





## Document Management.

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# 1. Introduction

1.1. Pegasus Group has been commissioned by M & D Langley to prepare a Built Heritage Statement in relation to the residential conversion of four agricultural buildings at Grange Farm, Wiseton (as shown on the Site Location Plan provided at *Plate 1*).



*Plate 1: Site Location Plan.*

1.2. The Application Site (hereafter referred to as the 'Site') forms part of the Grange Farm complex and comprises

four connected agricultural buildings set around a central yard, alongside a modern Dutch Barn also lies to the east. Further information regarding the buildings to which the application relates is included at **Section 2**.

1.3. The associated Grade II Listed Farmhouse, The Grange, is located to the west with the buildings proposed for conversion considered curtilage listed under the provisions of Section 1(5) of the Planning (Listed Building and Conservation Areas) Act 1990 by virtue of their age and historic ancillary association with the Listed Building.

1.4. This Report has been prepared in support of Full Planning and Listed Building Consent applications for the renovation and conversion of existing agricultural outbuildings (as identified at *Plate 1*) to create four residential dwellings, demolition of the Dutch Barn and construction of a car port to the north.

1.5. This Built Heritage Statement provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 200 of the Government's National Planning Policy Framework (the *NPPF*<sup>1</sup>) which requires:

***"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."***<sup>2</sup>

<sup>1</sup> Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, December 2023).

<sup>2</sup> DLUHC, *NPPF*, paragraph 200.

1.6. In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 205 to 209 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

1.7. As required by paragraph 200 of the *NPPF*, the detail and assessment in this Report is considered to be ***“proportionate to the asset’s importance”***<sup>3</sup>.

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<sup>3</sup> DLUHC, *NPPF*, paragraph 200.



## 2. Methodology

- 2.1. The aims of this Built Heritage Statement are to assess the significance of the heritage resource within the Site, to assess any contribution that the Site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

### Sources

- 2.2. The following key sources have been consulted as part of this assessment:
- The National Heritage List for England for information on designated heritage assets;
  - Information regarding the Wiseton and Drakeholes Conservation Area prepared by Bassetlaw District Council;
  - The Nottinghamshire Historic Environment Record (HER) for information on the recorded heritage resource and previous archaeological works;
  - Historic maps and documentary sources held by the Nottinghamshire Archives;
  - Other archival sources, including historic maps and aerial photographs, as available via online sources;
  - Planning history records held Bassetlaw District Council; and

- Google Earth satellite imagery.

### Site Visit

- 2.3. A site visit was undertaken by Heritage Consultants from Pegasus Group on 17<sup>th</sup> August 2022 during which the Site and its surrounds were assessed.
- 2.4. The visibility on the day was clear and surrounding vegetation was in full leaf. The potential screening that this affords was therefore considered when assessing potential intervisibility between the Site and surrounding areas.

### Photographs

- 2.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

### Assessment Methodology

- 2.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix**

1. However, for clarity, this methodology has been informed by the following:

- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter *GPA:2*);<sup>4</sup>
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter *GPA:3*);<sup>5</sup>
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter *HEAN:1*);<sup>6</sup>
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);<sup>7</sup> and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.<sup>8</sup>

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<sup>4</sup> Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>5</sup> Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (GPA:3)* (2<sup>nd</sup> edition, Swindon, December 2017).

<sup>6</sup> Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (HEAN:1)* (2<sup>nd</sup> edition, Swindon, February 2019).

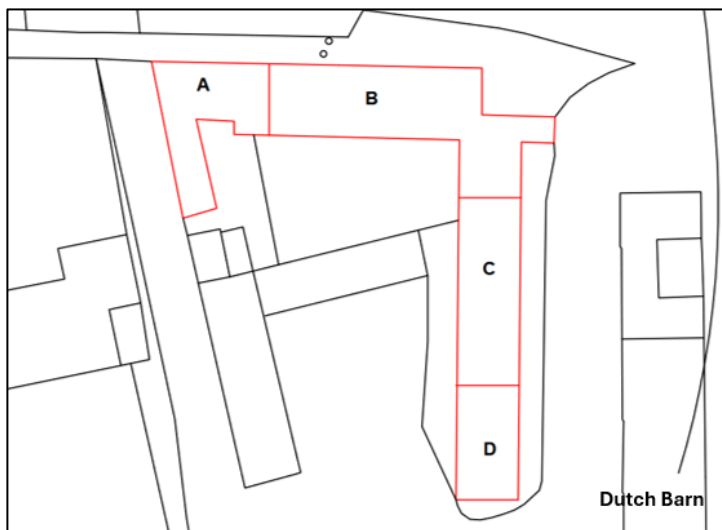
<sup>7</sup> Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

<sup>8</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

### 3. Site Description and Planning History

#### Site Description

3.1. The Site is located to the south-eastern extent of Wiseton village and forms part of the Grange Farm complex. The Site relates to four former agricultural buildings laid out as an L-shaped range around a central former fold yard. At the time of preparing this report, the buildings had not been in agricultural use for a number of years and are now either vacant or used as informal storage. A Dutch Barn lies to the east of the fold yard. An annotated Site Plan outlining the numbering terminology used for the purposes of this report is presented at *Plate 2*.



*Plate 2: Annotated Site Plan.*

3.2. The Site is bound to the north by Main Road, the principal thoroughfare through Wiseton, while The Grange, the farmhouse to which the outbuildings are historically associated, lies to the west beyond an informal access trackway. A series of buildings associated with the Wiseton Estate, including Wiseton Hall, Wiseton Stables and a row of estate cottages are located beyond to the north-east and west. Open agricultural land lies to the east, while the wider Grange Farm complex lies to the south, with the Chesterfield Canal beyond.

3.3. A number of the buildings within the wider Grange Farm complex have been converted to residential use in recent years, including the single-storey outbuildings to the centre of the fold yard and two-storey barn to the south. Further details of relevant planning history are provided below.

3.4. The Site is located within the Wiseton and Drakeholes Conservation Area, while the Grade II The Grange lies to the west. As noted at Section 1, the buildings to which the proposed development relates are considered curtilage listed by virtue of their age and historic association with The Grange. A number of Grade II Listed Buildings are located within the wider vicinity, predominantly relating to the Wiseton Estate.

3.5. The historic environment of the Site is discussed in greater detail at **Section 6**.

## Planning History

- 3.6. A review of Bassetlaw District Council's planning register has identified the below relevant applications associated with the Site:
- 3.7. **13/OO319/FUL and 13/OO321/LBD** | Planning Permission and Listed Building Consent applications for the conversion of agricultural buildings, including some demolition, to form five dwellings, create new access and associated works. | Planning permission and Listed Building Consent application granted 26<sup>th</sup> January 2015.
- 3.8. The above applications included conversion of the agricultural buildings to which the current application relates. While only conversion of the two-storey building to the south of the complex was undertaken, implementation of the wider permission has resulted in the permissions for conversion of the buildings within the current application Site remaining extant.
- 3.9. Change of Use and Listed Building Consent was subsequently granted in 2016 for conversion of the outbuildings to the centre of the fold yard and has since been implemented (refs. **16/O1331/COU** and **16/O1332/LBA**). The consent also included conversion of the cart shed to the east for use as a garage and siting of a temporary mobile home, however this has not been implemented. This Planning Permission and Listed Building Consent did not overwrite the earlier permissions for conversion of the buildings within the current application Site as they were not located within the red line boundary associated with the 2016 applications.

## 4. Proposed Development

4.1. Full Planning Permission and Listed Building Consent is sought for the renovation and conversion of existing agricultural outbuildings to create four residential dwellings, demolition of the Dutch Barn to the east and construction of a car port to the north.

4.2. The proposed development can be summarised as follows:

- Renovation and conversion of existing buildings to create four residential dwellings, comprising:
  - **Unit A:** part one- part two-storey, three-bedroom dwelling;
  - **Unit B:** part one- part two-storey, three-bedroom dwelling;
  - **Unit C:** one-storey, two-bedroom dwelling; and
  - **Unit D:** part one- part two-storey, two-bedroom dwelling.

- Construction of a single-storey car port with bat roost. The structure has been sensitively designed to assimilate with the existing historic buildings at Grange Farm with a clay pantile-covered gabled roof, natural coloured timber boarded elevations and large openings.
- Demolition of the Dutch Barn to the east of Buildings A – D.
- Provision of supporting infrastructure, including upgrades to the existing vehicular access and provision of car parking areas for each unit.

4.3. A detailed description of proposed alterations to the existing outbuildings and extracts of the proposed elevations are included at **Section 7**.

## 5. Policy Framework

### Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.<sup>9</sup>
- 5.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>10</sup>
- 5.3. Full details of the relevant legislation are provided in **Appendix 2**.

### National Planning Policy Guidance

- 5.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December 2023. The *NPPF* is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance

documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.<sup>11</sup> The *PPG* also contains the *National Design Guide*.<sup>12</sup>

- 5.5. Full details of the relevant national policy guidance is provided within **Appendix 3**.

### The Development Plan

- 5.6. Applications for Planning Permission and Listed Building Consent in Wiseton are currently considered against the policy and guidance set out within the *Bassetlaw Core Strategy and Development Management Policies Development Plan Document*, adopted in December 2011.
- 5.7. The draft *Bassetlaw Local Plan 2020 – 2038* was submitted for Examination in July 2022, with Hearings held during January 2023. The Council subsequently consulted on a Main Modifications version of the draft Plan between August and October 2023, which was produced in response to the Inspector's Post Hearing Advice Letter (dated 9<sup>th</sup> May 2023). It is noted that there are no recommended modifications relating to heritage matters.
- 5.8. Given the advanced stage of preparation, the draft policies included within the emerging Local Plan may be

<sup>9</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>10</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

<sup>11</sup> Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23<sup>rd</sup> July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

<sup>12</sup> Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).



afforded limited weight in the determination of planning applications within the District.

- 5.9. Details of the policy specific relevant to the application proposals are provided within **Appendix 4**.



## 6. The Historic Environment

- 6.1. The following Section provides an assessment of elements of the built historic environment that have the potential to be impacted upon by the proposed development.
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. As set out at **Section 1**, all four buildings proposed for conversion are considered curtilage listed by virtue of their historic functional association with the Grade II Listed The Grange Farmhouse to the west. The Site is also located within the Wiseton and Drakeholes Conservation Area.
- 6.4. With regard to additional built heritage assets within the surrounds of the Site, Step 1 of the methodology recommended by the Historic England guidance GPA 3: The Setting of Heritage Assets (see Section 5 'Methodology') is to identify which designated heritage assets might be affected by a proposed development.
- 6.5. Consideration, based upon site analysis and professional judgment and the previous planning history, was therefore given as to which heritage assets within the surrounding area may include the Site as part of their setting, which contributes to their overall heritage significance, and thus whether they may potentially be affected by the proposed development.
- 6.6. This has concluded that the heritage assets which have the potential to be sensitive to the proposed development comprise:
- Grade II Listed The Grange, adjacent to the western site boundary and with which the outbuildings are considered curtilage listed;
  - Grade II Listed Laurel Cottage, c.30m to the north-west;
  - Grade II Listed Woodbine Cottage, c.35m to the north-west; and
  - Grade II Listed Wiseton Top Bridge, c.80m to the south.
- 6.7. Assets within the wider area, excluded on the basis of distance from the Site and/or lack of intervisibility comprise:
- Grade II Listed Wiseton Stables, c.70m to the north-west;
  - Grade II Listed Rose Cottage, Hawthorn Cottage, Myrtle Cottage and Outbuildings, c.120m to the north-east; and
  - Grade II Listed Gardeners Cottage at Wiseton Hall, c.160m to the west.
- 6.8. The above assets have been excluded from further assessment on the basis of distance and lack of

intervisibility with the Site, while any former functional relationship by way of their association with the wider Wiseton Hall estate is no longer appreciable. It is therefore considered that the proposed development would not alter any aspect of the setting of these assets and will therefore result in no harm to any elements that contribute towards their significance.

### Site Development

- 6.9. Wiseton is an estate village with 17<sup>th</sup>-century origins and is principally associated with the Acklom family, who purchased Wiseton Hall from the Nelthorpe family in c.1670.<sup>13</sup>
- 6.10. Apart from the limited small-scale enclosure adjacent to existing settlements, the lowland region within which Wiseton is located was enclosed under Parliamentary Acts during the 18<sup>th</sup> and 19<sup>th</sup> centuries. This produced a landscape of regular, rectangular fields defined by hedgerows, with roads of standardised widths following straight lines.
- 6.11. This reflected the national pattern of agricultural development, with the period between 1750 and 1880 considered the most important period of agricultural development. The increased output during this period was encouraged by rising grain prices and the demands of an increasingly urban population, and was enabled by the expansion of the cultivated area, enlargement of holdings and the final phase of enclosure. The production of cattle manure also played a major role in increasing

agricultural productivity. Substantial improvements in animal husbandry were made during this time, with the development of improved breeds and a greater awareness of the importance of the need for housing, which in turn hastened fattening and meant that manure could be collected and stored better. In response to this changing agricultural economy, alongside the drainage of heavy clay land across Nottinghamshire, new farmsteads also began to be created outside of historic village centres.

- 6.12. Jonathan Acklom of Wiseton Hall pioneered these approaches on his estate during the 1760s, which included lands at Wiseton, and established a series of farmsteads at central positions across the estate. A key aspiration of Acklom, which was shared by many estate owners during the 18<sup>th</sup> and 19<sup>th</sup> centuries, was the development of the '*model farm*'. The principles of which were driven by the belief that improved productivity would increase private and public wealth and inspired the publication of agricultural manuals and treatises that promoted the best theory and practice. While gradually increasing from the early 18<sup>th</sup> century, the 1760s saw a doubling of such publications from the previous decade and coincided with the time that Acklom developed his plans for the Wiseton estate.<sup>14</sup> Estates owners also built new buildings at existing farmsteads from the mid-18<sup>th</sup> century onwards so as to increase productivity and maintain rents at a high level.<sup>15</sup>
- 6.13. Others followed suit elsewhere in the region, adding isolated farm buildings and small plantations. By the end

<sup>13</sup> <https://landedfamilies.blogspot.com/2013/03/14-acklom-of-wiseton-hall.html>

<sup>14</sup> <https://georgianpapers.com/2017/01/19/farmer-georges-notes-agriculture/>

<sup>15</sup> Historic England, *Historic Farmsteads Preliminary Character Statement: East Midlands Region* (August 2006).

of the 18<sup>th</sup> century, brick and tile were the principal construction materials, with mud and stud timber structures rebuilt or refaced, as the “traditional” character of the region’s agricultural buildings became established.<sup>16</sup>

- 6.14. The first agricultural buildings at Grange Farm, including the Farmhouse, are believed to have been established during this time. While there are no maps showing the Site itself, it is reasonable to assume that agricultural buildings were established at the same time as the farmhouse, which is recorded as having been constructed during the late 18<sup>th</sup> century.
- 6.15. The wider estate was subsequently passed, by marriage, to the aristocratic Spencer Family. In 1832, the estate comprised 930 acres, 872 of which belonged to the Third Earl Spencer, Lord Althorp, until his death in 1845. The estate has changed ownerships a number of times since this date, with the Wiseton Hall itself having been demolished and replaced in 1962 for Sir Robert Laycock.<sup>17</sup>

Historic Mapping Analysis

- 6.16. The earliest consulted cartographic representation of the Site is the Map of Miss Acklom's Estate of c.1800, on which the Site is labelled as parcel 111 (Plate 3). An L-shaped range, which appears to largely correspond with the extant location of Buildings A – D, lies to the northern extent of the parcel, albeit no built form is present to the footprint of Building A's western wing. It is not possible to confirm which elements relate to the extant buildings within the Site from this source alone. Two further

buildings are also recorded within the parcel, to the north-western corner and to the centre of the fold yard. While the former is no longer extant, it is not possible to accurately confirm whether the central building relates to any of the extant buildings within the farmstead. A pond is also recorded to the eastern boundary of the parcel. The building to the adjacent parcel 113 is anticipated to represent The Grange Farmhouse.

- 6.17. The overall form of the wider settlement of Wiseton had largely been established by this time, however the Wiseton Hall recorded to parcel 115 relates to the previous house, which was later demolished and replaced during the early 1960s.



Plate 3: Extract from Miss Acklom's Estate Map of c.1800, with approximate site boundary outlined in red.

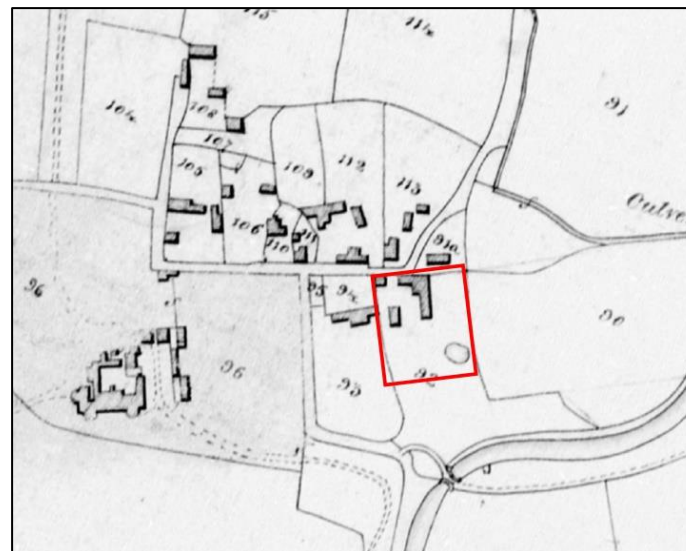
<sup>16</sup> <https://www.bassetlaw.gov.uk/media/1648/bslandscapecharacteroverview.pdf>

<sup>17</sup> <https://landedfamilies.blogspot.com/2013/03/14-acklom-of-wiseton-hall.html>

6.18. The Site layout remained unchanged in the Wiseton Parish Tithe Map of 1837 (*Plate 4*), in which it is recorded as parcel 92. It is again not possible to confirm which elements, if any, represent the extant buildings from this source alone.

6.19. As with the wider parish, the Site was owned by Earl Spencer by this time and was in use as a *'Homestead and Buildings'* occupied by John Hall Esquire. The surrounding parcels fell under the same occupation and were recorded as Tithe free land (apportionment 90), *'Stack Yard'* (apportionment 91a), *'Orchard & Garden'* (apportionment 93), *'House & Garden'* (apportionment 94) and *'Blacksmiths Shop'* (apportionment 95). The *'House & Garden'* at parcel 94 is again believed to represent The Grange Farmhouse.

6.20. The wider settlement also remained unchanged at this time, with the earlier Wiseton Hall recorded at parcel 96. A series of smaller apportionments are recorded at the present-day site of the Wiseton Stables, which were constructed in 1899, and comprised a *'Dog Kennels'* owned and occupied by the Earl Spencer. The Chesterfield Canal, which was opened in 1777 and runs to the south and east of the Site, was also recorded.



*Plate 4: Extract from the Parish of Wiseton Tithe Map of 1837, with approximate site boundary outlined in red.*

6.21. The 1<sup>st</sup> Edition Ordnance Survey Map of 1885 depicts an increased level of built form within the Site (*Plate 5*), including a building at the location of the single-storey western wing of Building A, a T-shaped range to the centre of the fold yard and a further building to the south. Based upon the proportions and layout, alongside the below fabric analysis, the overall footprint of the extant range appears to have been established by this time. A water pump is also shown to the western extent of the yard. The surrounding area remains largely unchanged, with the row of estate cottages now established to the north of Main Road and Wiseton Hall now recorded as being set within Wiseton Park. A building to the west of The Grange Farmhouse is recorded as the *'Smithy'*, while a *'boat house'* is recorded to the south of the Chesterfield Canal, to the south-east of the Site.



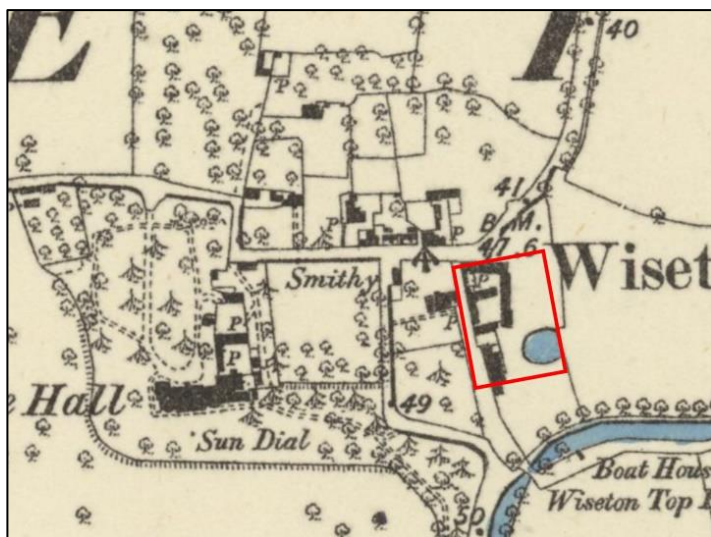


Plate 5: Extract from 1<sup>st</sup> Edition Ordnance Survey Map of 1885, with approximate site boundary outlined in red.

- 6.2.2. By the time of the 2<sup>nd</sup> Edition Ordnance Survey Map of 1899 (Plate 6), a covered yard appears to have been created to the north and south of the central range, which corresponds with the presence of brackets to the fold yard elevations of Buildings A – D. A further covered yard is shown between the buildings to the south of the yard. The presence of these covered areas reflects the discovery during the mid-1850s that the nutritional value of manure would be better preserved if it were under cover, and as costly feeds produced richer manures, the incentive to protect them was great. Covered yards were especially prevalent on planned estate-owned farms

given the cost associated with their installation.<sup>18</sup> An open-sided building lies to the north of the pond, albeit it does not correspond with the position of the extant Dutch Barn. A water pump is recorded to the centre of the T-shaped range, with the pump shown in the 1<sup>st</sup> Edition Map no longer shown. The braces included on the map indicate that the Site was functionally related to the adjacent Farmhouse at this time. The wider settlement of Wiseton again remains largely unaltered, with an area of formal gardens, including glasshouses, now shown to the east of Wiseton Hall.

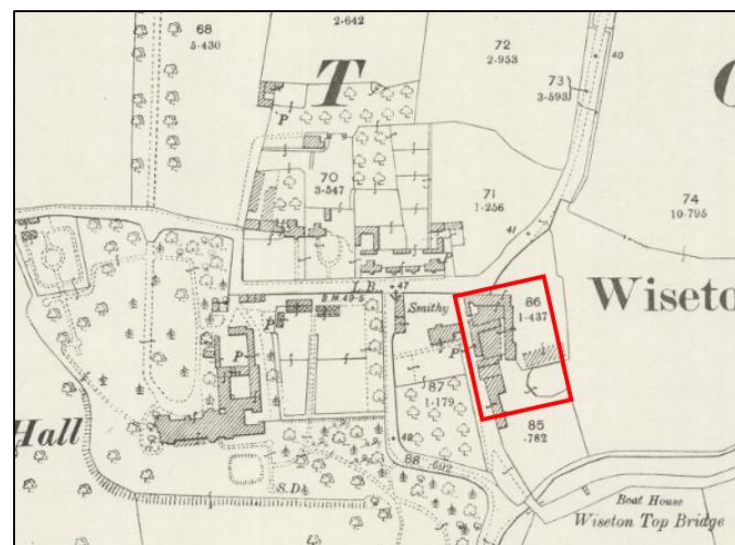
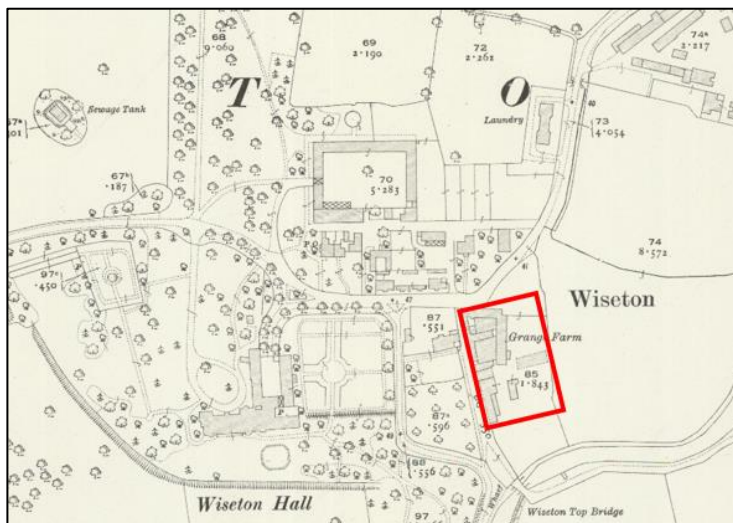


Plate 6: Extract from 2<sup>nd</sup> Edition Ordnance Survey Map of 1899, with approximate site boundary outlined in red.

<sup>18</sup> Historic England, *Historic Farmsteads Preliminary Character Statement: East Midlands Region* (August 2006).

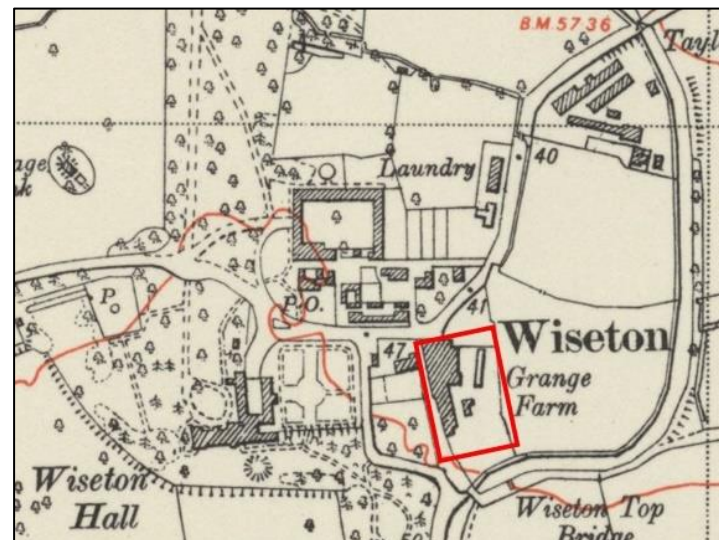
6.23. The Site remains largely unchanged by the time of the 1921 Ordnance Survey Map (*Plate 7*), however an additional building at the location of the extant cart shed has been established to the south. The pond to the east is also no longer shown. Within the wider settlement, the building to the west of The Grange Farmhouse is no longer labelled as the 'Smithy', while the Wiseton Stables to the north-west and estate cottages to the north-east are now present.



*Plate 7: Extract from Ordnance Survey Map of 1921, with approximate site boundary outlined in red.*

6.24. The Ordnance Survey Map of 1956 appears to show the Site and surrounding area as largely unchanged (*Plate 8*), albeit the scale is such that accurate comparison is not possible. The covered yard appears to have remained at the time of their publication, while the building to the east of the Site had been removed, with an open-sided

building at the location of the extant Dutch Barn now shown having been constructed in c.1950.



*Plate 8: Extract from Ordnance Survey Map of 1956, with approximate site boundary outlined in red.*

6.25. An aerial photograph dated to 2003 shows that the covered yard remained present between Buildings A – C and the central range, alongside that to the south of the central range (*Plate 9*). The large barn to the south-east of the Site had also been constructed by this time. Within the wider area, the buildings to the western extent of the curtilage of The Grange Farmhouse had been removed, while the 20<sup>th</sup>-century Wiseton Hall was present.





*Plate 9: Aerial image captured in 2003, with approximate site boundary outlined in red (Source: Infoterra Ltd and Bluesky, 2023).*

- 6.26. The northern extent of the Dutch Barn was removed sometime between 2007 and 2015 (*Plate 10*), while the buildings to the south of the Site had been converted and the covered yard removed by 2020 (*Plate 11*).



*Plate 10: Aerial image captured in 2015, with approximate site boundary outlined in red (Source: Maxar Technologies, 2023).*



*Plate 11: Aerial image captured in 2020, with approximate site boundary outlined in red (Source: Google Earth, 2023).*



### Built Form within the Site

- 6.27. As set out at **Section 2**, the Site relates to four interlinked agricultural outbuildings arranged in an L-shape around a central former fold yard. The following provides a description of each of these buildings, alongside an assessment of their heritage significance.

#### Building A

- 6.28. Building A is a roughly L-shaped range located to the north-western corner of the Site. It comprises a two-storey northern wing fronting Main Street and a single-storey wing fronting the internal access route to the west of the Site. Both wings are believed to date to the mid- to late-19<sup>th</sup> century. Building A's later construction is further evidenced by the presence of a former external window to the party wall with Building B which, as discussed below, is believed to have been constructed earlier (18<sup>th</sup> century).
- 6.29. The external elevations of the northern two-storey wing are constructed of brick laid in English garden wall bond with a single lap clay pantile covered gable roof and clay pantile ridge tiles.



*Plate 12: View towards east elevation of western wing (left) and south elevation of northern wing (right).*

- 6.30. The north elevation includes four window openings with timber lintels and frames. The easternmost window includes three glazed transoms above a hopper window, which may historically have been fitted with timber hit and miss ventilator slats.
- 6.31. Two further openings are located centrally, the upper of which is fitted with a timber door and, based upon its height at first-floor level, likely represents a former loading door. The ground floor opening has been fitted with more recent timber boards and so it is not possible to discern its original form. A fourth opening is located at first floor level, albeit was covered with dense vegetation at the time of the site walkover. Based upon publicly available photographs, this opening appears to be square, and timber framed, albeit it was not possible to determine the form of any window.

6.32. All window frames and the timber door to the central opening show evidence of green paint, which may form part of the livery of colours adopted by the Wiseton estate for the painting of doors, window frames and other joinery. Neither a review of the extant built form across the wider estate nor archival evidence has, however, confirmed the presence of any such estate livery. A course of square ventilator holes also runs horizontally across the centre of the north elevation.



*Plate 13: View towards north elevation of northern wing to Building A.*

6.33. The south elevation comprises a central door opening with arched brick lintel and timber batten and plank stable door below five glazed transom windows. Two timber-framed windows with transoms and timber lintels are located at first floor level, with the glazing now largely

missing to both. The timber frames and round headed strap hinges to the door both have traces of red paint, again potentially relating to an estate livery.

6.34. Iron rise and fall gutter brackets fixed with cement mortar are located below eaves level, while the remains of a small abutting brick structure lie to the east of the door. While it is not possible to discern the original function of this structure from its surviving fabric or historic cartographic sources, it may represent a former dog kennel or goose pen. This may be supported by the presence of the adjacent threshing barn (Building B, as discussed further below) as dogs or geese were often historically kept on farmyards to deter theft of harvested crop. Alternatively, it may represent a store or other animal enclosure.



*Plate 14: View towards east elevation of western wing (left) and south elevation of northern wing (right).*

6.35. Two further window openings are present to the west elevation of the two-storey wing, comprising a small timber-framed, double-light opening at ground floor level and a larger timber-framed, single-light opening with three transoms above. The frames of both again show evidence of red paint, while the majority of the glazing has been removed or damaged. The scale and form of the ground floor window indicates that it may have held a ventilation function. Two ventilation holes are also present to either side of the window.



*Plate 15: View towards west elevation of northern wing to Building A.*

6.36. Internally, the brick walls at the ground floor level are lime plastered and whitewashed, with extensive evidence of

deterioration. The floor is largely laid with concrete while the timber ceiling forms the floor to the upper storey. Two stalls with whitewashed timber partitions and batten and plank doors, alongside exposed stone flooring, are present to the western extent of the space. Remains of red paint is again present to the joinery and door strap hinges. The small window expressed on the west elevation is present to this area, indicating that the housing of livestock formed part of the original design intent of the building.



*Plate 16: Internal view of northern wing of Building A looking west, including stalls to western extent.*





*Plate 17: Internal view of northern wing of Building A looking north.*

- 6.37. While there is no access to the upper floor, views into the space from the abutting Building B indicate that it is open plan with lime plastered and whitewashed brick walls and an exposed roof structure supported by machine cut King Post trusses.
  
- 6.38. Based upon the wing's surviving form and fabric, most notably the presence of a cart door to the north elevation and internal stalls, the original design intent of the two-storey wing is anticipated to have been a cow house or stables with hay loft above.
  
- 6.39. The abutting single-storey wing is overwhelmingly domestic in character when compared with the adjacent buildings. It is again constructed of red brick laid in a range of bonds with a single lap clay pantile covered gable roof. Brick dentilled cornicing is present to the east, south and west elevations, while a heavily deteriorated

brick chimney stack lies to the centre of the gable. A door opening fitted with an original timber frame, but modern door, lies to the northern extent of the east elevation, alongside two timber-framed glazed windows, the northernmost of which is extensively damaged. A further door opening with intact timber frame, again with modern door, is located to the south elevation.



*Plate 18: View towards east elevation of western wing to Building A.*



*Plate 19: View towards south (right) and west (left) elevations of western wing to Building A.*

6.40. Internally, the wing is divided into two separate rooms that correspond with the location of the central stack. The northern room is open plan with lime plastered and painted brick walls and a quarry tile floor, alongside an open fireplace to the southern wall. The roof structure is exposed and comprises machine cut timber rafters and purlins supported by three joists, the northern of which appears hand sawn, sat on a timber wall plate. A historic light fitting is fixed to the central joist, while a number of roof tiles have been lost or damaged. The surviving pantiles show signs of lime mortar torching, which was historically a popular method of preventing water ingress and wind damage. Modern electrical equipment has also been fixed to the western wall.



*Plate 20: Internal view of western wing of Building A looking south (northern room).*



*Plate 21: Internal view of western wing of Building A looking north (northern room).*



- 6.41. The southern room is similarly open plan with lime plastered and painted brick walls, albeit with a stone-paved floor, alongside an exposed roof structure of machine cut timber rafters and purlins supported by three machine cut joists. Early electrical equipment is fixed to the southern joist and appears to have related to a former light fitting. The pantiles again show signs of lime mortar torching and deterioration. A range is present to the northern wall, including space for a wash copper.
- 6.42. There is no internal connection between the rooms, suggesting that they were not functionally associated.



*Plate 22: Internal view of western wing of Building A looking north (southern room).*



*Plate 23: Internal view of roof to western wing of Building A looking north (southern room).*

- 6.43. While archival evidence has not revealed the former use of this wing, its domestic character indicates that it may have been used by farm workers. The presence of a range to the southern room suggests that this space may historically have been used as a wash house, while the fireplace and electricity indicate that the northern room may have provided accommodation or a refuge area, potentially serving a Bothy function. While this cannot be confirmed from the surviving evidence, this would reflect the ideals of 18<sup>th</sup> and 19<sup>th</sup> century estate owners and the principal of the 'model farm', which promoted the importance of staff welfare to increased productivity.
- 6.44. Areas of replacement and spalling brickwork are present to all external elevations and the chimney stack to the single-storey wing, including evidence of vegetation

damage. Concrete repointing is also evident, alongside areas of concrete repair to the gable ends and eaves.

Statement of Significance

- 6.45. As outlined above, Building A is considered curtilage listed under the provisions of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.46. The principal interest of Building A lies in its group value with the surrounding agricultural buildings which, taken together, offer a well-preserved example of a late 18<sup>th</sup> – 19<sup>th</sup>-century farmstead. In turn, this contributes towards the overall composition of the wider Grange Farm farmstead, including the Grade II Listed The Grange Farmhouse to which it is historically associated.
- 6.47. Building A also holds a minor level of intrinsic historic and architectural interest, albeit to a lesser extent than its group value with the principal Listed Building. This interest is primarily derived from the generally good preservation of its fabric and form, most notably to the two-storey wing, the limited alterations to which preserves legibility of its original design intent as a stable or cow house with hay loft above. While there is no documentary evidence of the original use of the single-storey wing, its overwhelmingly domestic character enables articulation of its differing use when compared with the associated outbuildings. This also contributes towards our understanding of the principles of the *'model farm'* developed during the 18<sup>th</sup> and 19<sup>th</sup> centuries, which placed staff welfare at the forefront of achieving increased productivity. The building holds a degree of historic interest more generally through its contribution towards our understanding of the development of the

Wiseton Hall estate and the operation of estate farms from the 18<sup>th</sup> century onwards.

- 6.48. As a result of extensive fabric loss, the original design intent of the structure fixed to the south elevation is no longer discernible, while the surviving fabric is heavily degraded. It is not therefore considered to possess any intrinsic architectural or historic interest.
- 6.49. The setting of Building A also contributes towards its significance, albeit the significance derived from its setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the building (its 'setting') which are considered to contribute towards its heritage significance principally comprise the surrounding outbuildings, most notably those with which it forms an L-shaped range. As historic elements of the fold yard, which are laid out in a characteristic u-shaped form, this immediate setting contributes towards the understanding and experience of Building A as part of the farmstead's historic development.
- 6.50. Overall, Building A is considered to hold a minor level of intrinsic heritage significance, by virtue of its group value with the wider farmstead and limited architectural and historic interest. It also makes a very minor contribution to the overall heritage significance of the Grade II Listed The Grange Farmhouse, with this contribution derived from the spatial relationship of the buildings, its group value with the wider farmstead, and the survival of historic fabric and form, which has retained legibility of its historic use and ancillary association with the farmhouse.



## Building B

- 6.51. Building B is a rectangular double-height building orientated east – west along the Site’s northern boundary. It is believed to be the earliest extant structure within the Site, having been present in historic mapping from at least the turn of the 19<sup>th</sup> century. While it has not been possible to precisely date the building, it may have been constructed by Jonathan Acklom during his 18<sup>th</sup>-century expansion of farmsteads across the Wiseton estate.
- 6.52. The external elevations are constructed of brick laid in English garden wall bond with a single lap clay pantile covered gable roof and Yorkstone ridge tiles. Oversailing brick eaves are also present to the north and south elevations, while a number of glazed panels are present to the southern roof elevation.
- 6.53. A brick infilled threshing door opening with central timber door is located to the north elevation, with the timber lintel having been cemented over. The original stone pinstle blocks remain to either side of the former opening, while the more recent timber door is fitted with strap hinges. A first-floor loading door with ledged and braced timber door is located to the western extent of the elevation, with a brick flat head arched lintel above. Slit ventilators flank the loading door, while a diamond ventilator is located to the upper extent of the brick infilling of the threshing door.



*Plate 24: View towards north elevation of Building B.*



*Plate 25: Brick infilled threshing door to north elevation of Building B.*

- 6.54. The east elevation is characterised by a large opening with timber lintel above that appears to have been enlarged through the removal of bricks to either side. A brick infilled window is located above, with a more recent diamond ventilator added. Areas of diagonal brickwork cracking are present to the upper extent of the elevation, potentially indicating structural movement. Building C is connected to the southern extent of this elevation and appears to be a more recent addition, as discussed further below.



*Plate 26: View towards east elevation of Building B.*

- 6.55. The opposing threshing door to the south elevation has again been infilled with brick, with a central timber ledged and braced door and flat head arched brick lintel. The original timber lintel has also been cemented over. A window with flat head arched lintel created within the infilled threshing door has itself also been infilled with brick. A further brick infilled door opening is present to

the eastern extent of the elevation, alongside two rows of infilled slit ventilators. The presence of wood and iron brackets along the elevation also evidences the former covered yard which was present until the 21<sup>st</sup> century.



*Plate 27: View towards south elevation of Building B.*

- 6.56. Internally, the building is double height and open plan. The walls are of exposed brick with two half height and one full height brick buttresses to each of the northern and southern walls. Evidence of a first-floor level is present to the western extent of the building, which corresponds to the location of the cart door. A first floor opening with timber surround is also present to the adjacent Building A and may have originally been an external loading door or window prior to construction of Building A, which is believed to be a later addition. Two brick infilled doors are present to the southern and eastern walls, with the latter not visible externally due to the addition of Building C.



Brick infilling of the slit ventilators to the north and south elevations is also evident internally. A door opening to the eastern extent of the southern wall provides access to Building C.

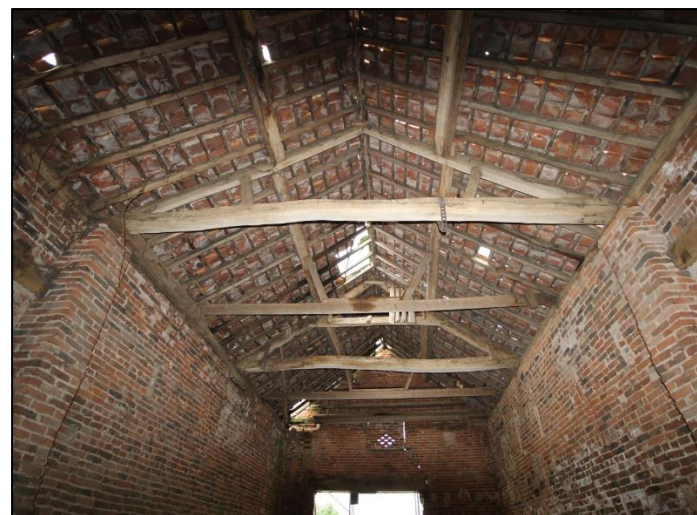
- 6.57. The roof structure comprises exposed timber rafters and purlins supported by trusses sat on a timber wall plate. While most of the trusses appear to be original, three later machine cut replacements are evident to the east and west. The rafters and purlins are also anticipated to have been replaced, while an area of tiles has been lost from the centre of the northern roof elevation. The surviving pantiles again show signs of lime mortar torching.



*Plate 28: Internal view of Building B looking east.*



*Plate 29: Internal view of Building B looking west.*



*Plate 30: Internal view of roof to Building B looking east.*

6.58. Based upon the structure’s surviving form and fabric, the original design intent of Building B is anticipated to have been a threshing barn. The harvested crop would have been beaten out on the threshing floor, with the opposing doors to the threshing bay allowing the grain to be separated from the lighter chaff in the cross-draught (a process known as winnowing). The western extent of the building, which previously had a first-floor level, would likely have been an area for storing unthreshed corn and grain. It may also have been used as a chaff house, a small room for storing chaff following winnowing for use as animal feed.

6.59. As noted above, Building B has been altered and adapted since its original construction, most notably through the infilling of the threshing doors and ventilation slits. This indicates a change to the building’s use. While it is not possible to confirm the date of these alterations, the addition of a covered yard during the 1890s alongside the addition of cattle housing suggests that the building may have been adapted to cattle or dairy farming at this time, such as a mixing house for fodder. This reflects the national and regional increase in cattle farming, and simultaneous decline in cultivation, from the late 19<sup>th</sup> century onwards. The enlargement of the eastern door opening may also evidence the increased mechanisation of agriculture during this time, with a larger opening required to allow machinery to enter the space.

Statement of Significance

6.60. As outlined above, Building B is considered curtilage listed under the provisions of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.61. The principal interest of Building B lies in its group value with the surrounding agricultural buildings which, taken together, offer a well-preserved example of a 19<sup>th</sup>-century fold yard. In turn, this contributes towards the overall composition of the wider Grange Farm farmstead, including the Grade II Listed The Grange Farmhouse to which it is historically associated.

6.62. Building B also holds a minor level of intrinsic historic and architectural interest, albeit to a lesser extent than its group value with the principal Listed Building. This interest is primarily derived from the generally good preservation of the structure’s open plan proportions and long sightlines which reveal the building’s original use as a threshing barn. While later adaptation included infilling of the opposing threshing doors and slit ventilators, their historic configuration is evident and so the original design intent remains legible. The building is also believed to be the earliest surviving agricultural outbuilding associated with Grange Farm, and therefore holds a level of historic interest through its contribution towards understanding the development of the Wiseton estate, and the growth of estate-led farmsteads, from the 18<sup>th</sup> century onwards.

6.63. The setting of Building B also contributes towards its significance, albeit the significance derived from its setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the building (its ‘setting’) which are considered to contribute towards its heritage significance principally comprise the surrounding outbuildings, most notably those with which it forms an L-shaped range. As historic elements of the fold yard, which are laid out in a characteristic u-shaped form, this immediate setting contributes towards the understanding and experience of Building B as part of the

farmstead's historic development. Main Street, which bounds the building to the north, alongside the wider centre of Wiseton village also reinforces legibility of the building and wider farmstead's location within a historic estate village, in turn further contributing towards articulation of its origins and development.

- 6.64. Overall, Building B is considered to hold a minor level of intrinsic heritage significance, by virtue of its group value with the wider farmstead and limited architectural and historic interest. It also makes a very minor contribution to the overall heritage significance of the Grade II Listed The Grange Farmhouse, with this contribution derived from the spatial relationship of the buildings, its group value with the wider farmstead, and the survival of historic fabric and form, which has retained legibility of its historic use and ancillary association with the Farmhouse.

**Building C**

- 6.65. Building C is a rectangular single-storey building located along the Site's eastern extent. It abuts the south-eastern corner of Building B and is believed to be a later addition, having replaced an earlier structure occupying the same footprint, although it was again present by the mid- to late-19<sup>th</sup> century.
- 6.66. The external elevations are constructed of brick laid in English garden wall bond with a hogsback clay pantile covered gable roof with clay ridge tiles.
- 6.67. The west elevation, which fronts the central fold yard, includes two window openings with segmental arch brick lintels and brick sills. Both windows are timber-framed with the southern opening including three glazed transoms above. The northern opening is again timber-

framed however no glass is present, with corrugated metal sheeting fixed to the upper extent. Two brick infilled door openings are present to the northern and southern extents of the elevation and would have once provided access to the central fold yard. A series of horizontal scratches are present to the brickwork of this elevation and likely evidence historic movement of agricultural machinery and/or cattle, whose horns may have resulted in the irregular pattern and height of these marks.

- 6.68. The presence of wood and iron brackets to the northern extent of the elevation again evidences the former covered yard which was present until the 21<sup>st</sup> century. Iron rise and fall gutter brackets are also fixed at eaves level, however no guttering remains, while areas of glass hogsback pantiles are present to the roof.



*Plate 31: View towards west elevation of Building C looking north-east.*



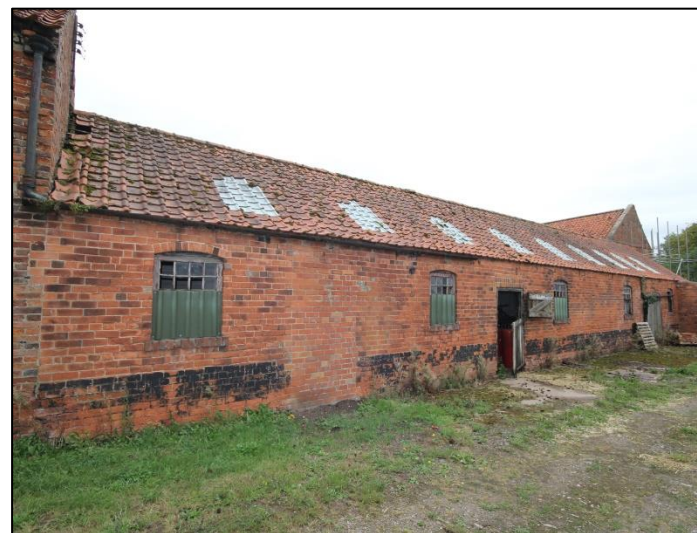


*Plate 32: View towards west elevation of Building C looking south-east.*

- 6.69. Four window openings are located to the east elevation, again with segmental arch brick lintels and brick sills. The windows are timber-framed with six glazed transoms above. The two northernmost windows include three glazed panels to the lower half, while the three to the south are again fitted with corrugated metal sheeting. Two extant door openings are also present to this elevation, comprising a timber-framed opening with double course horizontal brick lintel and ledged and braced stable door to the centre, alongside a wider opening with timber sliding door to the north. The iron sliding rail includes the maker's mark 'Coburn No 1', which is believed to relate to the extant Coburn Sliding Systems. While it has not been possible to source the catalogue for this product, research indicates that the company's product numbering system relates to the

order in which it was released. Given that the company was founded in 1911, it is reasonable to assume that 'Coburn No 1' was its first product and therefore dates from a similar time. In any event, this indicates that the door does not predate 1911. A further brick infilled door opening is also located to the south.

- 6.70. Areas of glass hogsback pantiles are present to the roof of the east elevation, while iron rise and fall gutter brackets are fixed at eaves level. A section of plastic or asbestos gutter is also present to the southern extent of the elevation.
- 6.71. Cement repointing is evident across the east elevation, alongside areas of spalling brickwork.



*Plate 33: View towards east elevation of Building C.*



*Plate 34: View towards east elevation of Building C.*



*Plate 35: Maker's mark to iron door sliding rail.*

- 6.72. A square single-storey abutting wing is fixed to the northern extent of the east elevation and is again constructed of brick laid in English garden wall bond. No roof is present, with wooden beams providing the only evidence of a former roof structure. A single window opening is present to the east elevation of this wing, with wooden lintel and brick sill. No window frame or glazing is present while areas of cement repointing are evident to the opening. The wooden lintel is also showing signs of significant damage.



*Plate 36: View towards east elevation of abutting wing to Building C.*

- 6.73. The north elevation of Building C abuts the south-eastern corner of Building B and comprises a further window opening with segmental arch brick lintel and brick sill. The opening is fitted with timber-framed window with horizontal glazing bar, albeit no glass is present. Three ventilation ducts are also present above the opening. The



eastern abutting wing also includes a door opening with timber frame and batten and plank timber door with iron plain end strap hinges and undecorated latch.



*Plate 37: View towards north elevation of abutting wing to Building C.*

- 6.74. The south elevation is abutted by the adjacent Building D and is not therefore visible externally.
- 6.75. Internally, the building is single height and largely open plan. The brick walls are partially lime plastered and whitewashed while the floor is stone paved with a central drainage channel running north to south. The internal sections of the window and door frames have historically been painted red and green, respectively. As noted above, this may relate to the livery of the Wiseton Hall estate, however this has not been confirmed. The glazing bars to the upper extent of the windows have an ogee

profile. The glazing to the lower section of the windows, where present, appears to be more recent. Meanwhile the northernmost window to the eastern wall includes evidence of an earlier hopper window which, in agricultural buildings, were often fitted with timber hit and miss ventilator slats. Given that the glazing to the lower sections of the other window openings, where present, appears more recent, it is reasonable to believe that all of the windows would once have comprised glazed panels above with a hopper ventilation opening below.

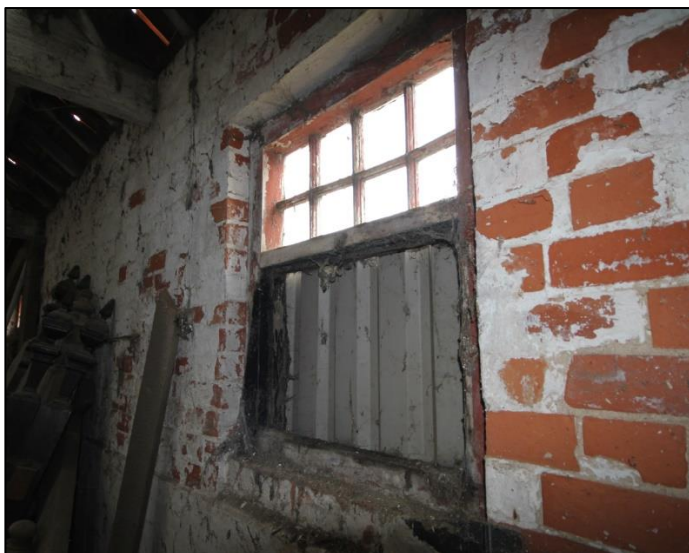


*Plate 38: Internal view of Building C looking north.*

- 6.76. The roof structure is exposed and comprises limewashed timber rafters and purlins supported by machine-cut trusses. The pantiles again show signs of lime mortar torching and largely appear intact, while the areas of glass pantiles can also be viewed internally.



*Plate 39: Internal view of Building C looking south.*



*Plate 40: Internal view of window to Building C.*

6.77. A separate small room with two-third height lime-plastered walls, alongside the abutting wing, are accessed via a sliding ledged and braced timber door to the eastern extent of the northern wall. A further opening to the western extent of the northern wall provides direct access to Building B, while two door openings are present to the southern wall and provide access to Building D. Each opening is timber-framed and fitted with a ledged and braced red timber door, albeit the western door is no longer attached to the frame. The doors are fitted with iron plain end strap hinges and undecorated latches.



*Plate 41: Internal view of roof structure and two-third height lime-plastered walls to abutting room.*





Plate 42: Internal view of abutting wing to Building C looking east.



Plate 43: Internal view of Building C looking south, with party wall to Building D.

6.78. Based upon the structure’s surviving form and fabric, the original design intent of Building C is anticipated to have been a cattle house. This is evidenced by the low wide door openings, regular layout of door and window openings, the presence of a central drainage channel, and the building’s orientation, which would have allowed access to the adjacent open pasture. Hopper windows with hit and miss ventilation slats were also a common element of cattle housing from the 19<sup>th</sup> century onwards. The small room to the north may have been used for the preparation of fodder, while access to Buildings B and D would have allowed hay to be brought in for the livestock. The now infilled doorway to the central fold yard would also have allowed muck to be removed from the building easily. There is, however, no evidence of former livestock stalls.

Statement of Significance

6.79. As outlined above, Building C is considered curtilage listed under the provisions of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.80. The principal interest of Building C lies in its group value with the surrounding agricultural buildings which, taken together, offer a well-preserved example of a 19<sup>th</sup>-century fold yard. In turn, this contributes towards the overall composition of the wider Grange Farm farmstead, including the Grade II Listed The Grange Farmhouse to which it is historically associated.

6.81. Building C also holds a minor level of intrinsic historic and architectural interest, albeit to a lesser extent than its group value with the principal Listed Building. This interest is primarily derived from the generally good preservation of original fabric and form. While a number

of internal alterations have been made, including removal of stalls (if present) and infilling of door openings, the original design intent of the building as a cattle house remains legible. The building also holds a level of historic interest through its contribution towards understanding the development of the Wiseton Hall estate, and the growth and operation of estate farms more widely.

- 6.82. The setting of Building C also contributes towards its significance, albeit the significance derived from setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the building (its 'setting') which are considered to contribute towards its heritage significance principally comprise the surrounding outbuildings, most notably those with which it forms an L-shaped range. As historic elements of the fold yard, which are laid out in a characteristic u-shaped form, this immediate setting contributes towards the understanding and experience of Building C as part of the farmstead's historic development.
- 6.83. Overall, Building C is considered to hold a minor level of intrinsic heritage significance, by virtue of its group value with the wider farmstead and limited architectural and historic interest. It also makes a very minor contribution to the overall heritage significance of the Grade II Listed The Grange Farmhouse, with this contribution derived from the spatial relationship of the buildings, its group value with the wider farmstead, and the survival of

historic fabric and form, which has retained legibility of its historic use and ancillary association with the Farmhouse.

### Building D

- 6.84. Building D is a rectangular two-storey building located along the Site's eastern extent. While it abuts the southern boundary of Building C, its brickwork appears earlier. Taken alongside the presence of a range immediately to the north of Building D on early- to mid-19<sup>th</sup> century maps, this may suggest that Building C replaced an earlier structure at the same footprint. As outlined below, the building is believed to have been constructed as a cart shed with grain store above. The majority of surviving cart sheds are 18<sup>th</sup>- or 19<sup>th</sup>-century in date, albeit pre-19<sup>th</sup> century examples are rare.<sup>19</sup> It is therefore anticipated to date to the early 19<sup>th</sup> century.
- 6.85. The external elevations of Building D are constructed of brick laid in stretcher bond with a clay Roman pantile covered gable roof with clay ridge tiles. Oversailing brick dentilled eaves are also present to the east and west elevations, alongside two iron supporting joists running from east to west at first-floor level.
- 6.86. A door opening is present to the northern extent of the west elevation, with segmental arched brick lintel and timber frame. A window opening with segmental arched brick lintel and timber sill lies to the south and is fitted with a timber-framed window with timber slats at the lower level and three glazed transoms above. An area of cement repointing is present to the north of the opening where a plastic pipe has been fitted through the

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<sup>19</sup> Historic England, *National Farm Building Types* (October 2014).

brickwork. Two further window openings of the same form, albeit with timber lintels, are present to the first floor.

- 6.87. The east elevation is characterised by a first-floor loading door opening, with a stone sill, timber frame with fixed iron handles, and a pair of much-degraded batten and plank timber doors. A smaller opening with brick segmental arched lintel and timber-framed door with iron plain end strap hinges and an undecorated latch lies to the ground floor. A further diamond ventilator is present to this elevation, alongside an area of fire-damaged brick to the centre. A plastic downpipe is fixed to the northern extent of the elevation, alongside iron rise and fall gutter brackets at eaves level, which have been fixed with cement rendering. A small area of modern plastic guttering is present to the southern extent, while a cable, again fixed with cement mortar, has been inserted through the wall.



*Plate 44: View towards west elevation of Building D.*



*Plate 45: View towards west elevation of Building D.*



*Plate 46: View towards east elevation of Building D.*



- 6.88. A cart door opening with timber lintel and sliding batten and plank timber doors fixed to the lintel with a steel beam is present to the south elevation, alongside a diamond ventilator to the gable end.

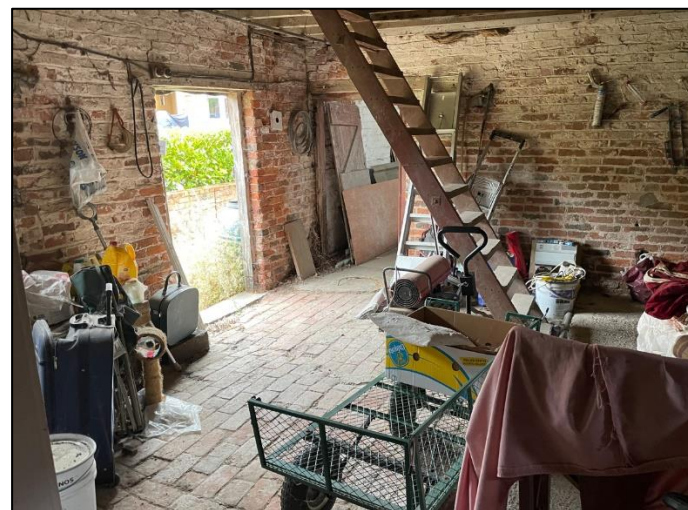


*Plate 47: View towards south elevation of Building D.*

- 6.89. Internally, the ground floor is open plan with exposed brick walls, which show evidence of historic limewashing, a brick and stone floor, and a machine-cut scissor braced timber ceiling supporting the first-floor level. The two doors providing access to Building C, as described above, are also present to the northern wall. A number of the supporting timber studs are showing signs of damage, with areas of cement repair present. The fire damage to the brickwork of the east elevation is also expressed internally, alongside an area of fire damage to the timber ceiling. Electrical wiring and light switches have been fixed to the brickwork at ground floor level.



*Plate 48: Internal view of ground floor to Building D looking south-east.*



*Plate 49: Internal view of ground floor to Building D looking north-west.*

- 6.90. The upper floor is accessed via a trapdoor fitted with wooden stepladder and is open plan with exposed timber rafter and purlins supported by machine-cut trusses. The trusses are reinforced with metal tie beams. The pantiles again show signs of lime mortar torching and largely appear intact. The floor is timber boarded while the exposed brick walls show signs of historic limewashing. Two timber grain bins are also present. More recent electrical wiring has been added, including a light fitting suspended from the central truss.



*Plate 50: Internal view of first floor to Building D looking south.*

- 6.91. Based upon the structure's surviving form and fabric, the original design intent of the first floor of Building D would likely have been a grain store. This is evidenced by the presence of a loading door, timber ventilators and brick limewashing, alongside the tight-fitting timber floorboards, which would have reduced the loss of grain.

The presence of a cart door to the south elevation indicates that the ground floor may have originally been used as a cart shed. Granaries above cart sheds were popular historically across the East Midlands, with the presence of a trap door having allowed for the dropping of grain sacks. It is also unlikely that the ground floor would have housed livestock as, even from the 17<sup>th</sup>-century, it was recognised that damp and smells from the animals below could spoil the crop. The lack of ventilation openings to the ground floor further indicates that the building was not designed to house livestock.

#### Statement of Significance

- 6.92. As outlined above, Building D is considered curtilage listed under the provisions of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.93. The principal interest of Building D again lies in its group value with the surrounding agricultural buildings which, taken together, offer a well-preserved example of a 19<sup>th</sup>-century fold yard. In turn, this contributes towards the overall composition of the wider Grange Farm farmstead, including the Grade II Listed The Grange Farmhouse to which it is historically associated.
- 6.94. Building D also holds a minor level of intrinsic historic and architectural interest, albeit to a lesser extent than its group value with the principal Listed Building. This interest is primarily derived from the generally good preservation of original fabric, form and layout, which retains legibility of its original design intent as cart shed with grain store above. The building also holds a level of historic interest through its contribution towards understanding the development of the Wiseton Hall

estate, and the growth and operation of estate farms more widely.

6.95. The setting of Building D also contributes towards its significance, albeit the significance derived from its setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the building (its 'setting') which are considered to contribute towards its heritage significance principally comprise the surrounding outbuildings, most notably those with which it forms an L-shaped range. As historic elements of the fold yard, which are laid out in a characteristic u-shaped form, this immediate setting contributes towards the understanding and experience of Building D as part of the farmstead's historic development.

6.96. Overall, Building D is considered to hold a minor level of intrinsic heritage significance, by virtue of its group value with the wider farmstead and limited architectural and historic interest. It also makes a very minor contribution to the overall heritage significance of the Grade II Listed The Grange Farmhouse, with this contribution derived from the spatial relationship of the buildings, its group value with the wider farmstead, and the survival of historic fabric and form, which has retained legibility of its historic use and ancillary association with the Farmhouse.

#### **Dutch Barn**

6.97. A traditional Dutch Barn to the east of the fold yard, the structure comprises a steel frame and arched roof believed to date to c.1950. A large, prefabricated metal container has been inserted within the northern end of the barn.

6.98. The frame is constructed of steel stations, while the south and east elevations are fixed with areas of corrugated steel sheeting secured by metal and timber supports above concrete brick walls. The west elevation is largely open with the exception of a central concrete brick column.

6.99. The roof is also of steel frame construction and fitted to the steel wall stations. The roof is covered with further corrugated steel sheeting.

6.100. The barn is laid on a concrete slab which extends beyond the north elevation, representing the building's larger original footprint prior to its partial demolition between 2007 and 2012.



*Plate 51: View towards north and west elevations of Dutch Barn.*





Plate 52: View towards south elevation of Dutch Barn.



Plate 54: Internal view of Dutch Barn looking south.



Plate 53: View towards east elevation of Dutch Barn.

#### Statement of Significance

- 6.101. As it was constructed after July 1948, the Dutch Barn cannot be considered curtilage listed under the provisions of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.102. As a standard agricultural structure dating to the mid-20<sup>th</sup> century, no features of architectural or historic interest have been identified.
- 6.103. The Dutch Barn does not therefore represent a non-designated heritage asset in terms of the *NPPF* and is not considered to positively contribute to the surviving historic buildings within the farmstead, including the Grade II Listed The Grange, via setting.

### Summary Conclusions

6.104. A summary of the heritage significance for each of the structures is included at Table 1.

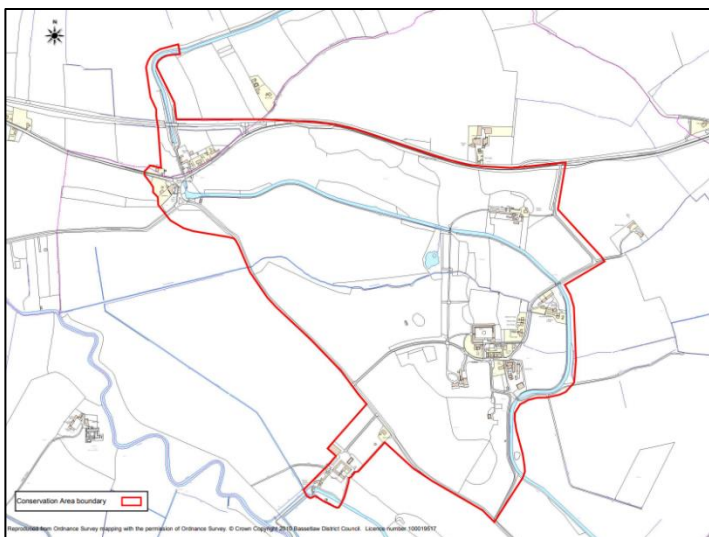
*Table 1: Summary of heritage significance.*

Building	Heritage Significance
A	Building A holds a minor level of intrinsic heritage significance by virtue of its architectural and historic interest and group value with the wider farmstead. Building A is also considered curtilage listed due to its physical attachment to the Grade II Listed The Grange.
B	Building B holds a minor level of intrinsic heritage significance by virtue of its architectural and historic interest and group value with the wider farmstead. Building B is also considered curtilage listed due to its physical attachment to the Grade II Listed The Grange.
C	Building C holds a minor level of intrinsic heritage significance by virtue of its architectural and historic interest and group value with the wider farmstead. Building C is also considered curtilage listed due to its physical attachment to the Grade II Listed The Grange.

D	Building D holds a minor level of intrinsic heritage significance by virtue of its architectural and historic interest and group value with the wider farmstead. Building D is also considered curtilage listed due to its physical attachment to the Grade II Listed The Grange.
Dutch Barn	No heritage significance and cannot be considered curtilage listed.

### Wiseton and Drakeholes Conservation Area

6.105. The Wiseton and Drakeholes Conservation Area was designated by Bassetlaw District Council on 28<sup>th</sup> November 1977, with the boundary subsequently amended on 16<sup>th</sup> June 2010. The Conservation Area comprises c.124 hectares centred upon the villages of Wiseton and Drakeholes, and also incorporates the wooded parkland associated with Wiseton Hall.



*Plate 55: Wiseton and Drakeholes Conservation Area Boundary (Bassetlaw District Council, 2010).*

6.106. Bassetlaw District Council has not published a Character Appraisal for the Conservation Area and consequently the below summary is based upon observations made during the site walkover and publicly available online sources.

### Character and Appearance

6.107. The Wiseton and Drakeholes Conservation Area is predominantly rural and agricultural in character, with Wiseton representing an estate village of 17<sup>th</sup>-century origin. The earlier 18<sup>th</sup>-century Wiseton Hall to the west of the village was demolished in 1952 by Sir Robert Laycock, with a new hall built on the same site in 1962. The dominant building within the Wiseton element of the Conservation Area is, however, the Grade II Listed Wiseton Stables, a rectangular stable range with central bell tower constructed in 1899 around an inner courtyard to the north of the village.



*Plate 56: Wiseton Stables.*

6.108. Clusters of historic buildings dating to between the 17<sup>th</sup> and 19<sup>th</sup> centuries are concentrated within the villages of



Wiseton and at Drakeholes to the north, while the wider Conservation Area is characterised by scattered domestic and agricultural buildings dating to between the 18<sup>th</sup> and 20<sup>th</sup> centuries. A section of the Chesterfield Canal also runs through the areas of open parkland and agricultural land within the designation area.



*Plate 57: Wiseton village centre.*

- 6.109. Building materials are predominantly red brick with natural clay pantiles, slates or rosemary roofs. Chimney stacks are an important feature of rooflines throughout the designation area, while traditional joinery typically comprises painted timber sashes and casement windows, alongside panelled or plank doors.
- 6.110. The road layout has an irregular pattern, anticipated to have been developed from the operational requirements of the estate, with a series of smaller tracks providing access to the dispersed dwellings and farmsteads.

- 6.111. In addition to the scattered mature trees across the open parkland and agricultural land, the Conservation Area is characterised by green roadside verges, lawns and hedgerows, alongside a variety of traditional fencing types, including estate, chain-link, picket, and post and rail.

Approaches, Views and Setting

- 6.112. The Conservation Area is centred upon the villages of Wiseton and Drakeholes, with the primary approaches therefore considered to be along the thoroughfares that bisect these settlements. Numerous secondary approaches via the surrounding parkland and agricultural land are also present to the north and south of the designation area.



*Plate 58: Approach to Wiseton village centre from the west.*



*Plate 59: Approach to Wiseton village centre from the north-east.*

- 6.113. Key views identified during the site walkover comprise short- and medium-range views along the principal thoroughfares through Wiseton and Drakeholes, which are framed, and contained by, built form to either side of the street. Long-range views across the open parkland within the designation area have also been identified as important, alongside the sequential experience of linear views along the Chesterfield Canal which change and evolve as one navigates the route.
- 6.114. The setting of the Conservation Area is principally characterised by isolated farmsteads and associated agricultural land, alongside dispersed settlement. Long-range outward-facing views across this surrounding landscape also contribute towards the character and appearance of the designation area.

### Statement of Significance

- 6.115. The special interest of the Wiseton village element of the Wiseton and Drakeholes Conservation Area is primarily derived from its status as a well-preserved example of a historic estate, the character, form and layout of which contributes towards our understanding of both the Wiseton estate itself and similar estates both regionally and nationally.
- 6.116. The overall special interest of this element of the Conservation Area, as an example of a historic estate, is further enhanced by the variation of architectural style and materiality between the structures associated with Wiseton Hall and the agricultural buildings and workers' cottages within the village centre. Meanwhile, within each of these areas, the use of a cohesive architectural style and materiality reinforces articulation of their development. Furthermore, the prevailing open character of the surrounding parkland and agricultural land contributes towards our understanding of how estate-led development shaped the wider surrounding landscape.
- 6.117. The Wiseton and Drakeholes Conservation Area also derives historic interest from its association with a number of regionally and nationally prominent individuals, including Jonathan Acklom, the aristocratic Spencer family and Sir Joseph Laycock.

### Contribution Made by the Site

- 6.118. The Site is located within Wiseton, to the eastern extent of the Conservation Area and, as a historic estate farmstead, contributes towards the articulation of the development of Wiseton village, and thus the wider Conservation Area, from at least the 18<sup>th</sup> century onwards.



6.119. The north and west elevations of Building A and the north elevation of Building B form part of, and indeed contain, short- and medium-range views along the principal thoroughfare through the village centre. The scale and materiality of the buildings within the Site engenders a sense of cohesion with the surrounding built form when experienced as part of these views, in turn contributing towards articulation of Wiseton's centralised estate-led development. Meanwhile, their contrasting utilitarian form and fenestration when compared with the village's predominantly domestic character evidences their specific contribution towards this element of the Conservation Area's development.



*Plate 60: Short-range eastward-facing view towards the Site from village centre.*



*Plate 61: Medium-range eastward-facing view towards the Site from village centre.*



*Plate 62: Medium-range southward-facing view towards the Site on approach to village centre.*

6.120. Notwithstanding the above, it should be noted that the Site represents only a small area within the context of both Wiseton village and the wider Conservation Area.

6.121. On balance, the Site is considered to make a minor positive contribution towards the overall character and appearance and therefore heritage significance, of the Wiseton and Drakeholes Conservation Area.

### Surrounding Heritage Assets

#### The Grange

6.122. The Grange is a much-altered 17<sup>th</sup>-century former farmhouse constructed of colour-washed brick and pantile roof. The asset was historically the farmhouse associated with the agricultural outbuildings within the Site.

6.123. The Grange was added to the National List, at Grade II, on 23<sup>rd</sup> November 1984. The List Entry was subsequently amended on 22<sup>nd</sup> February 2022 to update the property name and address and reformat the text to current standards. The asset has the following List Entry:

***"Farmhouse, late C17, colourwashed brick with pantile roof. Brick plinth, first floor band, moulded eaves, stone coped gables with kneelers, two gable stacks plus additional gable stack to right. Two storeys plus garrets, five windows. Central part glazed door with overlight, flanked by two glazing bar sashes; with rubbed brick heads; above, five similar sashes. Left gable has central C19 door, above, wall ties inscribed J.S. and C20 three-light casement. C19 extension to right, brick with pantile roof, two storeys, two bays, has single C20 million and transom casement; above,***

***two-light casement. C20 single storey lean-to to right has doorway and single casement. Interior has dog leg staircase, with twist balusters."***

6.124. A full copy of the List Entry is included at **Appendix 5**.



*Plate 63: View towards principal north elevation of The Grange.*

#### Statement of Significance

6.125. The significance of The Grange is principally derived from its architectural and historic interests, and can be summarised as follows:

- **Architectural:** the asset is a well-preserved example of a late 17<sup>h</sup>-century farmhouse, the fabric of which has the ability to inform our understanding of construction techniques used during this time. A

degree of interest is also derived from the building's evident phased development, which illustrates the evolution of English domestic architecture between the 17<sup>th</sup> and 20<sup>th</sup> centuries.

- **Historic:** as one of the earlier surviving structures within Wiseton, the asset contributes towards understandings of the estate's development, and the growth of estate-led farmsteads more widely, from the 17<sup>th</sup> century onwards.

6.126. The setting of The Grange also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The designed interrelationship with the immediate curtilage, including:
  - The walled gardens with mature boundary trees to the north and south, which provide a sense of enclosure from the surrounding landscape; and
  - The farmstead to the east (including the Site), which retains legibility of the asset's original design intent as a farmhouse.
- The interrelationship between the asset and surrounding properties within Wiseton, which reinforce articulation of the asset's location within a historic estate and the wider agricultural landscape.

6.127. Overall, the heritage significance of the Grade II Listed The Grange is predominantly derived from its architectural and historic interests, as embodied within its physical fabric, with a lesser contribution from elements of its setting.

#### Contribution Made by the Site

6.128. As outlined above, the buildings within the Site are considered curtilage listed under the provisions of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 by virtue of their age and historic ancillary relationship with the Grade II Listed The Grange.

6.129. The contribution of the Site towards the significance of principal Listed Buildings lies predominantly within its historic association with the asset, alongside the prevailing agricultural character of the farm buildings.

6.130. As evidenced by historic mapping analysis, there has been built form associated with The Grange within the Site dating back to at least the late 18<sup>th</sup> century, albeit the extant buildings are believed to have been heavily altered and rebuilt since this time.

6.131. The buildings within the Site also contribute towards the illustrative value of The Grange by retaining its legibility as part of a historic farmstead. This relationship is best experienced from the north and south, where the farmhouse and its relationship with the agricultural buildings can be articulated and understood. The Site is therefore considered to possess a degree of group value with The Grange and its associated curtilage.



6.132. The buildings within the Site are also considered to possess minor intrinsic historic and architectural interest, albeit to a lesser degree than their group value with the principal Listed Building. While the historic fabric and form is largely well-preserved across all buildings, their intrinsic interest is primarily derived from their legibility as part of a historic farmstead. In turn, this better reveals The Grange's original design intent as a farmhouse.



*Plate 64: View looking south along the intervening access track between the Site (left) and The Grange (right).*



*Plate 65: View towards east elevation of The Grange from within the central fold yard.*



*Plate 66: View towards south and east elevations of the Grange from the southern extent of the Site.*

6.133. The Dutch Barn is not considered to possess any intrinsic historic or architectural interest. Indeed, by virtue of its modern form, it appears as an incongruous backdrop to the historic brick buildings when viewed from the farmhouse. It therefore detracts to a minor degree, via setting, from the heritage significance of The Grange.

6.134. Taken together, the Site is considered to make a minor positive contribution towards the overall heritage significance of the Grade II Listed The Grange, with this contribution predominantly derived from the spatial relationship of the historic buildings with the asset alongside their well-preserved agricultural character.

#### **Laurel Cottage and Woodbine Cottage**

6.135. Laurel Cottage and Woodbine Cottage are a pair of estate cottages constructed in c.1830 to the north of Main Road, to the north-west of the Site. Both properties are brick faced with a hipped Welsh slate roof and stone faced porch and dressings.

6.136. In order to appropriately understand their heritage significance, in line with the provisions of paragraph 200 of the *NPPF*, the significance of each asset is described separately below. However, given the strong group association between the assets and equal level of intervisibility with the Site, the existing contribution of the Site and impact of the proposed development will be assessed as a whole.



*Plate 67: View towards the principal elevations of Woodbine Cottage (left) and Laurel Cottage (right).*

#### **Laurel Cottage**

6.137. Laurel Cottage was added to the National List, at Grade II, on 23<sup>rd</sup> November 1984 with the following List Entry:

***"Estate cottage, C1830. Brick with hipped Welsh slate roof, stone faced porch and dressings, single central ridge stack, single storey plus attic, 2 bays. Central gabled Tudor arched porch has close boarded and weatherstripped door, flanked by single 3 light mullioned leaded windows with hood moulds. Above, 2 gabled through eaves dormers with similar windows and hood moulds. C20 flat roofed rear extension. Large 3 light C20 window in west end."***

6.138. A full copy of the List Entry is included at **Appendix 5**.



Statement of Significance

6.139. The significance of Laurel Cottage is principally derived from its architectural and historic interests, and can be summarised as follows:

- **Architectural:** the asset is a well-preserved example of an early 19<sup>th</sup>-century vernacular estate cottage, the fabric of which has the ability to inform our understanding of both estate architecture and construction techniques during this time. The Tudor-revival detailing, notably the stone porch and window surrounds and triple light mullioned windows, are also indicative of its 19<sup>th</sup>-century construction.
- **Historic:** the asset contributes towards articulation of the development of the Wiseton estate and associated village, from the early 19<sup>th</sup> century onwards. The asset may also contribute towards existing knowledge relating to the development and operation of estate villages more widely.
- **Group value:** the asset possesses strong group value with the neighbouring Woodbine Cottage, which are experienced as a legible pair, alongside the surrounding historic structures within Wiseton, which reinforce articulation of the asset's role within the development of the estate village.

6.140. The setting of Laurel Cottage also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The designed interrelationship with the immediate curtilage, notably the gardens to the north and south, which are defined by low wooden picket fencing to the front and a low brick wall to the rear. The boundary treatment provides a sense of separation from the surrounding built form, while their low height retains the strong group value with the associated historic properties. The outbuilding to the rear garden also helps to retain legibility of the asset's original design intent as a functional estate cottage.
- The designed interrelationship with Woodbine Cottage, with which it forms a legible pair, which mutually reinforces articulation of both assets' original design intent as estate cottages.
- The interrelationship between the asset and surrounding historic properties within Wiseton, which reinforces legibility of the asset's location within a historic estate village.

6.141. Overall, the heritage significance of the Grade II Listed Laurel Cottage is predominantly derived from its architectural and historic interests, as embodied within its physical fabric, with a lesser contribution from elements of its setting.

**Woodbine Cottage**

6.142. Woodbine Cottage was added to the National List, at Grade II, on 23<sup>rd</sup> November 1984 with the following List Entry:

***"Estate cottage C1830. Brick with hipped Welsh slate roof, stone faced porch and dressings. Single central***

*ridge stack single storey plus attic, 2 bays. Central gabled Tudor arched porch has close board and weather stripped door, flanked by single 3 light mullioned leaded windows with hoodmoulds. Above 2 gabled through-eaves dormers with similar windows and moulds. C20 flat roofed rear extension."*

6.143. A full copy of the List Entry is included at **Appendix 5**.

Statement of Significance

6.144. The significance of Woodbine Cottage is principally derived from its architectural and historic interests, and can be summarised as follows:

- **Architectural:** the asset is a well-preserved example of an early 19<sup>th</sup>-century vernacular estate cottage, the fabric of which has the ability to inform our understanding of both estate architecture and construction techniques during this time. The Tudor-revival detailing, notably the stone porch and window surrounds and triple light mullioned windows, are also indicative of its 19<sup>th</sup>-century construction.
- **Historic:** the asset contributes towards articulation of the development of the Wiseton Hall estate and Wiseton village, from the early 19<sup>th</sup> century onwards. The asset may also contribute towards existing knowledge relating to the development and operation of estate villages more widely.
- **Group value:** the asset possesses strong group value with the neighbouring Laurel Cottage, which are experienced as a legible pair, alongside the surrounding historic structures within Wiseton, which

reinforce articulation of the asset's role within the development of the estate village.

6.145. The setting of Woodbine Cottage also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The designed interrelationship with the immediate curtilage, notably the gardens to the north and south, which are defined by low wooden picket fencing to the front and a low brick wall to the rear. The boundary treatment provides a sense of separation from the surrounding built form, while their low height retains the strong group value with the associated historic properties. The outbuilding to the rear garden also helps to retain legibility of the asset's original design intent as a functional estate cottage.
- The designed interrelationship with Laurel Cottage, with which it forms a legible pair, which mutually reinforces articulation of both assets' original design intent as estate cottages.
- The interrelationship between the asset and surrounding historic properties within Wiseton, which reinforces legibility of the asset's location within a historic estate village.

6.146. Overall, the heritage significance of the Grade II Listed Woodbine Cottage is predominantly derived from its architectural and historic interests, as embodied within

its physical fabric, with a lesser contribution from elements of its setting.

Contribution Made by the Site

- 6.147. Due to the relative location of built form within the Site, intervisibility with the Grade II Listed Laurel Cottage and Woodbine Cottage is restricted to views of the north and west elevations of Building A and the north elevation of Building B. The assets are also co-visible with the asset in views taken from the west, with co-visibility again limited to the north elevations of Buildings A and B, alongside the west elevation of the former.
  
- 6.148. Notwithstanding the above, while there is no known direct historic functional relationship between the Site and assets, both represent surviving elements of the workers' cottages and farmsteads associated with the estate. They are therefore considered to mutually reinforce articulation of the historic development of the estate and its village from the early 19<sup>th</sup> century onwards.



*Plate 68: View along Main Road from Laurel Cottage and Woodbine Cottage towards the Site.*



*Plate 69: View towards Laurel Cottage and Woodbine Cottage from north-western corner of the Site.*

- 6.149. Taken together, the Site is considered to make a very minor positive contribution, via setting, towards the overall heritage significance of the Grade II Listed Laurel Cottage and Woodbine Cottage. The Dutch Barn is wholly screened in views from and towards both assets and, taken alongside its modern form, is considered to make no contribution, via setting, towards their overall heritage significance.

**Wiseton Top Bridge**

- 6.150. Wiseton Top Bridge is a bridge constructed over the Chesterfield Canal in 1775 to the designs of chief engineer, James Brindley. The structure comprises a single segmental arch of brick construction with ashlar dressings.

6.151. Wiseton Top Bridge was added to the National List, at Grade II, on 23<sup>rd</sup> November 1984 with the following List Entry:

***"Canal bridge, C1775, by J Brindley, brick with ashlar dressings. Single stilted segmental arch with ashlar jambs and soffit, projecting impost blocks and keystone. Brick parapet with ashlar coping."***

6.152. A full copy of the List Entry is included at **Appendix 5**.



*Plate 70: Wiseton Top Bridge viewed from the south.*

Statement of Significance

6.153. The significance of Wiseton Top Bridge is principally derived from its architectural and historic interests and can be summarised as follows:

- **Architectural:** the asset is a well-preserved example of a late 18<sup>th</sup>-century canal bridge, the fabric of which has the ability to inform our understanding of the pioneering development of canal construction, including details of engineering practices and technological improvements.
- **Historic:** the asset holds a degree of historic interest as a well-preserved late 18<sup>th</sup>-century bridge associated with the Chesterfield Canal. It was also one of the last canals designed by James Brindley, one of the most notable English engineers of the 18<sup>th</sup> century who died during its construction.
- **Group value:** the asset holds evident group value with other historic structures associated with the Chesterfield Canal.

6.154. The setting of Wiseton Top Bridge also contributes towards its significance, although the significance derived from setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance predominantly comprise its designed interrelationship with the associated canal, with which its functional relationship prevails.

6.155. The asset's wider agricultural setting also makes a minor contribution towards its overall heritage significance as illustrative of the original design intent of the Chesterfield Canal to transport goods, including agricultural produce, across the region.

6.156. Overall, the heritage significance of the Grade II Listed Wiseton Top Bridge is predominantly derived from its



architectural and historic interests, alongside its group value with associated canal infrastructure, with a lesser contribution from elements of its setting.

Contribution Made by the Site

It was confirmed during the site walkover that intervisibility between the asset and the Site is largely screened by intervening structures within the wider Grange Farm complex, notably the previously converted outbuildings to the centre of the fold yard. Views towards the existing built form are therefore restricted to the south elevation of Building D, alongside heavily glimpsed views of the south elevations of Building B, the abutting wing to Building C and the Dutch Barn. Due to the relative location of the Site and asset, alongside the mature vegetation along the canal corridor, no appreciable co-visibility was identified during the site walkover.



*Plate 71: View towards the Site from directly to the north of Wiseton Top Bridge.*

6.157. Notwithstanding the above, it is acknowledged that the asset's wider agricultural setting (including Grange Farm) contributes to a minor degree towards articulation of its original design intent as a functional structure of the Chesterfield Canal, which was constructed to transport goods, including agricultural produce across East Midlands.

6.158. Taken together, the Site is considered to make, at most, a very minor positive contribution, via setting, towards the overall heritage significance of the Grade II Listed Wiseton Top Bridge. As a modern building set away from the historic fold yard and largely screened by intervening built form, the Dutch Barn is considered to make no specific contribution towards the asset's overall significance, via setting.

## 7. Assessment of Impacts

- 7.1. This Section addresses the heritage planning issues that warrant consideration in the determination of the application for Change of Use and Listed Building Consent in line with the proposals set out within **Section 2** of this Report.
- 7.2. As detailed above, the *Planning and Compulsory Purchase Act (2004)* requires that applications for Planning Permission, including those for Listed Building Consent are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policy guidance set out within the *NPPF* is considered to be a material consideration which attracts significant weight in the decision-making process.
- 7.3. The statutory requirement set out in Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings. Section 72(1) of the Act confirms that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the asset, as well as the protection of the character and appearance of a Conservation Area.
- 7.4. In addition, the *NPPF* states that the impact of development proposals should be considered against the

particular significance of heritage assets, such as Listed Buildings and Conservation Areas, and this needs to be the primary consideration when determining the acceptability of the proposals.

- 7.5. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 207 and 208 of the *NPPF*.<sup>20</sup> With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 209 of the *NPPF*.<sup>21</sup>
- 7.6. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.<sup>22</sup>
- 7.7. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed.<sup>23</sup> In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

<sup>20</sup> DLUHC, *NPPF*, paras. 207 and 208.

<sup>21</sup> DLUHC, *NPPF*, para. 209.

<sup>22</sup> DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

<sup>23</sup> DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

***"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."***<sup>24</sup>

- 7.8. This Section will consider each of the heritage assets detailed above and assess the impact of the proposed development, whether that be harmful or beneficial to the significance identified above.

#### **Built Form within the Site**

- 7.9. As noted at **Section 6**, Buildings A – D are considered curtilage listed by virtue of their historic functional association with the Grade II Listed The Grange. In accordance with GPA 2, it is therefore necessary to consider impacts upon the intrinsic heritage significance of these buildings, alongside the impacts upon the significance of the designated heritage asset as a whole (i.e. the Listed Building together with its curtilage and attached buildings).
- 7.10. As an overall comment, the proposed works will allow the long-term viable reuse of heritage assets at Grange Farm which, in turn, will ensure their ongoing maintenance. As noted at **Section 6**, signs of disrepair were observed to a number of the outbuildings during the site visit. Given that the Site's agricultural operation has ceased, and the buildings themselves are not suitable to meet the requirements of modern farming methods, a sensitive alternative use for the buildings represents the most appropriate means through which to secure their ongoing maintenance.

- 7.11. It should also be noted that Planning Permission and Listed Building Consent was granted for residential conversion of the buildings in 2013 (planning application refs. 13/OO319/FUL and 13/OO321/LBD). The LPA previously determined that, while conversion of the buildings would result in less than substantial harm to their overall significance, this would be outweighed by securing their long-term use. As this Planning Permission and Listed Building Consent was implemented by conversion of the two-storey outbuilding to the south of the complex, and the buildings proposed for conversion as part of the current applications fell beyond the red line boundary of the 2016 Planning Permission and Listed Building Consent, the 2013 permissions ultimately remain extant.

#### **Renovation and Conversion of Building A**

- 7.12. The proposed works to Building A comprise renovation and conversion of the existing building to create a part one- part two-storey, three-bedroom dwelling. As described below, the ground floor sitting room and first floor master bedroom of Unit A extend into the adjacent Building B. To allow articulation of impacts upon built form within the Site, by way of fabric alterations, this Report will assess the proposed development with respect to each building (A – D) even where the units extend across two buildings.
- 7.13. Works to the existing built form are summarised as follows:

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<sup>24</sup> EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

- General renovation of the existing external and internal fabric, including:
  - Repair and repointing of brickwork to all elevations; and
  - Repair, refixing and, where required, replacement of roof tiles.
- Reconfiguration of internal layout and introduction of partition walls to allow the creation of separate living spaces.
- Creation of partial openings between the one- and two-storey wings, and rooms within the one-storey wing, retaining the historic sense of separation between these spaces.
- Creation of an opening in the party wall with Building B and insertion of a new party wall further to the east to allow creation of a sitting room.
- Insertion of a staircase to provide access to the first-floor level.
- Insertion of timber-framed windows with glazed transoms above and vertical timber panelling below to the existing south elevation door openings.
- Insertion of replacement timber-framed windows to the openings to the west elevation, with glazed transoms to the first floor opening.
- Infilling of the western first-floor window to the north elevation, alongside insertion of replacement timber-framed windows with glazed transoms to the

remaining openings. Vertical timber panelling is also proposed to the central first-floor window.

- Insertion of replacement timber-framed windows and door to the existing east elevation openings, with glazed transoms to the southernmost opening.
- Installation of appropriate guttering of a material to be agreed with the LPA.
- Retention of ventilation openings as infilled decorative features to all elevations.
- Removal of heavily deteriorated central stack to the single-storey wing.
- Removal of heavily deteriorated brick outbuilding fixed to the south elevation.

7.14. Extracts from the proposed elevations and floorplans are included at **Appendix 6**.

7.15. As noted at **Section 6**, extensive fabric degradation is evident to both external and internal areas of Building A. The proposed works therefore provide an opportunity to enhance the building’s historic and architectural interest through sensitive renovation and reuse.

7.16. Externally, retention of the existing fenestration pattern will both preserve the building’s historic proportions and enhance articulation of its former agricultural use. Meanwhile the design and materiality of the proposed doors and windows appropriately respond to the existing character of the built form. Notably, this includes like-for-like replacement of timber-framed windows and doors where possible and retention of historic lintels where



present. The retention of slit ventilators as decorative features will also preserve references to the building's historic use.

- 7.17. By virtue of its ruinous condition and eroded legibility of its original use, removal of the brick structure to the south of the building will not impact upon its overall historic and architectural interest. However, sensitive removal of those areas fixed to the brickwork of the outbuilding will be required to ensure maximum retention of surviving fabric.
- 7.18. It is acknowledged that removal of the central chimney stack to the single-storey wing would alter its overall form, in turn impacting upon its prevailing residential character when compared with Buildings B – D. However, this visual change would be minor and, in light of the stack's extremely poor level of survival, would not on balance be considered to impact upon the building's special historic and architectural interest when experienced individually or as part of the wider group.
- 7.19. Internally, while the works would alter the layout of the space and result in the loss of some internal historic fabric, to facilitate creation of separate living spaces, the sense of separation between the two wings and open plan layout to the ground floor of the two-storey wing will be preserved. Insertion of a staircase will also reinstate access between the ground and first floor levels, thus retaining legibility of the building's original design intent as a stable or cow house with hay loft above. Taken together, through minimisation of historic fabric loss and in light of the building's architectural and historic interest laying overwhelming within its group value with the principal Listed Building and wider farmstead, its overall significance will be sustained.

7.20. Notwithstanding the above, it should be noted that the proposed overall division of the spaces, including alterations to the party wall between Buildings A and B were assessed as being appropriate as part of the extant 2013 Planning Permission and Listed Building Consent. Externally, the overall proposed fenestration pattern also largely reflects that previously approved and does not ultimately differ to the extent that it changes the level of impact.

7.21. Overall, while it is recognised that the works would result in a minor change in the form of Building A, the overriding appearance and character of the structure will be retained. It is thus concluded that there would be no material change to the experience and appreciation of the building, individually or in conjunction with the wider outbuilding range and Listed Farmhouse. The relationship with the principal Listed Building will therefore remain legible, and the ability to appreciate its special historic and architectural interest will not be undermined. The proposed conversion and associated works will also secure the long-term viable reuse and maintenance of Building A, which is at present vacant and demonstrating signs of material disrepair and structural deterioration. Taken together, the proposed works will result in an overall minor benefit that will enhance the heritage significance of Building A.

### **Renovation and Conversion of Building B**

7.22. The proposed works to Building B comprise renovation and conversion of the existing building to create a part one- part two-storey, three-bedroom dwelling. As described below, the southern extent of Building B also comprises the proposed sitting room and master bedroom to Unit A.

7.23. Works to the existing built form are summarised as follows:

- General renovation of the existing external and internal fabric, including:
  - Repair and repointing of brickwork to elevations; and
  - Repair, refixing and, where required, replacement of roof tiles.
- Creation of an opening in the party wall with Building A and insertion of a new party wall to the east to allow creation of a sitting room to Unit A.
- Insertion of new party wall with Building C to the south to allow creation of an entrance hall, bathroom, snug and utility room.
- Reconfiguration of internal layout and introduction of partition walls to the ground floor of Building C to allow the creation of separate spaces.
- Insertion of a first floor level and access staircase to create an additional storey to Building B.
- Installation of log burners and flues to Units A and B;
- Reinstatement of historic threshing door opening to the north elevation, fitted with a four-panelled timber-framed glazed window below a timber lintel at ground floor level, and a four opening timber-framed window with glazed transoms above at first floor level.
- Partial-infilling of cart door opening to north elevation and insertion of a timber-framed window with glazed transoms above, opening onto the master bedroom of Unit A.
- Creation of an additional opening to the north elevation at first floor level and insertion of a timber-framed window with glazed transoms above.
- Partial-infilling of existing cart door to east elevation and insertion of a timber-framed, three-light window with glazed transoms above, alongside retention of existing timber lintel.
- Reinstatement of infilled first-floor window opening to east elevation and insertion of timber-framed window with glazed transoms above.
- Reinstatement of infilled internal door to east elevation to provide access to the abutting wing of Building C.
- Reinstatement of historic threshing door opening to the south elevation, fitted with a four-panelled timber-framed glazed window below a timber lintel at ground floor level, and a double opening timber-framed window with glazed transoms above and flanking brick reveals beneath a timber lintel at first floor level.
- Reinstatement of infilled door opening to the eastern extent of the south elevation and insertion of a timber-framed window with glazed transoms above and vertical timber panelling below.

- Creation of a new window opening to the western extent of the south elevation and insertion of a double-paned timber-framed window with glazed transoms above and vertical timber panelling below. Whilst being created within Building B, this window will open onto the sitting room of Unit A.
- Creation of three new first floor window openings to the south elevation and insertion of timber-framed windows with glazed transoms above. The westernmost will open onto the master bedroom of Unit A.
- Reinstatement of brick-infilled first-floor window opening to the eastern extent of south elevation and installation of timber-framed window with glazed transoms above.
- Insertion of a Velux rooflight to the western extent of the southern roof elevation.
- Installation of appropriate guttering of a material to be agreed with the LPA.
- Retention of ventilation openings as infilled decorative features to all elevations.

7.24. Extracts from the proposed elevations and floorplans are included at **Appendix 6**.

7.25. As noted at **Section 6**, Building B has been much altered since its original construction, while extensive fabric degradation is evident to both external and internal areas. The proposed works therefore provide an opportunity to enhance the building's historic and architectural interest through sensitive renovation and reuse.

7.26. Externally, preservation and reinstatement of the historic fenestration pattern, including reopening of the opposing threshing doors, will both preserve the building's historic proportions and enhance articulation of its original design intent as a threshing barn. Meanwhile the proportions, design and materiality of the proposed window openings to the first floor reflect those present to the abutting buildings and appropriately respond to the character of both the building itself and the wider group. While resulting in the removal of small areas of historic fabric, in the context of previous alterations to the structure, the building's modest architectural and historic interest will be preserved.

7.27. The design and materiality of windows to the existing openings also appropriately respond to the existing character of the built form. Notably, this includes like-for-like replacement of timber-framed windows retention of historic lintels where present. The retention of slit ventilators as decorative features will also preserve references to the building's historic use.

7.28. While the creation of a new rooflight to the southern roof elevation will require the removal of historic fabric, this loss will be extremely minimal and isolated. The conservation style of the rooflight will also act as a discrete addition and, within the context of the numerous existing openings across the wider range, will not detract from the overriding character and appearance of the building when viewed from the west. Moreover, the installation of the rooflight will facilitate appropriate reuse of the building by increasing diffusion of natural light, in turn helping to secure its ongoing maintenance. It is also noted that the proposed opening has been directed away from the northern road-facing elevation, thus



preserving its character and form when viewed from the historic village centre.

- 7.29. The vertical flue associated with the log burner will also be a discrete addition that will be experienced in the context of existing ventilation openings across the south elevation. Again, this will not undermine the overriding character of the building, while the loss of historic fabric will be minimal.
- 7.30. Internally, while the insertion of a first floor level to facilitate creation of bedrooms will remove the double height proportions of the building, this will reinstate the historic layout which would have comprised a threshing floor at ground floor level with a hay loft above. The historic open plan, three-bay layout of the ground floor will also be retained in creating a sitting room, dining room and kitchen. The exposed internal roof structure is also proposed for retention, thus allowing the agricultural origins of the building to remain legible.
- 7.31. With regard to installation of a new party wall to the western extent of Building B to allow creation of a sitting room and master bedroom to Unit A, the location of the proposed wall will allow the three-bay layout to be retained and will not therefore result in a jarring alteration to the building's overall proportions.
- 7.32. Notwithstanding the above, the proposed overall division of the spaces, including alterations to the party wall between Buildings B and C and retention of the three-bay layout to Building B, reflect those previously assessed as being acceptable under the extant 2013 Planning Permission and Listed Building Consent. Meanwhile the overall external fenestration pattern, including reinstatement of the historic threshing door openings,

also largely reflects that previously approved. Indeed, the proposed window detailing is considered to better reflect the proportions and design of existing windows across the wider range.

- 7.33. Overall, whilst resulting in a number of internal and external changes, the proposed works are both sympathetic to and preserve the overall architectural interest of Building B and the experience of it, both individually and as part of the wider Grange Farm complex. The building's original design intent as a threshing barn and its relationship with the principal Listed Building will therefore remain legible. The proposed conversion and associated works will also secure the long-term viable reuse and maintenance of Building B, which is at present vacant and demonstrating signs of material disrepair and structural deterioration. Taken together, the proposed works will result in an overall minor benefit that will enhance the heritage significance of Building B.

### **Renovation and Conversion of Building C**

- 7.34. The proposed works to Building C comprise renovation and conversion of the existing building to create a single-storey, two-bedroom dwelling. The northern extent of Building C also forms the proposed entrance hall, WC, snug and utility room associated with Unit B. Meanwhile the southern extent of Building C forms the proposed entrance hall, utility room and bathroom of Unit D.
- 7.35. Works to the existing built form are summarised as follows:
- General renovation of the existing external and internal fabric, including:

- Repair and repointing of brickwork to elevations; and
  - Repair, refixing and, where required, replacement of roof tiles.
- Removal of party wall with Building B and insertion of new party wall to the south to allow creation of an entrance hall, bathroom, snug and utility room to Unit B.
  - Reconfiguration of internal layout and introduction of partition walls allow the creation of separate living spaces in Units B, C and D.
  - Insertion of new party wall to the southern extent of the building to allow creation of a utility room and bathroom to Unit D.
  - Insertion of clay pantile hipped roof to single storey abutting wing.
  - Enlargement of existing window opening to the north elevation of abutting wing and insertion of a timber-framed door.
  - Insertion of a timber-framed window with glazed transoms above and a timber panel below to existing door opening to the north elevation of abutting wing.
  - Insertion of a timber-framed window with glazed transoms above to the existing opening to the abutting wing's east elevation.
  - Insertion of new doors to the two existing door openings to the east elevation. The northernmost is

proposed to be fitted with a timber-framed, four-light patio door with glazed transoms above, and will provide access to Unit B, while the southernmost will be fitted with a timber-framed stable door and provide access to Unit C.

- Enlargement of existing southernmost window opening to the east elevation and insertion of a timber-framed door.
- Insertion of replacement timber-framed windows with glazed transoms above to the three northernmost remaining window openings to the east elevation, with the northernmost opening onto the snug of Unit B.
- Removal of existing rooflights to the east elevation and installation of four Velux skylights, alongside installation of a further Velux skylight to the northern extent of the western roof elevation.
- Partial reinstatement of brick-infilled northernmost door opening to west elevation and insertion of a timber-framed window with glazed transoms above and vertical timber panelling below. This window will open onto Unit B.
- Partial reinstatement of brick-infilled southernmost door opening to west elevation and insertion of a timber-framed window with glazed transoms above.
- Insertion of replacement timber-framed windows with glazed transoms above to the two existing window openings to the west elevation.

- Installation of appropriate guttering of a material to be agreed with the LPA.
- Retention of ventilation openings as infilled decorative features to all elevations.

- 7.36. Extracts from the proposed elevations and floorplans are included at **Appendix 6**.
- 7.37. Externally, retention of the existing fenestration pattern will both preserve the building’s historic proportions and enhance articulation of its former agricultural use. Meanwhile the replacement of damaged brickwork and roof tiles to match existing, alongside installation of timber-framed windows and doors will ameliorate the more recent physical deterioration of external materials and further sustain its utilitarian, agricultural character. Taken together, these alterations will have a positive visual impact in terms of how Building C is viewed both individually and within the context of the wider Grade II Listed The Grange.
- 7.38. In the context of the existing glass panel insertions to the eastern roof elevation, the proposed replacement rooflights are considered to better respond to the proportions of the wider fenestration and overall character and appearance of the building. The conservation style of the rooflights will also act as a discrete addition and thus will not alter the overall understanding, experience or appreciation of the building.
- 7.39. While the creation of a new rooflight to the western roof elevation will require the removal of historic fabric, this loss will be extremely minimal and isolated. The conservation style of the rooflight will also act as a discrete addition and, within the context of the numerous

existing openings across the wider range, will not detract from the overriding character and appearance of the building when viewed from the west. Moreover, the installation of an additional rooflight will facilitate appropriate reuse of the building by allowing natural light to penetrate into the proposed utility room, which otherwise would have to be lit by artificial means.

- 7.40. As noted at **Section 6**, the roof to the abutting wing of Building C has been lost which, in turn, has resulted in degradation of its interior fabric. It is therefore at risk of being lost without appropriate intervention. Reinstatement of its roof and integration as part of Unit B would therefore provide a suitable alternative use and secure its long-term survival.
- 7.41. Internally, while installation of partition walls to create two bedrooms and a bathroom is proposed, it should be highlighted that, as a former cow house, the building would historically have been divided into stalls. The exposed internal roof structure will also be retained and will reference the building’s agricultural origins.
- 7.42. With regard to installation of a party wall to the northern extent of Building C to allow creation of an entrance hall, bathroom, snug and utility room to Unit B, the location of the proposed wall will preserve articulation of the building’s overall internal proportions.
- 7.43. Taken together, through minimisation of historic fabric loss and in light of the building’s architectural and historic interest laying overwhelming within its group value with the principal Listed Building and wider farmstead, its overall significance will be sustained.



7.44. It should also be noted that, when compared with the extant 2013 Listed Building Consent and Planning Permission, the proposed scheme both better reflects the building's open plan layout and retains its historic separation from Building D, albeit the party wall is located further to the north to allow creation of a utility room and bathroom to Unit D. Meanwhile the proposed elevations have been consciously designed to retain existing and, wherever possible, reinstate historic infilled openings, thus better revealing the building's original design intent. As such, with regard to Building C, the current scheme is considered to represent an improvement in heritage terms upon that considered acceptable under the 2013 permissions.

7.45. Overall, while it is recognised that the works would result in minor changes to the form of Building C, the overriding appearance and character of the structure will be retained. It is thus concluded that there would be no material change to the experience and appreciation of the outbuilding, individually or in conjunction with the Listed Farmhouse. The relationship with the Listed Building will therefore remain legible, and the ability to appreciate the special historic and architectural interest of the Farmhouse will not be undermined. The proposed conversion and associated works will also secure the long-term viable reuse and maintenance of Building C, which is at present demonstrating signs of material disrepair and structural deterioration. Taken together, the proposed works will result in an overall minor benefit that will enhance the heritage significance of Building C.

#### **Renovation and Conversion of Building D**

7.46. The proposed works to Building D comprise renovation and conversion of the existing building to create a part

one- part two-storey, two-bedroom dwelling. As described above, the southern extent of Building C extends into Unit D to allow creation of a utility room and bathroom.

7.47. Works to the existing built form are summarised as follows:

- General renovation of the existing external and internal fabric, including:
  - Repair and repointing of brickwork to elevations; and
  - Repair, refixing and, where required, replacement of roof tiles.
- Partial infilling of existing party wall with Building B to allow creation of a bathroom.
- Insertion of party wall to the southern extent of the Building C to allow creation of a utility room and bathroom to Unit D.
- Reconfiguration of internal layout and introduction of partition walls at first floor level to allow the creation of separate living spaces.
- Insertion of timber-framed windows with glazed transoms above to both existing openings to the east elevation.
- Insertion of two Velux rooflights to the eastern roof elevation.

- Infilling of both existing ventilators to the east elevation.
- Insertion of three-light, timber-framed bifold door to existing cart door to south elevation.
- Retention of existing ventilator as an infilled decorative feature to the gable end of the south elevation.
- Partial brick infilling of existing door opening to west elevation and insertion of a timber-framed window with glazed transoms above.
- Insertion of replacement timber-framed windows with glazed transoms above to the three existing window openings to the west elevation.
- Retention of existing ventilator as an infilled decorative feature to the west elevation.
- Installation of appropriate guttering of a material to be agreed with the LPA.

7.48. Extracts from the proposed elevations and floorplans are included at **Appendix 6**.

7.49. As noted at **Section 6**, extensive fabric degradation is evident to both external and internal areas of Building D. The proposed works therefore provide an opportunity to enhance the building's historic and architectural interest through sensitive renovation and re-use.

7.50. Externally, retention of the existing fenestration pattern will both preserve the building's historic proportions and enhance articulation of its former agricultural use. More

specifically retention of the proportions of the cart door to the south elevation and first floor loading door to the east elevation will retain legibility of the building's original design intent as a cart shed with grain store above. Meanwhile the design and materiality of the proposed doors and windows appropriately respond to the existing character of the built form. Notably, this includes replacement with timber-framed windows with glazed transoms above and retention of historic lintels where present.

7.51. While the creation of two new rooflights to the eastern roof elevation will require the removal of historic fabric, this loss will be extremely minimal and isolated. The conservation style of the rooflights will also represent a discrete addition and, within the context of the numerous existing openings across the wider range, including the rooflights to Building C, will not detract from the overriding character and appearance of the building when viewed from the east. Moreover, the installation of the rooflight will facilitate appropriate reuse of the building by increasing diffusion of natural light, in turn helping to secure its ongoing maintenance. It is also noted that the proposed opening has been directed away from the northern road-facing elevation, thus preserving its character and form when viewed from the historic village centre.

7.52. Internally, the historic open plan layout of the ground floor is proposed for retention, with the utility room and bathroom directed to the north of the historic partition with Building C. While the layout at first floor level would be altered to facilitate creation of two bedrooms and a bathroom, this would result in extremely limited removal of historic fabric and the open plan layout could be reinstated in future should the use change. Insertion of a

new staircase would also preserve access between the ground and first floor level. Meanwhile, direction of the new staircase to the north will again preserve the open plan layout of the ground floor, as would have historically been required to facilitate storage of carts.

7.53. It should also be noted that, when compared with the extant 2013 Listed Building Consent and Planning Permission, retention of the staircase at its existing location allows retention of the open plan layout at ground floor level. Meanwhile the historic separation from Building C is also retained, albeit the party wall is located further to the north to allow creation of a utility room and bathroom to Unit D. The proposed elevations have also been designed to retain existing, and minimise the creation of new, openings, thus better preserving the building's original design intent. As such, with regard to Building D, the current scheme is considered to represent an improvement in heritage terms upon that considered acceptable under the 2013 permissions.

7.54. Overall, whilst resulting in a number of internal and external changes, the proposed works are both sympathetic to and preserve the overall architectural interest of Building D and the experience of it, both individually and as part of the wider Grange Farm complex. The building's original design intent as a cart shed with grain store above and its relationship with the principal Listed Building will therefore remain legible. The proposed conversion and associated works will also secure the long-term viable reuse and maintenance of the building, which is at present vacant and demonstrating signs of material disrepair and structural deterioration. Taken together, the proposed works will result in an overall minor benefit that will enhance the heritage significance of Building D.

### Demolition of Dutch Barn

7.55. The Dutch Barn holds no intrinsic architectural or historic interest and therefore does not represent a non-designated heritage asset.

7.56. Accordingly, the loss of this building does not require consideration under Paragraph 209 of the *NPPF* and Policy DM8 of the Bassetlaw Core Strategy and Development Management Policies Development Plan Document

7.57. Notwithstanding the above, the demolition of the Dutch Barn, in the context of impacts upon the Wiseton and Drakeholes Conservation Area and to surrounding heritage assets, via setting, is considered further below.

### Wiseton and Drakeholes Conservation Area

7.58. When considering potential impacts of the proposed development on the special interest of the Wiseton and Drakeholes Conservation Area, it is important to recognise that the designation covers a large area and includes a variety of elements with differing characters. As noted at paragraph 213 of the *NPPF*, it is therefore necessary to consider the relevant significance of the element which has the potential to be affected and its contribution significance of the designation as a whole, i.e. would the application proposals undermine the significance of the Conservation Area as a whole?

7.59. As outlined at **Section 6**, the contribution of the buildings within the Site towards the significance of the Conservation Area derives from their scale and materiality, which engenders a sense of cohesion with the surrounding built form and thus contributes towards

articulation of Wiseton's estate-led development. Meanwhile their contrasting utilitarian form and fenestration when compared with the surrounding predominantly domestic character evidences their specific role within the growth of the village.

- 7.60. Notwithstanding the above, it should be reiterated that the Site represents only a small area within the context of both Wiseton village and the wider Conservation Area. Overall, the built form within the Site is therefore considered to make a minor contribution towards the special interest, and thus significance, of the Conservation Area when considered as a whole.
- 7.61. By virtue of their alteration and conversion, it is recognised that the proposed development will result in a minor change in short- and medium-range views along the principal thoroughfare through Wiseton. However, as noted above, the external design seeks to preserve the overriding utilitarian appearance and character of the buildings within the Site, including through retention of existing fenestration patterns and integration of appropriate materiality. With regard to removal of the central stack to Building A, it is acknowledged that the Council identify chimneys as being an important feature of rooflines within the Conservation Area. However, within the context of its extremely poor level of survival and the prevailing utilitarian form of the wider range, which represents a large degree of its contribution towards the asset's special interest, this minor change is not anticipated to materially alter how the Site is appreciated and understood when experienced as part of the Conservation Area.
- 7.62. It is acknowledged that construction of the proposed car port to the north-east of the farmstead will introduce

new built form to the Conservation Area. However, its contextually appropriate design and scale, taken alongside the existing level of built form at Grange Farm, its addition would not alter how either this section of the Site or the wider farmstead is experienced as part of the designation.

- 7.63. Taken together, there would be no material change to the experience, appreciation and understanding of built form within the Site when experienced as part of the Wiseton village element of the Conservation Area. As such the proposed development is considered to preserve the minor positive contribution that the Site makes towards the special interest of the asset.
- 7.64. Notwithstanding the above, as outlined at **Section 6**, all buildings proposed for conversion are exhibiting signs of significant deterioration, including extensive brickwork spalling and structural cracking. The proposed development therefore provides an opportunity to better reveal the buildings' historic architectural form and detailing and secure their ongoing maintenance. In turn, this will simultaneously enhance their visual amenity when experienced as part of the Conservation Area.
- 7.65. With regard to demolition of the Dutch Barn, this structure is not considered to contribute towards the special interest of the wider Conservation Area. To the contrary, by virtue of its scale and modern form, it may be considered an incongruous element when viewed as part of the historic Grange Farm complex. Its demolition would therefore result in a minor enhancement to the character, and thus special interest, of this element of the Conservation Area.



7.66. Overall, no harm will result to the special interest, and thus heritage significance, of the Wiseton and Drakeholes Conservation. To the contrary, in securing the ongoing reuse and maintenance of the existing buildings, the proposed development will preserve the Site's existing minor positive contribution towards the assets' special interest.

### Surrounding Heritage Assets

#### Grade II Listed The Grange

7.67. In order to consider the potential impacts of the proposed development upon the special architectural and historic interest of the Grade II Listed The Grange, it is necessary to consider whether any elements of the setting of the asset which contribute towards its heritage significance will be affected, negatively or positively.

7.68. As described at **Section 6**, the contribution of the buildings within the Site towards the significance of The Grange lies predominantly within their historic association with the asset, alongside the external character and appearance of the buildings as former agricultural structures associated with the farmstead. The existing buildings are therefore considered to contribute positively towards the overall heritage significance of the Listed Farmhouse.

7.69. With regard to their alteration and conversion, it is recognised that the proposed development will result in a minor change to the setting of the Listed Building. However, the external design has been developed to appropriately respond to the existing built form, including through the retention of existing fenestration patterns and integration of appropriate materiality. As noted

above, the overriding appearance and character of the historic buildings within the Site will be preserved, and thus there would be no material change to the experience and appreciation of them when viewed from or in conjunction with the asset.

7.70. Notwithstanding the above, when considering potential impacts upon a heritage asset, via a change in setting, the existing baseline should also be considered. As outlined above, all buildings are exhibiting signs of significant deterioration, including extensive brickwork spalling and structural cracking. The proposed development therefore provides an opportunity to better reveal the buildings' historic architectural form and detailing and secure their ongoing maintenance. In turn, this will simultaneously enhance the setting of the adjacent Listed Building whilst preserving its legibility as part of a historic farmstead.

7.71. Overall, while resulting in a minor change to the external elevations of the associated outbuildings, the overall understanding, experience and appreciation of the Site when viewed from and in conjunction with the principal Listed Building will be preserved.

7.72. By virtue of its relative location and the intervening historic farm buildings and vegetation, the proposed car port is anticipated to be wholly screened in views from and towards The Grange. In any event, its contextually appropriate scale and design, which draws upon the form and materiality of the adjacent buildings, would appropriately assimilate within any heavily glimpsed views. As such, it would again not alter the overall understanding, experience and appreciation of the Site when viewed from and in conjunction with the principal Listed Building.

- 7.73. With regard to demolition of the Dutch Barn, this structure is not considered to contribute towards the significance of the Listed Building, via setting. To the contrary, it appears as an incongruous backdrop to the historic brick buildings when viewed from the farmhouse. Its demolition would therefore result in a minor enhancement to views taken from the farmhouse.
- 7.74. Taken together, the proposed development is not anticipated to impact upon the special historic and architectural interest of the Grade II Listed The Grange, via a change in its setting. To the contrary, in securing the ongoing reuse and maintenance of the historic outbuildings, the proposed development will preserve the Site's existing positive contribution towards the asset's special interest and thus result in a minor overall enhancement to its heritage significance.

**Grade II Listed Laurel Cottage and Woodbine Cottage**

- 7.75. Due to the location of built form within the Site, intervisibility between the Site and Grade II Listed Laurel Cottage and Woodbine Cottage is largely restricted to views of the north and west elevations of Building A and the north elevation of Building B. The assets are also co-visible with the Site in views taken from the west, albeit this is again limited to the north elevations of Buildings A and B, alongside the west elevation of the former.
- 7.76. Notwithstanding the above, while there is no direct historic functional relationship between the Site and assets, all represent surviving elements of estate village associated with Wiseton Hall. They are therefore considered to mutually reinforce articulation of the historic development of the estate from the 19<sup>th</sup> century onwards.

- 7.77. With regard to potential impacts upon the significance of the assets, via a change in setting, it is acknowledged that the proposed development will result in a very minor change in views from and towards both assets. However, by way of sensitive design, the proposed works will preserve the overriding character and form of the buildings within the Site. Furthermore, alterations are predominantly directed to internal elevations and will therefore minimise changes to character and form when viewed from beyond the Site boundary.
- 7.78. By virtue of their relative locations, notably the set back of the cottages from the road frontage, the proposed car port would be wholly screened in views taken from both assets.
- 7.79. Taken together, there will be no appreciable change to the overall understanding, experience or appreciation of the Site when viewed from or alongside Laurel Cottage and Woodbine Cottage. As such the proposed development is considered to preserve the very minor positive contribution that the Site makes towards the special architectural and historic interest of these assets.
- 7.80. Overall, no harm will result to the Grade II Listed Laurel Cottage or Woodbine Cottage, by way of a change in setting. To the contrary, in securing the ongoing reuse and maintenance of the historic outbuildings, the proposed development will preserve the Site's existing minor positive contribution towards the assets' special historic and architectural interest.

**Grade II Listed Wiseton Top Bridge**

- 7.81. As outlined at **Section 6**, intervisibility between the asset and Site is largely screened by intervening structures at

Grange Farm, notably the previously converted outbuildings to the centre of the fold yard. Views towards the existing built form within the Site are therefore restricted to the south elevation of Building D, alongside heavily glimpsed views of the south elevation of Building B and the abutting wing to Building C. Due to the relative location of the Site and asset, alongside the mature vegetation to the canal corridor, no appreciable co-visibility was identified during the site walkover.

- 7.82. Notwithstanding the above, it is acknowledged that the asset's wider agricultural setting (including Grange Farm) contributes to a minor degree towards articulation of its original design intent as a functional structure of the Chesterfield Canal, which was constructed to transport goods, including agricultural produce across the East Midlands. The Site is therefore considered to make, at most, a very minor positive contribution, via setting, towards the overall heritage significance of the Grade II Listed Wiseton Top Bridge.
- 7.83. With regard to potential impacts upon the significance of the asset, via a change in setting, it is recognised that the proposed development will result in a very minor change in northerly views taken from the asset. However, by way of sensitive design, the proposed works will preserve the overriding character and scale of the buildings within the Site. Furthermore, the fenestration of the south elevation of Building D, with which intervisibility is strongest, will be retained, and thus its character and form when viewed from the asset will be unchanged. The proposed car port would be wholly screened in views taken from the bridge, while demolition of the Dutch Barn would result in a minor enhancement to northerly views taken from the asset.

7.84. Taken together, there will be no appreciable change to the overall understanding, experience or appreciation of the Site when viewed from or in views towards Wiseton Top Bridge. As such the proposed development is considered to preserve the very minor positive contribution that the Site makes towards the special architectural and historic interest of the asset.

7.85. Overall, the proposed development would result in no harm to the Grade II Listed Wiseton Top Bridge, by way of a change in setting.

## 8. Conclusions

- 8.1. Full Planning Permission and Listed Building Consent is sought for the renovation and conversion of four agricultural buildings to form four residential dwellings at Grange Farm, Wiseton.
- 8.2. The Site forms part of the Grange Farm complex, which is no longer an operational farmstead, and comprises an L-shaped range of former agricultural buildings set around a central fold yard. The associated Grade II Listed Farmhouse, The Grange, is located to the west with the buildings proposed for conversion identified as being curtilage listed under the provisions of Section 1(5) of the Planning (Listed Building and Conservation Areas) Act 1990 by virtue of their age and historic ancillary association with the Listed Building. Having been constructed since July 1948, based upon evidential information and historic mapping analysis, the Dutch Barn cannot be considered curtilage listed.
- 8.3. The Site is located within the Wiseton and Drakeholes Conservation Area, while a number of Grade II Listed Buildings are located in the vicinity, namely the Wiseton Top Bridge to the south and Laurel Cottage and Woodbine Cottage to the north-west.
- 8.4. With regard to the existing outbuildings, it is concluded that, whilst resulting in a minor change to the form of the buildings, their overriding agricultural character and appearance will be preserved. Furthermore, when balancing the minimal loss of historic fabric against the long-term reuse and maintenance of the buildings, alongside removal of the low-quality 20<sup>th</sup>-century Dutch Barn, the proposed development is considered to result in a minor enhancement to the significance of these assets.
- 8.5. With regard to the Grade II Listed The Grange, in securing the long-term reuse and maintenance of its curtilage listed outbuildings, the proposed development will result in a minor enhancement to the overall architectural and historic interest of this asset. This will be further enhanced by the removal of the Dutch Barn, which will improve the setting of the Listed Building.
- 8.6. The proposed development will result in no harm to the overall heritage significance of the Wiseton and Drakeholes Conservation Area within which it lies, nor the surrounding Grade II Listed Buildings via a change in their setting.
- 8.7. It is therefore concluded that no harm would arise to the overall interest and significance of any heritage assets by way of alterations to their fabric or setting.
- 8.8. The proposed development is thus in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the *NPPF* and the Local Development Plan.



# Appendix 1: Assessment Methodology

## Assessment of significance

In the *NPPF*, heritage significance is defined 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>25</sup>*

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.<sup>26</sup>

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in *English Heritage’s Conservation Principles*.<sup>27</sup> These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.<sup>28</sup>

The *PPG* provides further information on the interests it identifies:

- **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.<sup>29</sup>

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<sup>25</sup> DLUHC, *NPPF*, pp. Annex 2.

<sup>26</sup> Historic England, *GPA:2*.

<sup>27</sup> Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

<sup>28</sup> DLUHC, *NPPF*, Annex 2; DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-2019072.

<sup>29</sup> DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.<sup>30</sup>

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

### Setting and significance

As defined in the *NPPF*:

***“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>31</sup>***

Setting is defined 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.”<sup>32</sup>***

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

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<sup>30</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

<sup>31</sup> DLUHC, *NPPF*, Annex 2.

### Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.<sup>33</sup>

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

<sup>32</sup> DLUHC, *NPPF*, Annex 2.

<sup>33</sup> Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

***Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.***

***Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a–013–20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”<sup>34</sup>***

## Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 206 of the *NPPF*, comprising Grade I and II\* Listed buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 72 of the *NPPF*;<sup>35</sup>
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 206 of the *NPPF*, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);<sup>36</sup> and

<sup>34</sup> Catesby Estates Ltd. v. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

<sup>35</sup> DLUHC, *NPPF*, para. 206 and fn. 72.

<sup>36</sup> DLUHC, *NPPF*, para. 206.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.<sup>37</sup>

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

### Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

***“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative***

***assessment using professional judgement is inevitably involved.”***<sup>38</sup>

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of

<sup>37</sup> DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>38</sup> International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.



significance and are areas and elements that have potential for restoration or enhancement through new work.

### Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the *NPPF*.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,<sup>39</sup> and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the *PPG* states:

***"Within each category of harm (which category applies should be explicitly identified), the extent of***

***the harm may vary and should be clearly articulated."***<sup>40</sup>

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the *NPPF* requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.<sup>41</sup>

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.<sup>42</sup> Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

<sup>39</sup> Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

<sup>40</sup> DLUHC, *PPG*, paragraph O18, reference ID: 18a-O18-20190723.

<sup>41</sup> R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

<sup>42</sup> Historic England, *GPA:2*, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.<sup>43</sup> Of particular relevance is the checklist given on page 13 of *GPA:3*.<sup>44</sup>

It should be noted that this key document also states:

***“Setting is not itself a heritage asset, nor a heritage designation...”***<sup>45</sup>

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

***“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.***<sup>46</sup>

Additionally, whilst the statutory duty requires that special regard should 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. This point has been clarified in the Court of Appeal.<sup>47</sup>

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<sup>43</sup> Historic England, *GPA:3*, p. 8.

<sup>44</sup> Historic England, *GPA:3*, p. 13.

<sup>45</sup> Historic England, *GPA:3*, p. 4.

<sup>46</sup> Historic England, *GPA 3*, p. 8.

<sup>47</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

## Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 3**, the *NPPF* (at Paragraphs 207 and 208) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.<sup>48</sup>

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 207 to 209.<sup>49</sup>

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

***“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed***

<sup>48</sup> DLUHC, *NPPF*, paras. 207 and 208.

<sup>49</sup> Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 207 and 209.



***private dwelling which secure its future as a designated heritage asset could be a public benefit.***

***Examples of heritage benefits may include:***

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***<sup>50</sup>

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

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<sup>50</sup> MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

## Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.<sup>51</sup> It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 16 (2) of the Act relates to the consideration of applications for Listed Building Consent and states that:

***“In considering whether to grant listed building consent for any works the local planning authority or 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.”<sup>52</sup>***

Section 66(1) of the Act goes on to state that:

***“In considering whether to grant planning permission [or permission in principle] 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.”<sup>53</sup>***

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<sup>51</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>52</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2).

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

***“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”<sup>54</sup>***

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the *NPPF* are applied (in particular paragraph 134 of the 2012 version of the *NPPF*, the requirements of which are now given in paragraph 208 of the current, revised *NPPF*, see **Appendix 3**), this is in keeping with the requirements of the 1990 Act.<sup>55</sup>

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

***“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving***

<sup>53</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

<sup>54</sup> Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

<sup>55</sup> Jones v Mordue [2015] EWCA Civ 1243.





***or enhancing the character or appearance of that area.***<sup>56</sup>

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>57</sup>

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<sup>56</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

<sup>57</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

## Appendix 3: National Policy Guidance

### The National Planning Policy Framework (December 2023)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2023. This replaced and updated the previous *NPPF* (September 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

***"Plans and decisions should apply a presumption in favour of sustainable development.***

***For plan-making this means that:***

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

***the overall scale, type or distribution of development in the plan area; or***

- ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

***For decision-taking this means:***

- a. ***approving development proposals that accord with an up-to-date development plan without delay; or***
- b. ***where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
  - i. ***the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
  - ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***<sup>58</sup>

However, it is important to note that footnote 7 of the *NPPF* applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

***“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.”***<sup>59</sup> (our emphasis)

The *NPPF* continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the *NPPF* as:

***“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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”***<sup>60</sup>

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<sup>58</sup> DLUHC, *NPPF*, para. 11.

<sup>59</sup> DLUHC, *NPPF*, para. 11, fn. 7.

<sup>60</sup> DLUHC, *NPPF*, Annex 2.

The *NPPF* goes on to define a Designated Heritage Asset as a:

***“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”<sup>61</sup>***

As set out above, significance is also defined as:

***“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>62</sup>***

Section 16 of the *NPPF* relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 201 that:

***“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”<sup>63</sup>***

Paragraph 203 goes on to state that:

***“In determining planning 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.”<sup>64</sup>***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 205 and 206 are relevant and read as follows:

***“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***

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<sup>61</sup> DLUHC, *NPPF*, Annex 2.

<sup>62</sup> DLUHC, *NPPF*, Annex 2.

<sup>63</sup> DLUHC, *NPPF*, para. 201.

<sup>64</sup> DLUHC, *NPPF*, para. 203.



**substantial harm, total loss or less than substantial harm to its significance.”<sup>65</sup>**

**“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.**

**Substantial harm to or loss of:**

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”<sup>66</sup>**

Section b) of paragraph 206, which describes assets of the highest significance, also includes footnote 72 of the *NPPF*, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 207 reads as follows:

**“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 uses 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.”<sup>67</sup>**

Paragraph 208 goes on to state:

**“Where a development proposal will 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 proposal including, where appropriate, securing its optimum viable use.”<sup>68</sup>**

The *NPPF* also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

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<sup>65</sup> DLUHC, *NPPF*, para. 205.

<sup>66</sup> DLUHC, *NPPF*, para. 206.

<sup>67</sup> DLUHC, *NPPF*, para. 207.

<sup>68</sup> DLUHC, *NPPF*, para. 208.

***“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”<sup>69</sup>***

Paragraph 213 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

***“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”<sup>70</sup>*** (our emphasis)

With regards to non-designated heritage assets, paragraph 209 of *NPPF* states that:

***“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing***

***applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”<sup>71</sup>***

Overall, the *NPPF* confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

### **National Planning Practice Guidance**

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF*.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

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<sup>69</sup> DLUHC, *NPPF*, para 212.

<sup>70</sup> DLUHC, *NPPF*, para. 213.

<sup>71</sup> DLUHC, *NPPF*, para. 209.

***“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”<sup>72</sup>***

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the *NPPF*. It goes on to state:

***“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.***

***While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which***

***harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”<sup>73</sup>*** (our emphasis)

## National Design Guide

Section C2 relates to valuing heritage, local history and culture and states:

***“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”<sup>74</sup>***

***“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”<sup>75</sup>***

It goes on to state that:

***“Well-designed places and buildings are influenced positively by:***

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

<sup>72</sup> DLUHC, *PPG*, paragraph 007, reference ID: 18a-007-20190723.

<sup>73</sup> DLUHC, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

<sup>74</sup> DLUHC, *NDG*, para. 46.

<sup>75</sup> DLUHC, *NDG*, para. 47.



- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21<sup>st</sup> century.<sup>76</sup>*

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<sup>76</sup> DLUHC, NDG, paras. 48–49.



## Appendix 4: Relevant Development Plan Policies

Planning applications within the District are currently considered against the policy and guidance set out within the Bassetlaw Core Strategy and Development Management Policies Development Plan Document, adopted in December 2011.

Policy DM8 (The Historic Environment) provides guidance in relation to development proposals which would affect designated heritage assets and states that:

*“Support will be given to development proposals or regeneration schemes (particularly in central Worksop, Retford and Tuxford) that protect and enhance the historic environment and secure its long-term future, especially the District’s Heritage at Risk. Support will also be given to proposals from the Welbeck Estate for the re-use of heritage assets, where these will result in the enhancement of the assets. Such proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (including any site specific development briefs that may be found within them), archaeological reports and other relevant studies.*

...

*There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.*

*Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported. The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage assets will be expected to consider:*

- i. Scale;*
- ii. Design;*
- iii. Materials;*
- iv. Siting; and*
- v. Views away from and towards the heritage asset.*

*The change of use of heritage assets, including Listed Buildings and buildings in Conservation Areas, will only be permitted where the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building. Evidence supporting this will be submitted with proposals. New uses that adversely affect the fabric, character, appearance or setting of such assets will not be permitted.”*

## Draft Bassetlaw Local Plan 2020 – 2038

The draft Bassetlaw Local Plan 2020 – 2038 was submitted for Examination in July 2022, with Hearings held during January 2023. The Council subsequently consulted on a Main Modifications version of the draft Plan between August and October 2023, which was produced in response to the Inspector's Post Hearing Advice Letter (dated 9th May 2023). There are no recommended modifications relating to heritage matters.

Given the advanced stage of preparation, the draft policies included within the emerging Local Plan may be afforded limited weight in the determination of planning applications within the District.

Draft Policy ST42 (The Historic Environment) largely maintains the adopted approach to the conservation and enhancement of heritage assets, stating:

***“The historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities. Proposals will be supported where they:***

***a) give great weight to the conservation and re-use of heritage assets (designated and non-designated) and their settings, including for appropriate temporary use, based on their significance in accordance with national policy;***

***b) make a positive contribution to the character and local distinctiveness of the historic environment, including through the use of innovative design;***

***c) positively conserve or enhance a historic designed landscape;***

***d) maintain, conserve, sustain or return to beneficial use designated or non-designated assets;***

***e) capitalise in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;***

***f) positively secure the conservation and re-use of ‘at risk’ heritage assets;***

***g) improve access and enjoyment of the historic environment where appropriate, particularly where they retain, create or facilitate public access to heritage assets to increase understanding of their significance.***

***Applicants will be required to submit evidence in line with best practice and relevant national guidance, examining the significance of any heritage assets affected through a Heritage Statement, including any contribution made by their setting. The level of detail should be proportionate to the asset’s significance, and the results submitted to the Nottinghamshire Historic Environment Record. In some circumstances, further survey, analysis and/or recording will be made a condition of consent.”***

Draft Policy ST42 (Designated and Non-Designated Heritage Assets) provides further guidance with regard to development that affects heritage assets and brings local policy in line with the NPPF:

***“Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:***

*a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;*

*b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;*

*c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;*

*d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;*

*e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area's character and appearance.*

*Proposals that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve*

*substantial public benefits that outweigh that harm or loss, where it can be demonstrated that:*

*a) the nature of the heritage asset prevents all reasonable uses of the site;*

*b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*

*c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;*

*d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.*

#### *Non-Designated Heritage Assets*

*Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to:*

*a) have regard to the significance of the asset and its relationship with its setting;*

*b) be sympathetic to the local vernacular in terms of siting, size, scale, height, alignment, design and form; proportions, materials;*

*Proposals that will lead to harm to or loss of significance of a non-designated heritage asset will*



*only be considered where it can be demonstrated that:*

- a) the asset's architectural or historic significance is proven to be minimal; or*
- b) through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or*
- c) through appropriate marketing, the asset has no viable use; or*
- d) the public benefits of the scheme outweigh the loss of significance.*

**Archaeological sites**

*Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision*

*shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority."*



## Appendix 5: Selected List Entries

### The Grange

#### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1156886

**Date first listed:** 23-Nov-1984

**List Entry Name:** The Grange

**Statutory Address 1:** The Grange, Main Road, Wiseton, DN10 5AE

#### Location

**Statutory Address:** The Grange, Main Road, Wiseton, DN10 5AE

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

**County:** Nottinghamshire

**District:** Bassetlaw (District Authority)

**Parish:** Wiseton

**National Grid Reference:** SK 71751 89794

#### Details

This list entry was subject to a Minor Amendment on 22 February 2022 to update the name and address and to reformat the text to current standards.

SK 78 NW 7/123

January 2024 | BH | P22-2155

WISETON MAIN ROAD (south side) The Grange

(Formerly listed as Grange Farmhouse, MAIN STREET (south side))

GV. II Farmhouse, late C17, colourwashed brick with pantile roof. Brick plinth, first floor band, moulded eaves, stone coped gables with kneelers, two gable stacks plus additional gable stack to right. Two storeys plus garrets, five windows. Central part glazed door with overlight, flanked by two glazing bar sashes; with rubbed brick heads; above, five similar sashes. Left gable has central C19 door, above, wall ties inscribed J.S. and C20 three-light casement. C19 extension to right, brick with pantile roof, two storeys, two bays, has single C20 million and transom casement; above, two-light casement. C20 single storey lean-to to right has doorway and single casement. Interior has dog leg staircase, with twist balusters.

Listing NGR: SK7175189794

#### Legacy

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

**Legacy System number:** 241207

**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 list entry**



## LAUREL COTTAGE

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1045048

**Date first listed:** 23-Nov-1984

**List Entry Name:** LAUREL COTTAGE

**Statutory Address 1:** LAUREL COTTAGE, MAIN STREET

### Location

**Statutory Address:** LAUREL COTTAGE, MAIN STREET

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

**County:** Nottinghamshire

**District:** Bassetlaw (District Authority)

**Parish:** Wiseton

**National Grid Reference:** SK 71732 89837

### Details

SK 78 NW WISETON MAIN STREET (north side)

7/119 Laurel Cottage

G.V. II

Estate cottage, C1830. Brick with hipped Welsh slate roof, stone faced porch and dressings, single central ridge stack, single storey plus attic, 2 bays. Central gabled Tudor arched porch has close

boarded and weatherstripped door, flanked by single 3 light mullioned leaded windows with hood moulds. Above, 2 gabled through eaves dormers with similar windows and hood moulds. C20 flat roofed rear extension. Large 3 light C20 window in west end.

Listing NGR: SK7173289837

### Legacy

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

**Legacy System number:** 241203

**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 list entry**





## WOODBINE COTTAGE

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1156877

**Date first listed:** 23-Nov-1984

**List Entry Name:** WOODBINE COTTAGE

**Statutory Address 1:** WOODBINE COTTAGE, MAIN STREET

### Location

**Statutory Address:** WOODBINE COTTAGE, MAIN STREET

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

**County:** Nottinghamshire

**District:** Bassetlaw (District Authority)

**Parish:** Wiseton

**National Grid Reference:** SK 71719 89837

### Details

SK 78 NW WISETON MAIN STREET (north side)

7/118 Woodbine Cottage

G.V. II

Estate cottage C1830. Brick with hipped Welsh slate roof, stone faced porch and dressings. Single central ridge stack single storey plus attic, 2 bays. Central gabled Tudor arched porch has close

board and weather stripped door, flanked by single 3 light mullioned leaded windows with hoodmoulds. Above 2 gabled through-eaves dormers with similar windows and moulds. C20 flat roofed rear extension.

Listing NGR: SK7171989837

### Legacy

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

**Legacy System number:** 241202

**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 list entry**



## WISETON TOP BRIDGE

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1156888

**Date first listed:** 23-Nov-1984

**List Entry Name:** WISETON TOP BRIDGE

**Statutory Address 1:** WISETON TOP BRIDGE, SPRING LANE

### Location

**Statutory Address:** WISETON TOP BRIDGE, SPRING LANE

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

**County:** Nottinghamshire

**District:** Bassetlaw (District Authority)

**Parish:** Wiseton

**National Grid Reference:** SK 71809 89685

### Details

SK 78 NW WISETON SPRING LANE (east side)

7/125 Wiseton Top Bridge

G.V. II

Canal bridge, C1775, by J Brindley, brick with ashlar dressings. Single stilted segmental arch with ashlar jambs and soffit, projecting impost blocks and keystone. Brick parapet with ashlar coping.

January 2024 | BH | P22-2155

Listing NGR: SK7180989685

### Legacy

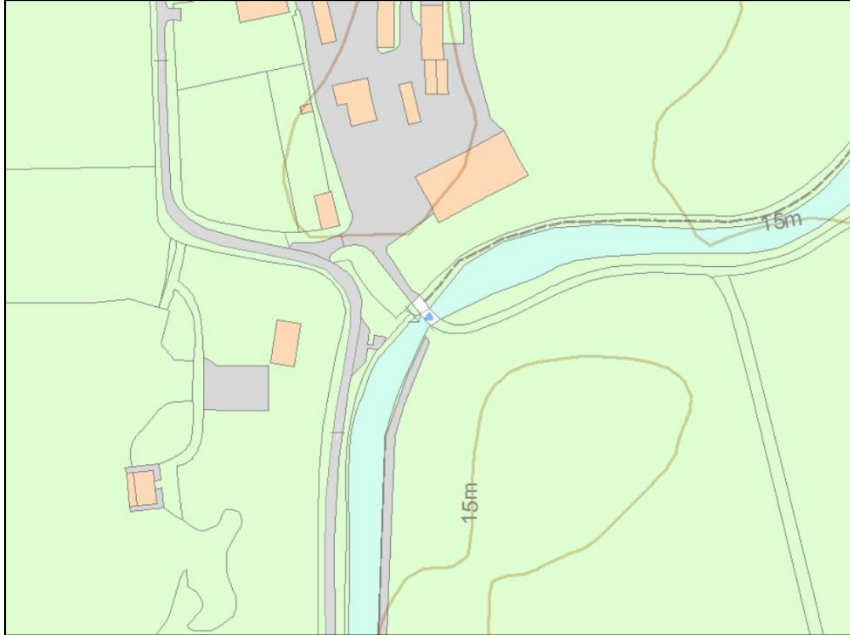
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 241209

**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 list entry**





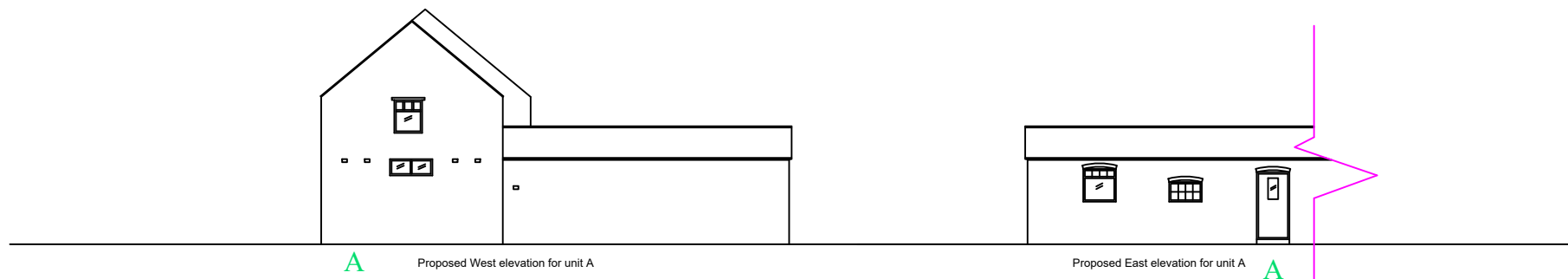
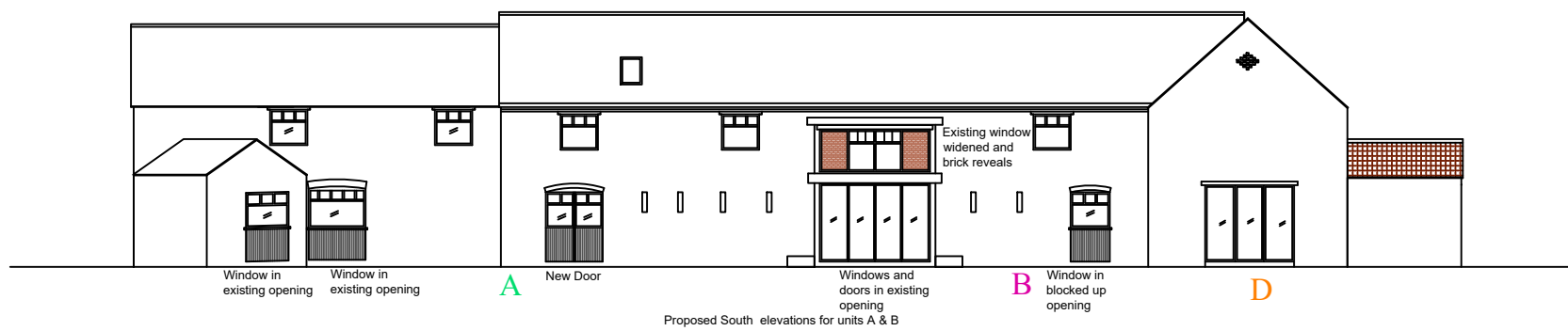
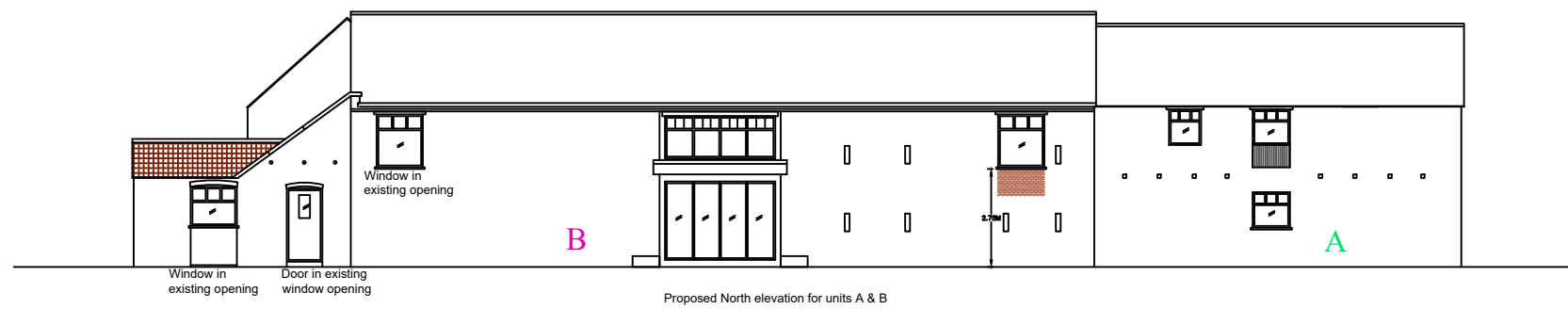
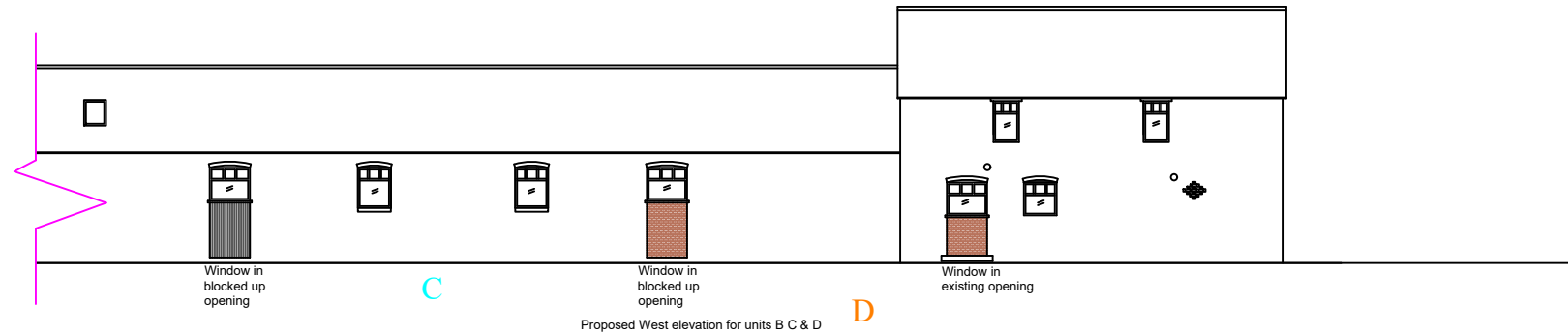
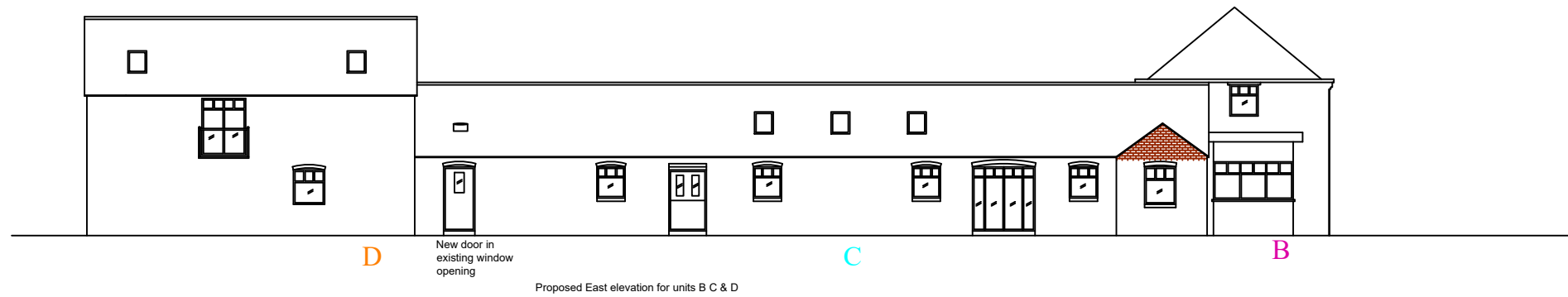
## Appendix 6: Proposed Elevations and Floorplans

This is the copyright of Derek Kitson MCIAT and must not be reproduced in whole or part without prior permission. All dimensions, levels and roof pitch to be checked on site. If in doubt ask. Use only noted dimensions - Do not scale. If this drawing has been received electronically it is the recipients responsibility to print the document to the correct scale.

**THE PARTY WALL ACT 1996**

Any person proposing to carry out work as described below must notify adjoining owners:  
 Work directly on an existing party wall or structure.  
 New buildings at or astride a boundary wall.  
 Excavation near a neighboring building or structure.  
 Further information and informal advice is available from the RICS Boundary Disputes helpline (0870 333 1600)

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rev	amendments	by	date
A	As per clients email 15/10/22	KK	17/11/22
B	As per clients email 03/02/23	KK	09/05/23
C	As per clients email 16/05/23	KK	05/06/23

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Client:  
**M & D Langley**

Project:  
**Proposed conversion of Barns at Grange Farm Barns, Wiseton**

Title:  
**Proposed Elevations**

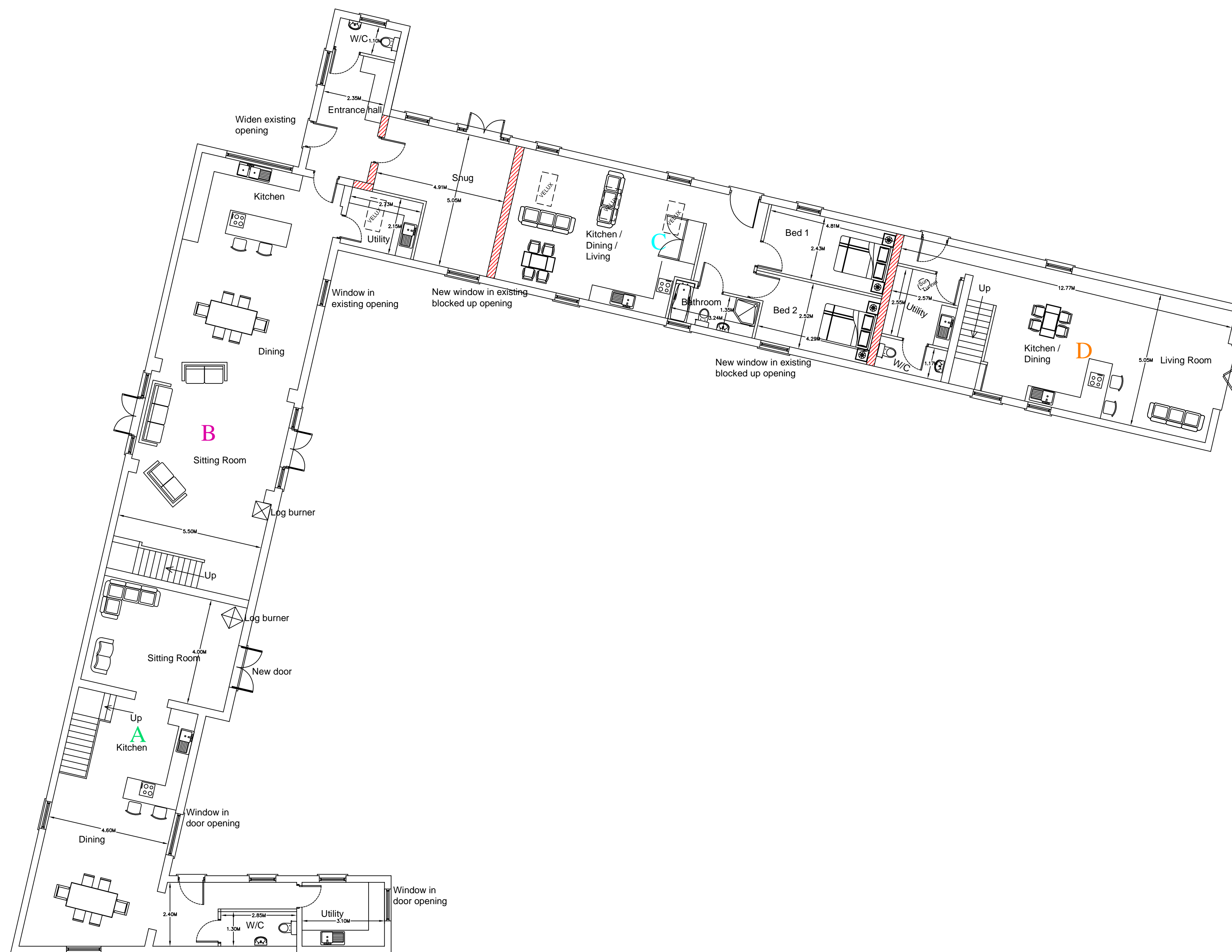
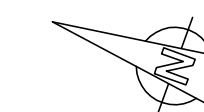
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Job Number: <b>22_2044</b>	Drawing Number: <b>4C</b>	Drawn By: <b>KK</b>
Drawing Paper Size: <b>A1</b>		

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**THE PARTY WALL ACT 1996**

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Proposed ground floor plan

rev	amendments	by	date
A	As per client 15/10/22	KK	17/11/22
B	As per meeting december	KK	15/02/23
C	As per clients email 03/02/23	KK	09/05/23
D	As per clients email 16/05/23	KK	05/06/23
E	As per clients email 06/03/23	KK	08/06/23

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 E derek.kitson@hotmail.co.uk

Client:  
**M & D Langley**

Project:  
**Proposed conversion of Barns at Grange Farm Barns, Wiseton**

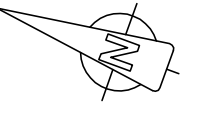
Title:  
**Proposed Ground Floor plan**

Drawing Status: <b>DRAFT</b>	Date Created: <b>06/10/22</b>	Drawing Scale: <b>1/100</b>
Job Number: <b>22_2044</b>	Drawing Number: <b>2E</b>	Drawn By: <b>KK</b>
Drawing Paper Size: <b>A1</b>		

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Proposed first floor plan

rev	amendments	by	date
A	As per clients email 15/10/22	KK	17/11/22
B	As per meeting december	KK	15/2/23
C	As per clients email 03/02/23	KK	09/05/23
D	As per clients email 16/05/23	KK	05/06/23

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 E derek.kitson@hotmail.co.uk

Client:  
**M & D Langley**

Project:  
**Proposed conversion of Barns at Grange Farm Barns, Wiseton**

Title:  
**Proposed First Floor plan**

Drawing Status: <b>DRAFT</b>	Date Created: <b>06/10/22</b>	Drawing Scale: <b>1/100</b>
Job Number: <b>22_2044</b>	Drawing Number: <b>3D</b>	Drawn By: <b>KK</b>
Drawing Paper Size: <b>A1</b>		



Planning (Listed Buildings and Conservation Areas) Act 1990  
Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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