

**Pentre'r-gaer-henblas
Rhydycroesau
Shropshire
NGR: SJ 248 292**

**A
Heritage Impact Assessment**

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Summary

There are proposals to restore a redundant late-19th century former cart shed and granary at Pentre'r-gaer-henblas, Rhydycroesau, on the north-western edge of Shropshire into a holiday let. The building is not listed but can be considered as a non-designated heritage asset. This report is a heritage statement and an outline assessment of the potential impact of the proposals on the building as well as on designated and non-designated heritage assets (architectural and archaeological) within and adjacent to the study area under the guidelines of the National Planning Policy Framework (NPPF). It is not concerned with other planning matters. It concludes that the proposals will have no significant impact on any designated or non-designated heritage assets and that neither Section 66 of the 1990 Planning Act nor Paragraphs 201-203 of the NPPF would be engaged.

1. Introduction

Proposals have been made to restore and convert a redundant late-19th century former cart shed and granary building at Pentre'r-gaer-henblas, Rhydycroesau into a one-bed holiday let. The building is not listed but it is considered to be a non-designated heritage asset and there are listed buildings within 500m of the site.

This Consultancy was commissioned to assess the potential heritage impact of the proposals on both designated and non-designated heritage assets within and adjacent to the study area under the guidelines of the National Planning Policy Framework. The remit does not extend to any other planning matters.

1.1 Report Format

The report format is quite simple. After this brief introduction, there are short sections on the requirements of NPPF (Section 2) and Heritage Impact Assessments (Section 3). These are followed by an outline of the setting and history of the site (Section 4) and a description of the building (Section 5). Section 6 is a short discussion and the proposals are outlined in Section 7. The Heritage Impact Assessment is in Section 8; Section 9 is a short conclusion with recommendations and Section 10 a list of the references used for this report.

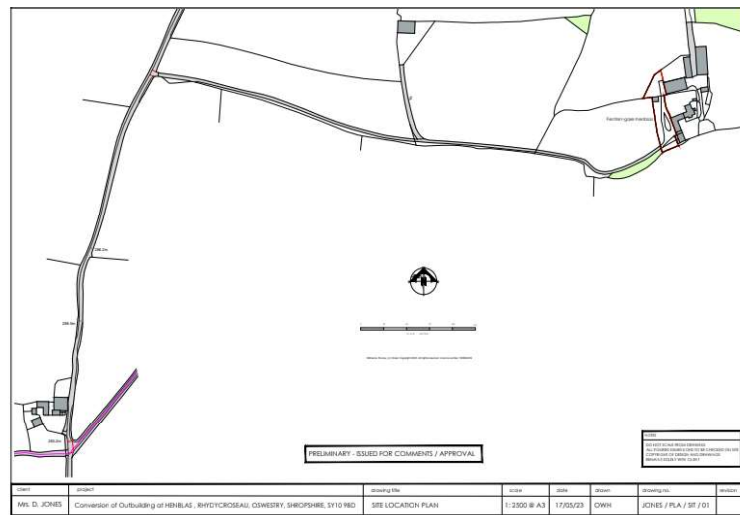
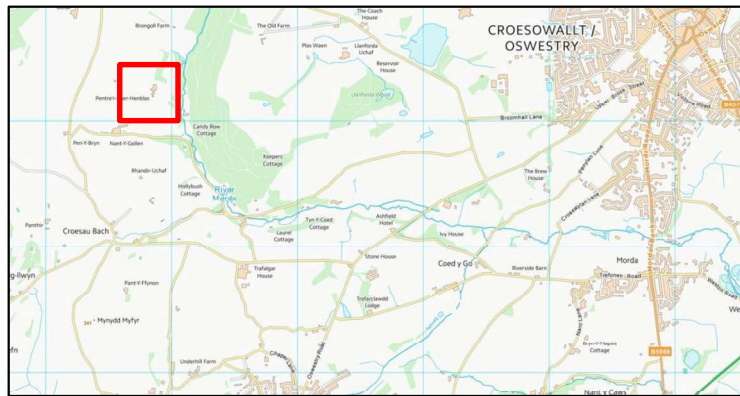


Fig.1: Location plans (Ordnance Survey Open Data)

2. National Planning Policy Framework Guidelines

2.1 The National Planning Policy Framework

Planning law relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act deals with the responsibilities of local planning authorities – the decision makers - when dealing with planning applications that could impact on heritage assets and states that:

*‘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’.*¹

Section 72 of the same Act states that, in relation to conservation areas:

*‘with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.*²

Government guidelines regarding the listed buildings and conservation areas legislation in the 1990 Planning Act changed twice in two years, resulting in the introduction of a new *précis* of planning guidance published in March 2012 – the *National Planning Policy Framework* (NPPF) – which replaced all other separate *Planning Policy Guidelines* and *Planning Policy Statements*.³ A revised version was published in July 2018, another in February 2019 and yet another in July 2021⁴. The glossary of the NPPF described ‘heritage assets’:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

The main relevant paragraph in the NPPF states that local planning authorities should require applicants:

*‘...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 proposals on their significance’.*⁵

¹ Planning (Listed Buildings and Conservation Areas) Act 1990 c.9 section 66 (1), 41

² *Ibid.* section 72

³ Department for Communities & Local Government, 2012, *National Planning Policy Framework*.

⁴ Ministry of Housing, Communities & Local Government, 2018, *National Planning Policy Framework*.

⁵ *Op. cit.*, para. 189

3. Heritage Impact Assessments

3.1 General Introduction

The purpose of a heritage impact assessment (HIA) is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

The nature of the heritage assets and the potential impact upon them through development are both very varied. The heritage assets include both designated heritage assets – such as listed buildings, scheduled ancient monuments and conservation area – and non-designated heritage assets, a rather uncomfortable and sometimes subjective category that includes locally listed buildings, field systems, buried archaeological remains and views.

The degree of impact a development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's *Conservation Principles* and *Informed Conservation*, and recent material from the newly formed Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.⁶

3.2 Definition of Setting

Setting, as a concept, was clearly defined in PPS5 and was then restated in the NPPF which describe it 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 positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

⁶ English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*; Clark, K, 2001, *Informed Conservation*

The latest version of the Historic England guidance on what constitutes setting is virtually identical to the former English Heritage guidance:

*'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'*⁷

The new Historic England guidance also re-states the earlier guidance that setting is not confined entirely to visible elements and views but includes other aspects including environmental considerations and historical relationships between assets:

*'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.'*⁸

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (GPA3)* of 2017 - suggests a five-step approach.⁹

The steps are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

⁷ Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (2nd ed.)*, para.9

⁸ *Op.cit.*, Part 1, reiterating guidance in the PPG of the NPPF.

⁹ *Op.cit.*, para.19

3.3 Definition of Significance

The glossary of the *Planning Practice Guidance* (PPG) to the NPPF defines significance as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

These are further explained as:

- **Archaeological interest:** *as defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*
- **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They 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. Artistic interest is an interest in other human creative skills, like sculpture.*
- **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The PPG also states that:

*‘Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.*¹⁰

but cautions that:

*‘A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process’.*¹¹

¹⁰ Planning Practice Guidance, 2014, paragraph 39

¹¹ *Ibid.*

3.4 Definition of Harm

Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – *substantial* and *less than substantial*. Paragraph 201 of the revised NPPF states that:

‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable use of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use’.*¹²

Paragraph 202 of the revised NPPF states that:

‘Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use’.

High Court rulings have emphasised the primacy of the 1990 Planning Act – and that it is up to the decision makers in the planning system to *‘have special regard to the desirability of preserving the [listed] building or its setting’*. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

The judgment was endorsed by Lord Justice Lewison at the Court of Appeal, who stated that:

*‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused’.*¹³

¹² Ministry of Housing, Communities & Local Government, *op. cit.*, para.201

¹³ Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383)

4. Setting & Outline History

Pentre'r-gaer-henblas – or, more simply, Henblas - is a small farmstead just above the steep-sided valley of the River Morda, a tributary of the River Vyrnwy; it lies in the steep hill country on the England-Wales border just to the west of the market town of Oswestry in north-western Shropshire.

The site is close to the scattered border village of Rhydycroesau and is just within Shropshire. However, on the opposite, eastern, side of the Morda is Offa's Dyke. The traditional name of the dyke refers to Offa, king of Mercia in the late-8th century CE, generally accepted as being the man responsible for its inception and construction. The Dyke is one of the most remarkable survivals of the Saxon period. Stretching north-south from coast to coast, with some sections missing, it still forms a distinctive element in the landscape and has done so for 1200 years.

Pentre'r-gaer-henblas lies on the west, or Welsh, side of the Dyke but this area later became part of the barony of Oswestry after the Norman Conquest when it was part of the Welsh Marches – neither really England nor Wales. After the Marches were finally fully 'shired' at the end of the medieval period, the boundary between Shropshire and Denbighshire – in Wales - in this section was set just to the west of the Dyke.

Pentre-gaer was considered to be a hamlet in the early-19th century when it, nearby Cynynion and several neighbouring parts of adjacent parishes on both sides of the border were formed into a new ecclesiastical parish called Rhyd-y-croesau in 1844.

Rhyd-y-croesau is derived from the Welsh for the 'ford by the crosses' and is mentioned in a deed of 1568-9 as *Rhyd y Croyse*. The ford in question is not across the Morda but the smaller Afon Cynllaith and the focus of the hamlet is where several minor roads meet; it is thus possible that the crosses related to these road junctions rather than having a religious origin. The name Pentre'r-gaer is also clearly Welsh in origin and is derived from the Old Welsh for the 'settlement of the fortress'.

Little is known of the history of the farm. Until the late-19th century the site is simply and unhelpfully labelled Pentre'r-gaer on Ordnance Survey mapping. There were two other farms with the same name a little to the south-west, which is presumably why the suffix 'henblas' was added in order to distinguish it from the other two – which, in turn, had their own suffixes, 'ucha' and 'issa' added. Whilst those suffixes are common Welsh words – 'upper' and 'lower' respectively - the meaning of 'henblas' is more obscure though 'hen' means 'old'. The present farmhouse is dated 1732 but was clearly remodelled in the 19th century, as were the 17th or 18th century barns to the south.

The cart hovel and granary studied in this report lie at the north-western corner of the original farmstead and is not shown on the 1st edition of the 1:2500 Ordnance Survey map surveyed in 1874. It is, however, shown on the 2nd edition of the map, revised in 1900, and was, therefore, clearly built in between those dates – i.e. in the last quarter of the 19th century. By the later-20th century the building had become agriculturally redundant and a partial conversion of the upper floor into a holiday let has recently been started which resulted in some necessary repairs to the fabric, including the introduction of a steel beam to support the upper floor and the replacement of the remains of the weather-boarded studwork on the front elevation of the loft.



Fig.2: Extract from the 1st edition 6'' Ordnance Survey map, surveyed in 1874.

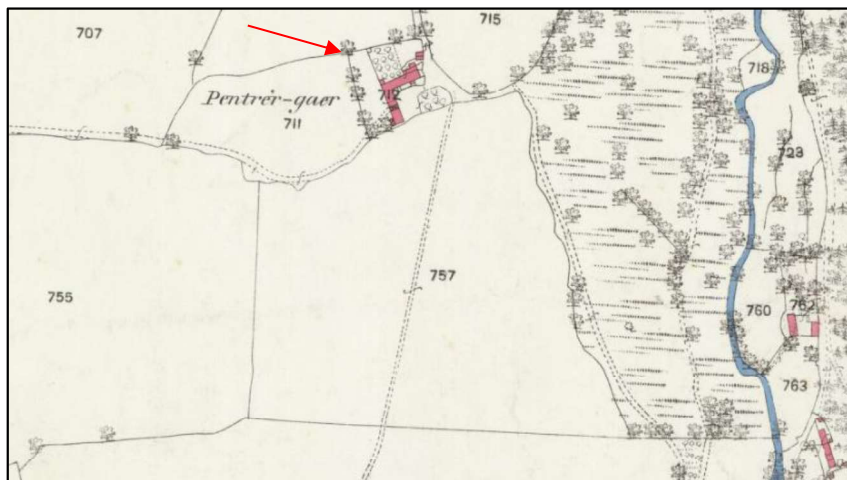


Fig.3: Extract from the 1st edition of the 1:2500 Ordnance Survey map, surveyed in 1874.

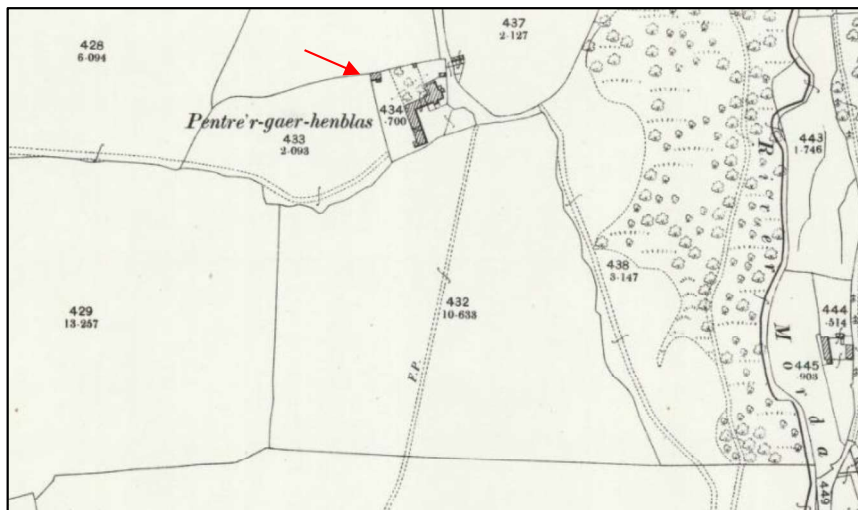
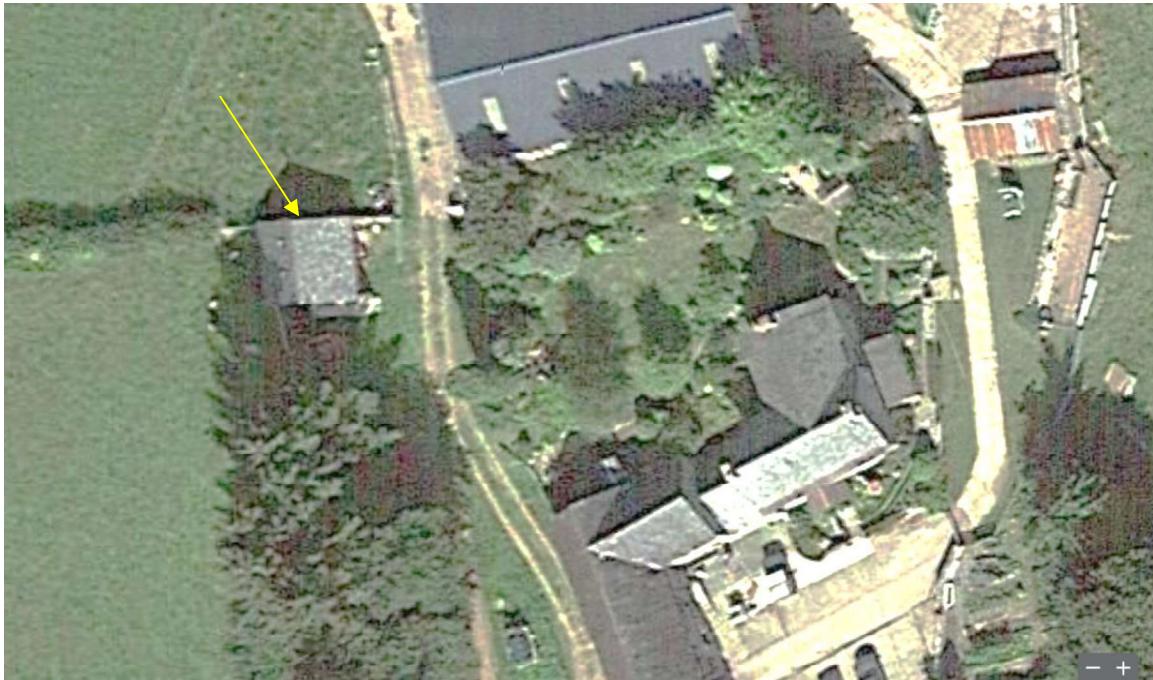


Fig.4: Extract from the 2nd edition of the 1:2500 Ordnance Survey map, revised in 1900.

5. Description

The Cart Shed is a simple structure of one and a half storeys, virtually square in plan and sited in the north-western corner of the former farmstead. It is built of locally quarried rubblestone with quoins of dark-grey-to-red brick.



Pl.1: GoogleEarth © image showing the relationship between the farmhouse and cart shed.

5.1 The Exterior

The front elevation faces east; the ground-floor is a two-bay arcade between the ends of the gable walls, which terminate in brickwork. The arcade has a single restored timber lintel supported by an immediate timber post.

Above, at loft level, what had been a timber-framed and boarded upper section has been infilled in the recent past with three-bay timber windows in each bay flanked by vertical timber weather-boarding.

The south gable end has a primary doorway at loft level access by an external set of stone steps rising from the east. The doorway has brick jambs and a timber lintel; the door is of planked ledged design with internal strap hinges. The north gable is devoid of openings but there are two evenly-spaced square-headed brick-jambled windows in the rear elevation lighting the loft.



Pl.2: The front, or east, elevation of the Cart Shed.



Pl.3: The south gable of the Cart Shed.

5.2 The Roof

The roof is plain gabled and covered in renewed plain tile. The common rafters are supported on a single tier of the purlins but the rest of the roof structure is hidden above a ceiling. There are two small roof lights in the western roof slope and at the northern end of the roof is a cylindrical flue for a log-burner.

5.3 The Interior

Internally, the ground-floor is one single full-width space with bare rubblestone walls. The upper floor is open to the apex of the ceiled roof and has been carefully converted to a studio. It has a new boarded floor and inner walls of bare rubblestone with exposed brickwork in the jambs of the openings. At the northern end is the log-burner.



Pl.4: Part of the interior of the restored loft or granary floor.

6. Discussion

The building is known to have been built in the last quarter of the 19th century and its external shell has been relatively unaltered since that time, other than the necessary restoration and re-ordering of the loft level on the east side.

It was evidently built as a cart shed and granary – with an open two-bay arcade on the ground floor for carts and other mobile farm machinery, with a well ventilated granary on the floor above accessed by the external steps on the south gable. This was a very traditional building on farms throughout the 19th century with a typical combination of uses.

The building had become agriculturally redundant by the later-20th century and the subsequent conversion of the upper floor to a studio was carefully considered and executed retaining most of the original external shell and character of the building.

It is considered that as a substantially intact farm building of the late-19th century that contributes to the setting of the much older farmhouse and other associated farmstead buildings, the former cart shed is of sufficient heritage value to warrant being considered as a non-designated heritage asset under both the guidelines of the National Planning Policy Framework and of local Shropshire Council policies. Whilst the NPPF does not specify the criteria for buildings to be considered as non-designated heritage assets, the local authority does and they are set out in Core Strategy Policy CS5 which states that they:

- pre-date 1950;
- comprise traditional materials and building methods;
- are of permanent and substantial construction;
- are of local significance and add value to the landscape

It is considered that the former cart shed meets each of these criteria. As a non-designated heritage asset, it is therefore a building worthy of retention and adaptive reuse.

7. The Proposals

Proposals have been made to consolidate the conversion of the building as a one-bedroom holiday let and these include the creation of accommodation on the ground floor; the changes required to the historic fabric of the building are minimal, the main changes being additive – including the careful infilling of the ground-floor front arcade.

The main infill glazing will be set behind the arcade post and there will be paired traditional-style plank doors in front for added security. Above, the existing modern window openings will be widened slightly to match the width of the openings below, and be re-glazed; the rear windows will also be re-glazed. The main addition will be a raised timber deck with railings, accessed from the top of the external loft steps on the south side. The existing and proposed plans and elevations are shown in Figs.5 and 6 below.

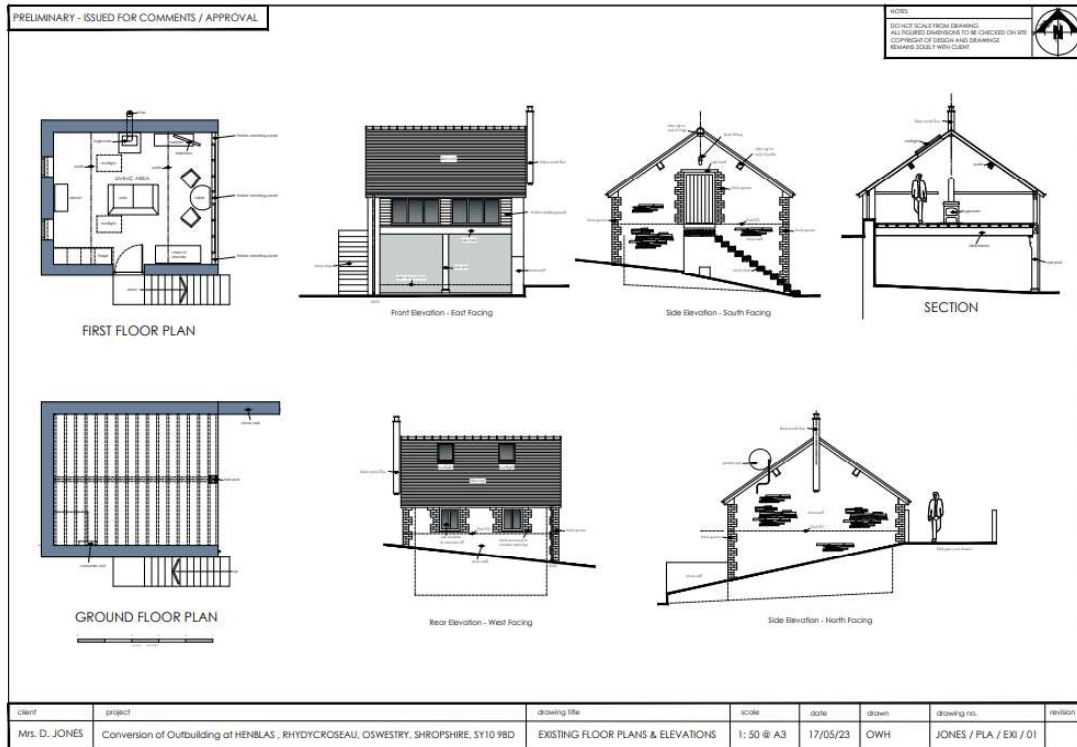


Fig.5: Existing plans and elevations.

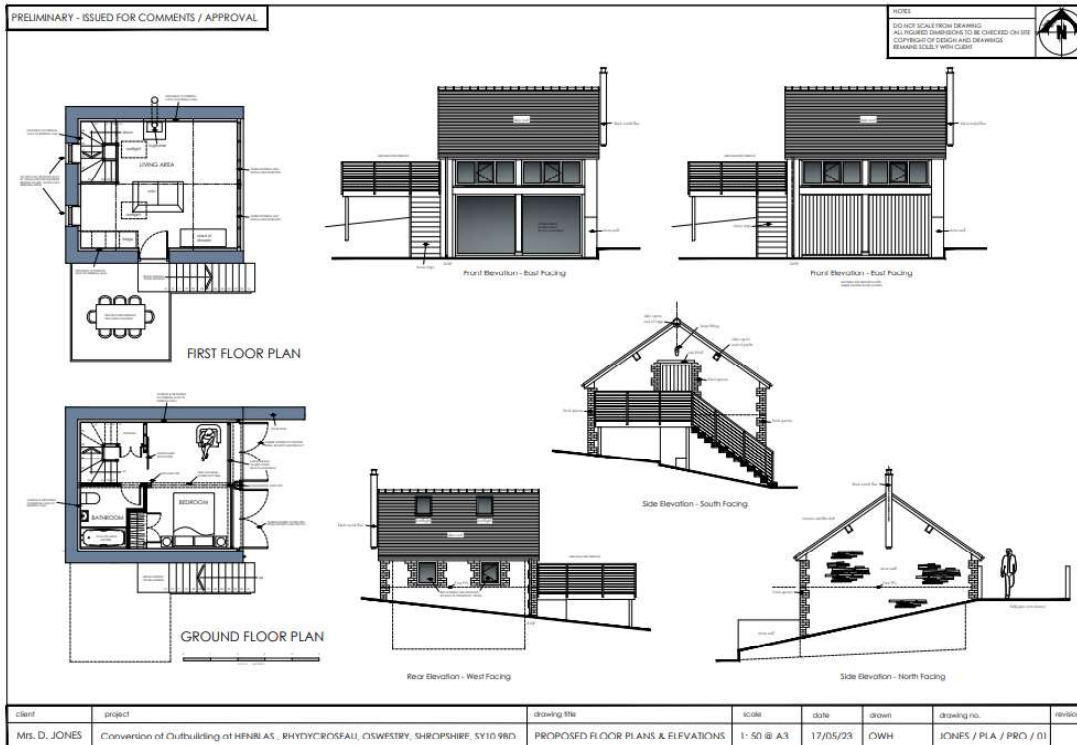


Fig.6: Proposed plans and elevations.

8. Heritage Impact Assessment

The adaptive re-use of farm buildings reflecting changes in agricultural techniques and the rural economy has always been a constant theme in the development of farmsteads – including conversion of once-working buildings to dwellings. For example, as early as 1943, a *Country Life* article urged landowners and others ‘to consider the possibilities of converting semi-derelict farm buildings into sound and attractive dwellings’.

Whilst, in the recent past, many farmstead buildings no longer suited to modern agricultural practices were simply abandoned or demolished, in the past two or three decades both their intrinsic heritage value and their potential for adaptive re-use have become recognised. This is summed up in the introduction to the latest Historic England guidance note which states:

*‘Traditional farmsteads and farm buildings make an important contribution to the remarkably varied character of England’s landscape. They are fundamental to its sense of place and local distinctiveness but most of them have now become redundant for modern agricultural purposes. Although they lack the agricultural income needed to keep them in good repair many nevertheless have the potential to accommodate a variety of economically viable new uses’.*¹⁴

It continues:

*‘Structural changes in the farming industry have required farmers to construct new buildings that reduce labour costs and conform to animal welfare standards. As a result of this, the majority of traditional farm buildings are redundant for modern agricultural purposes.’*¹⁵

and:

*In future, the pace of change will accelerate in response to the restructuring and diversification of farm businesses and an increasing demand for homes and work spaces in rural landscapes. Maintaining and reusing farm buildings which no longer have a viable agricultural use is a sustainable option, taking into account the wide range of benefits that they afford.’*¹⁶

Again in the introduction, the advice states that:

‘Successful adaptive reuse of any farmstead or building depends on understanding its significance, its relationship to the wider landscape setting and its sensitivity to and capacity for change’.

¹⁴ Historic England, 2017, *The Adaptive Re-use of Traditional Farm Buildings (Historic England Advice Note 9)*

¹⁵ *Op. cit.*, para. 1.2

¹⁶ *Op. cit.*, para. 1.3

8.1 Impact on the Cart Shed

The proposals will result in the retention and refurbishment of the Cart Shed. There will be a degree of change to the front elevation - but in a way that respects the original open-fronted design of the building's ground floor and results in little change to the upper floor.

These changes are clearly necessary for the new use of the building. The main addition is the decking on the south side – and this is not considered to impact severely on the general character of the building and is an appropriate change given the use of the building; it is relatively ephemeral in appearance and clearly reversible in nature.

Internal changes on both floor levels are to what were designed as single full-width empty space – so that nothing of heritage value will be lost even though the plan form will necessarily be altered. Even so, such changes are, essentially, reversible.

Consequently it is considered that the proposed changes to the cart shed are proportionate, well-designed and necessary for its new optimum viable use as a holiday let. Any perceived 'harm' to the heritage value of the building is more than compensated for by a new use which will ensure the long-term future of this non-designated heritage asset.

8.2 Impact on the Farmhouse and Farmstead

The farmhouse and the adjacent 'L-shaped' barn are separately listed Grade II and lie to the south-east of the Cart Shed. The farmhouse is a 'L-shaped' two-storey building of uncoursed local rubblestone with brick detailing under a plain gabled slate-covered roof with end stacks to the gables.

The oldest rectangular section is aligned west-east, faces south and is dated 1732; the front porch is assumed to be later. The and the rear wing on the north side is evidently of the 19th century – as are most of the symmetrically positioned windows throughout; the windows have brick surrounds with segmental arched heads.

The west end of the farmhouse abutts the separately listed barn, an 'L-shaped' structure, the oldest portion of which – aligned north-south, is of timber-framing with both plank infill and external weather-boarding on a tall stone plinth with stone-gabled ends and slated roof supported on simple queen-strut trusses; it probably dates to the early-mid 18th century and was probably always a combined threshing barn and cowhouse. The 'stem' of the 'L' on the east is a later rubblestone addition assumed to be designed for stabling with feed loft above.

The proposals involve little significant change to either the appearance or to the scale and massing of the cart shed and its relationship to the other buildings in the group will not be altered.

It is considered that by ensuring the long-term future of the cart shed as an element within the farmstead the proposals can be seen as an enhancement of the settings of the listed buildings rather than resulting in any harm to them.

8.3 Impact on Other Heritage Assets

There are no heritage assets in the vicinity of the farmstead that could be impacted in any way by the proposals for the cart shed. The most important adjacent heritage asset is Offa's Dyke – a scheduled ancient monument – and there would be no impact at all on its character, setting or significance.

8.4 Archaeological Issues

The proposed works are on a well-established farmstead – and involve adaptive reuse of a standing building. Consequently, the amount of groundworks required will be very limited – as will the potential for the disturbance of any significant archaeological deposits.

9. Conclusions

It is considered that the proposals are well-designed and proportionate and will ensure the long-term future of the Cart Shed and its contribution to the character of the farmyard and the settings of the listed farmhouse and adjacent barns.

The proposed change to a holiday let provides a clear viable optimum use for the building. All of these factors are considered to significantly counter-balance any 'harm' caused by the necessary changes to the fabric and any additions.

The proposed internal changes to the building are not considered to significantly compromise its heritage value, given the fact that without any internal alterations it would be very difficult, if not impossible, to find a viable alternative use for them. In addition, most of these internal changes are additive rather than subtractive and, ultimately, reversible.

Overall, any minor 'harm' that will result as part of these proposals is considered to be at the lowest end of the 'less than substantial harm' category as defined in the NPPF – and warranted because of the overall benefit of the scheme as a whole.

The Historic England guidance already referred to above also recommends that:

'When taking planning decisions involving farm buildings, local authorities should consider all relevant matters listed in the NPPF, including wider rural policy, and the need to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.¹⁷

The prospect of change, even to listed buildings, is anticipated in the government's *National Planning Policy Framework* but was more clearly outlined in earlier guidance from 1996, *Planning Policy Guideline No.15* (PPG 15).

¹⁷ *Op. cit.*, para 1.5

This stated – in relation to listed buildings - that:

‘Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.’

Similarly, in the recent past, planning guidance has recognized that change to historic buildings and other heritage assets, including conservation areas, is part of their history and that heritage should not be fossilised. Conservation does not equate to preservation; instead, it is the careful management of change. In the pioneering 2008 document, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* it is stated that:

*‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’.*¹³

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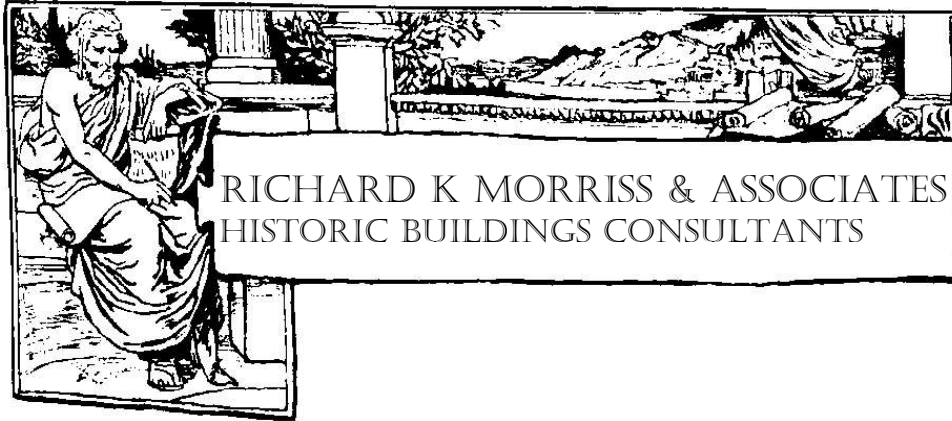
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The Consultancy

Richard K Morriss founded this Consultancy in 1995 after previously working for English Heritage and the Ironbridge Institute of the University of Birmingham and spending eight years as Assistant Director of the Hereford Archaeology Unit. Although Shropshire-based the Consultancy works throughout the UK on a wide variety of historic buildings for clients that include the National Trust, the Landmark Trust, English Heritage, the Crown Estates, owners, architects, local authorities, planning consultants and developers. It specialises in the archaeological and architectural analysis of historic buildings of all periods and planning advice related to them. It also undertakes heritage impact assessments and broader area appraisals and Conservation Management Plans.

*Richard Morriss is a former Member of the Institute of Field Archaeologists and of the Association of Diocesan and Cathedral Archaeologists, currently archaeological advisor to four cathedrals and author of many academic papers and of 20 books, mainly on architecture and archaeology, including *The Archaeology of Buildings* (Tempus 2000), *The Archaeology of Railways* (Tempus 1999); *Roads: Archaeology & Architecture* (Tempus 2006) and ten in the *Buildings* series: *Bath, Chester, Ludlow, Salisbury, Shrewsbury, Stratford-upon-Avon, Warwick, Winchester, Windsor, Worcester* (Sutton 1993-1994). The latest work is an Historic England funded monograph on the *Houses of Hereford* (Oxbow 2018) and a similar monograph on *Clun Castle, Shropshire*, is in preparation.*

He was a member of the project teams responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize; the restoration of the Old Market House, Shrewsbury, winner of a 2004 RIBA Conservation Award; and Llwyn Celyn, Monmouthshire, winner of the RICS Conservation Project of the Year 2019. He has also been involved in several projects that have won, or been short-listed for, other awards including those of the Georgian Group for Mostyn House, Denbigh; St. Helen's House, Derby; Radbourne Hall, Derbyshire and Cusgarne Manor, Cornwall.



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