe with chamfered surround. Also there is an original stair window on the rear wall; a small oak 2-light window with a chamfered mullion. Interior: the features are all original. The winder stair is built of oak and both the ground floor and first floor doorframes are Tudor arches with chamfered surrounds. Also there is an original stair window on the rear wall; a small oak 2-light window with a chamfered mullion. Interior: the features are all original. The winder stair is built of oak and both the ground floor and first floor doorframes are Tudor arches with chamfered surrounds and step stops. The plank doors they contain are very old if they are not original. The large fireplace has limestone jambs and a chamfered oak lintel. The first floor fireplace is all limestone ashlar and has a low Tudor-arch head in the lintel. The first floor crossbeam has deep chamfers with step stops. The 2-bay roof is carried on a clean side-pegged jointed cruck truss. This small cottage contains a good group of late C16 - early C17 features. However it is somewhat dilapidated and there is evidence that the chimneystack is moving.

Listing NGR: ST2441806195

Legacy

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

Legacy System number:

86718

Legacy System:

LBS

Legal

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

End of official listing
