

# **HERITAGE STATEMENT**

**FOR THE PROPOSED REPLACEMENT AGRICULTURAL BUILDING**

**AT**

**FARMBUILDING RANGE APPROXIMATELY 25 METRES NORTH EAST OF  
MUNSLOW FARMHOUSE  
MUNSLOW  
CRAVEN ARMS  
SHROPSHIRE  
SY7 9EY**

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## **1. INTRODUCTION AND POLICY CONTEXT.**

- 1.1 This report has been produced by Philip Plant of Mid West Planning Ltd in support of planning application for the reinstatement of a former traditional agricultural building at Munslow Farmhouse, Munslow, near to Craven Arms.
- 1.2 This report is based on the requirements set out in the National Planning Policy Framework 2012, subsequently updated in July 2021. Paragraphs 189 to 208 deal with the conservation and protection of the historic environment through the adoption of appropriate policies and through the determination process of applications likely to affect the historic environment.
- 1.3 Paragraph 194 of the NPPF confirms that Planning Authorities should require applicants to describe the significance of any heritage asset affected, including any contribution made by their setting. The Level of detail should be "proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance".
- 1.4 Paragraph 195 of the NPPF requires local planning authorities to assess the "particular significance of any heritage asset that may be affected by a proposal (including a proposal affecting the setting of a heritage asset) taking into account of the available evidence and any necessary expertise".
- 1.5 Paragraph 197 of the NPPF requires local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 1.6 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against public benefits of the proposal, including its optimal viable use.
- 1.7 Local Plan Policy Context.

Adopted Core Strategy 2011:  
CS5: Countryside and Greenbelt.  
CS6: Sustainable Design & Development Principles.  
CS17: Environmental Networks.

SAMDev Adopted Plan 2015:  
MD2: Sustainable Design.  
MD13: Historic Environment.

Shropshire Local Plan 2016-2038:  
SP1: The Shropshire Test.  
DP23: Conserving and Enhancing the Historic Environment.



- 1.8 Historic England Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2015. Page 27-32.  
This appraisal has been conducted in accordance with the general guidelines set out in Historic England Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2015. The assessment is concerned with analysing and considering any impact the proposal may or may not have on the site and area against the heritage values outlined in this document. The proposal meets the heritage values criteria described below.
- 1.9 Evidential value.  
*"Physical remains of past human activity are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them. These remains are part of a record of the past that begins with traces of early humans and continues to be created and destroyed. Their evidential value is proportionate to their potential to contribute to peoples understanding of the past".*
- 1.10 Historical Value.  
*"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaption has obliterated or concealed them although completeness does tend to strengthen illustrative value".*
- 1.11 Communal Value.  
*"Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them. They tend to gain resonance of past events in the present, providing reference points for a community's identity or sense of self".*
- 1.12 Aesthetic Value.  
*"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".*
- 1.13 *"Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be seemingly fortuitous outcome of the way in which a place has evolved and been used over time".*

## **2. LOCATION OF SITE AND BACKGROUND INFORMATION**

- 2.1 The application site is situated at Munslow Farmhouse in the Conservation Area of Munslow village, in the Parish of Munslow. The village is located in the Corve Dale approximately 11km north east of Craven Arms.
- 2.2 The application site includes Munslow Farmhouse and a group of Grade II Listed former agricultural buildings approximately 25 Metres North East of Munslow Farmhouse. The application site buildings form an important historic group in the

centre of the village of Munslow, clearly visible along the B4368, together with The Chains and The Bakery and are integral to the overall character of the village.

- 2.3 The former agricultural buildings formed a u-shaped around the historic fold yard. A mixture of materials, red brick, stone, clay tiles and corrugated metal and timber are employed in their construction.

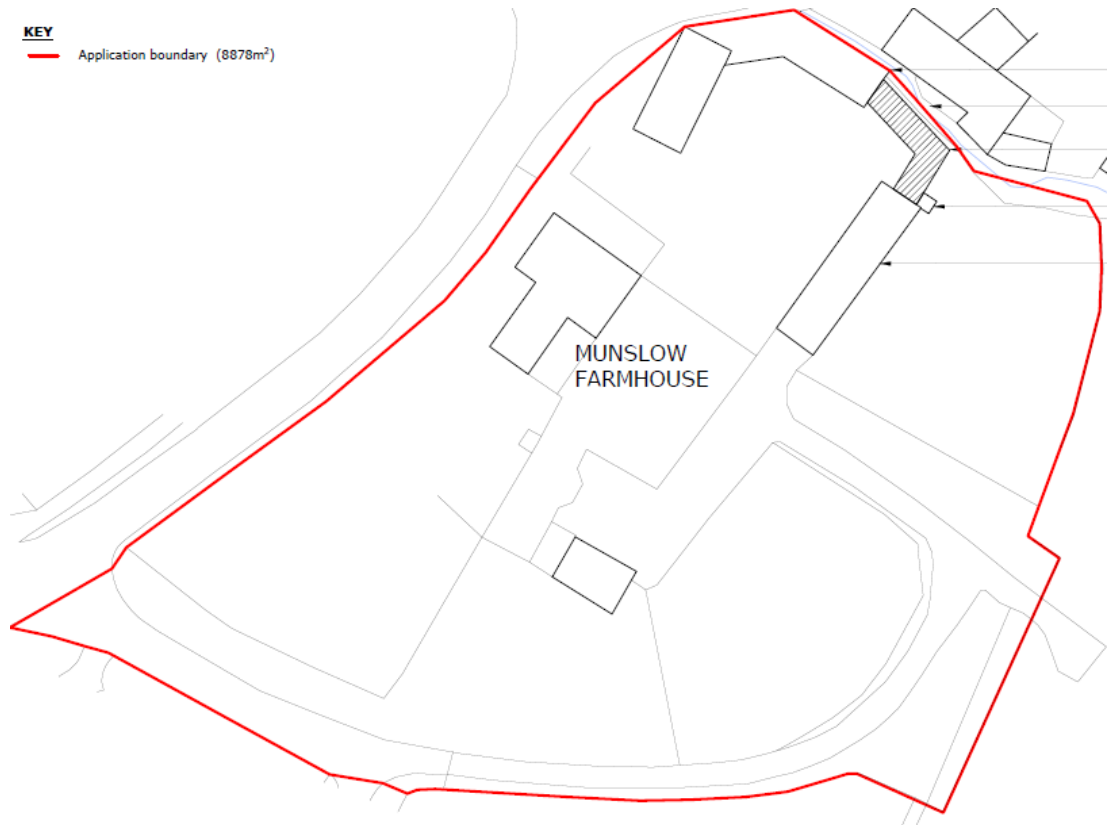


Figure One: Extract from the site plan showing the general arrangement and location of the new building to complete the 'U' shaped courtyard.

#### Planning History

Erection of new stone boundary wall and fence  
Ref. No: 20/01819/FUL | Status: Permission Granted

Alterations in connection with erection of new stone boundary wall and fence affecting a Grade II Listed Building  
Ref. No: 20/01820/LBC | Status: Permission Granted

Conversion of outbuilding to form one residential dwelling to include erection of single storey extension; change of use of land to domestic curtilage and installation of sewage treatment plant; removal of trees  
Ref. No: 20/05018/FUL | Status: Permission Granted

Remedial and other works to facilitate the conversion of former stable building to create one residential dwelling with single storey extension  
Ref. No: 20/05019/LBC | Status: Permission Granted

#### Proposed Development

- 2.4 This application proposes the erection of a replacement barn. The original barn was taken down due to health and safety concerns. Planning was granted in 2020 to erect a new boundary wall at the site of the former cattle shed. The purpose of the wall was to re-establish the enclosure formed by the original cattle shed. This consent has not been implemented. Plates one and two below demonstrate the 'gap' between the buildings where the cattle shed once stood. Appendix one contains photographs of the cattle shed that was taken down, submitted with the previous application.
- 2.5 The replacement outbuilding has been designed to replicate the traditional appearance and building techniques of the original cattle shed. The barn would feature timber shiplap cladding to match the existing cladding of adjacent building; an oak truss to match existing adjacent building; a traditional cut timber roof; a dwarf wall to match existing flanking stone walls.



**Plate 1** – The former agricultural buildings at Munslow Farmhouse. The red brick barn in the background, remaining enclosed portion of the cattle shed to the right of the photograph and stable range with granary above to the left of the photograph, and stream to the right of the boundary posts. The remains of the privy can also be seen attached to the corner of the stable range.



**Plate 2** – Former agricultural buildings - neighbouring listed building 'The Chains and outbuilding to south west' to the right of the stream.



**Plate 3** - Outline of former cattle shed visible on stable range farm building and old privy to the left, which will be retained.



**Plate 4** - Space in between weatherboarded cattle shed and brick faced stable and granary building where previously demolished open bays of the cow shed once stood.





**Plate 5** - Panoramic shot of the range of outbuildings and grade II Listed 'The Chains' to the rear.



**Plate 6** - Gable end of weather-boarded cattle shed showing evidence of once adjoining open fronted cattle shed purlin and ridge locations in the stonework now filled in.

### **3. HERITAGE ASSETS**

- 3.1 There are 12 listed buildings within Munslow Conservation Area. The range of farm buildings at Munslow Farmhouse form a group of listed buildings which adds to their value.

Munslow Conservation Area

- 3.2 There are 12 listed buildings within the Conservation Area. Munslow Conservation Area, please see Figure 1, which shows the Conservation Area Boundary. Evidential value, as well as Aesthetic value in the retention of the historic fabric is present in the area.
- 3.3 The village of Munslow gives the impression of a village mainly built using the local stone as you traverse through it on the B4368. The stone boundary walls of The Old School House and Munslow Farmhouse are particularly striking as you enter the village from the west.

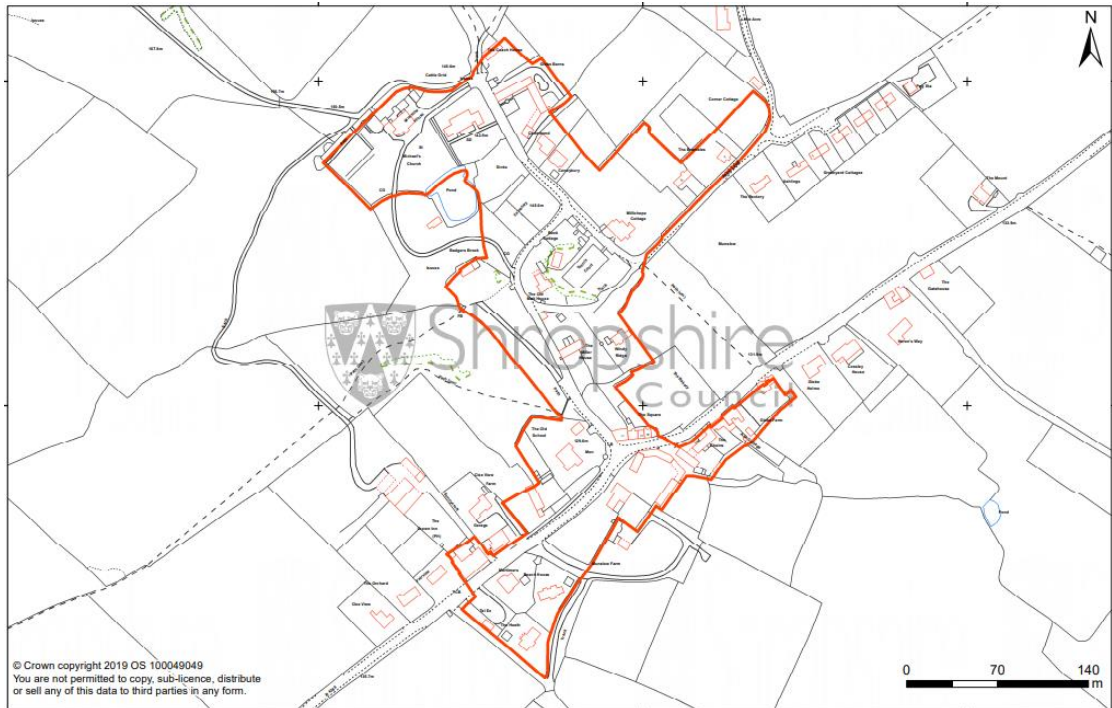


Figure Two - Munslow Conservation Area Boundary

- 3.4 Munslow Parish lies along the north-west side of Corve Dale. The village of Munslow, is just over 1 km. north-east of Aston Munslow. The village of Munslow is thought to have taken its name from the old English Munse-hlaw – ‘Mundels’s burial ground’. A motte and bailey castle once stood at Munslow but traces of its presence were mostly removed during the 18<sup>th</sup> Century. Although the village of Munslow is not specifically referred to in the Domesday Book, it was probably covered by Aston Manor which is mentioned in the Domesday Book. Elmund was the Saxon tenant.
- 3.5 During the reign of Henry I, fourth son of William the Conqueror, the church was moved from Aston Munslow to Munslow (approx 1115) and Munslow became the head of the new hundred. The church at Munslow is dedicated to St Michael and is Grade I listed. The church dates from the 12<sup>th</sup> Century.
- 3.6 Farming was the main industry in the area and the enclosure of Munslow’s open-field land seems to have occurred mostly in the 17<sup>th</sup> century. A prosperous farmer would probably have employed a mixed farming regime including oxen, cows, sheep, bees and pigs as well as barley, corn, oats and peas.

- 3.7 The parish adult population in 1676 was 404. The population was recorded as being 610 in 1801, rising to 767 in 1851. The population then continued to fall until the middle of the 20<sup>th</sup> century, when car ownership meant that rural living became feasible.
- 3.8 In the village of Munslow brick was rarely used before the mid-19<sup>th</sup> century although it can be seen in the 17<sup>th</sup> Century range of farm buildings within the application site and in the mid-18<sup>th</sup>-century Crown inn in Munslow. Brick then started to become more commonly used, being used to extend and raise cottages.
- 3.9 The Crown at Munslow was licenced to sell ale in 1790 and was still open two centuries later. It is thought that The Crown may once have been the 'court house' of Munslow hundred.
- 3.10 Old School House, on the opposite side of the road to Munslow Farmhouse was set up as a National school in 1849. The average attendance was around 65 but did rise to over 80 during periods between 1880 and 1900. The school eventually closed in 1982, the 29 pupils going to the new Corvedale school, Diddlebury.

Official Historic England Listings of buildings in and around the application site

- 3.11 THE OLD SCHOOL HOUSE  
 Official list entry  
 Heritage Category: Listed Building  
 Grade: II  
 List Entry Number: 1246647  
 Date first listed: 02-Mar-2001  
 List Entry Name: THE OLD SCHOOL HOUSE

House. Early C17, altered 1658 and C18, converted to school by addition of schoolroom late C19, restored c1999. Timber framing, uncoursed rubble with ashlar dressings and plain tile roofs. Single valley stack. 2 storeys plus garrets: 3 x 2 bays; L-plan comprising main range, cross wing, school room, stair turret and attached rear outbuildings. Windows are mainly renewed, with stone splayed mullions, transoms and surrounds, with late C20 glazing.

Garden front, to north, has central gable to cross wing, with 4-light cross-mullioned windows to the lower floors, and a 2-light window to the garret. To left, flush main range, with cross-mullioned window to ground floor and 4-light mullioned window above. To right, projecting gable of schoolroom, with fenestration similar to the cross wing, and abell above the garret window. Right return has two 3-light cross-mullioned windows.

Rear elevation has central gable to cross-wing, with late C20 full-width sun room. Above, cross-mullioned window, and above again, renewed timber framing with 3-light wood-mullioned window. To left, projecting gable of school room, with a tall 3-light cross-mullioned window, and a loop above. To right, projecting outbuilding, single-storey, with 3-light mullioned window on east side. In the return angle, gabled porch, late C20, glazed wooden structure on rubble plinth. To right again, main range has a 5-light cross-mullioned window. Above, 4-light mullioned window to left, and single-light window to right.

INTERIOR: main range ground floor has 3 moulded span beams with stops, one a replica, and C18 panelled door. First-floor has box framing and exposed queen post roof trusses with double butt purlins. Winder stair to roof space in SW corner adjoining stair turret, and fragment of chip-carved panelling on N wall. Stair turret has some box framing, and contains late C20 stair. Cross wing has substantial

cross-beams and joists to north, early C17, and lighter ceiling structure to south. Inserted gallery and fireplace, late C20. Single purlin roof with

### 3.12 FARMBUILDING RANGE APPROXIMATELY 25 METRES NORTH EAST OF MUNSLOWFARMHOUSE

Official list entry  
Heritage Category: Listed Building  
Grade: II  
List Entry Number:  
1383337

#### Details

SO5287; 1312-1/15/174MUNSLOW, Farm building range approximately 25 metres north-east of Munslow Farmhouse 15/03/74GVIIIFarmbuilding range of barn, cattle shed and stable with granary over. C18. Red brick and coursed rubble stone with plain-tile roofs. U-plan facing Munslow Farmhouse (qv) with barn on left bordering road, curving cattle shed to centre and stable range on right. EXTERIOR: brick barn has stable door to centre and further door to right. Two gabled half-dormers over with boarded hay-loft doors. Various ventilation holes. Doors to front and rear. Cattle shed is of stone and has partly open, partly weatherboarded bays to left, weatherboarded bays with doors to centre, and open bays to right, here with corrugated-iron roof. Stable range is of stone with brick front. Two storeys. Three boarded or louvred windows over four boarded stable doors and four boarded or louvred windows. Cambered brick arches overall. On right end is a flight of stone steps, with door under, leading up to granary doorway. Window opening in gable. Rear blank except for small 2-light window and blocked opening. INTERIOR: stable range has reused chamfered spine beams turned over, stalls and feeding racks, roof only partly visible but king-post trusses and old purlins noted. Cattles hed with queen-strut trusses and feeding troughs. Interior of barn not inspected.

### 3.13 MUNSLOW FARMHOUSE

Official list entry  
Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1383336  
Date first listed: 15-Mar-1974  
List Entry Name: MUNSLOW FARMHOUSE  
Statutory Address 1: MUNSLOW FARMHOUSE

#### Details

MUNSLOW

SO5287 Munslow Farmhouse 1312-1/15/173 15/03/74

GV II

Farmhouse, now house. Late C17 wing with C18 additions. Brick with floor bands, and coursed stone rubble. Hipped and gabled plain-tiled roofs. Projecting brick gable-end stack with profiled shaft, 2 integral brick ridge stacks. T-shaped plan. EXTERIOR: 2 storeys and attic. Street side with C17 right-hand wing of red brick. Single C18 sash, several earlier windows blocked on both storeys, later gabled brick porch. C18 left -hand wing with projecting hipped 2-storey, 2-window front of multi-paned wood mullioned and transomed windows, the lower windows with brick segmental-arched lintels. Right return side with one window bay of casements with brick segmental-arch lintels. Right gable end: central projecting brick stack, multi-pane metal casement to right at attic storey. Left side: 3-window range of multi-

paned windows with brick segmental arches, central partly glazed door with top-light. Rear: left -hand brick wing all restored; 3-window range of C20 6/6 sashes with cambered heads, C20 doorcase with flat bracketed hood with radial fanlight and partly glazed door to right; C18 stone projecting gabled 2-storey, 3-window range of C20 multi-pane casements and additional attic casement; 2 similar casements to left return side, all with brick segmental-arch lintels. INTERIOR: earlier wing retains some panelling in upper front room which is hung with painted cloths, probably C17.

### 3.15 MUNSLOW WAR MEMORIAL

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1424958

Date first listed: 06-Mar-2015

List Entry Name: Munslow War Memorial

Location Description: On the north side of the B 4368 at the junction with Park Lane, Munslow

A war memorial cross of granite erected c. 1919.

Reasons for Designation

Munslow War Memorial is listed at Grade II for the following principal reasons: \* Historic interest: as an eloquent witness to the tragic impacts of world events on this community, and the sacrifices it made in the conflicts of the C20;\* Architectural interest: as an accomplished and well-realised war memorial which takes the form of a circular podium, supporting a cross and inscribed plinth; \* Group value: with the Old School House (Grade II) and Munslow Farmhouse (Grade II).

History

A meeting of the parish council was held in May 1919 to consider the commissioning of a County War Memorial and a parish one. The memorial commemorates the fallen of both World Wars.

Details

A war memorial cross of granite erected c. 1919. The cross has an elaborate setting of a raised, circular podium, which is approached by steps at either side. The semi-circular front projects across the wide pavement and the curved rear forms a bow in an existing rubble stone wall, which backs onto a garden. This bowed wall supports a wrought iron fence. The memorial, set at the centre of the circular stage, has two steps forming a plinth, the bottom one being polygonal and the upper step square. Above this is a square plinth with chamfered corners. This is inscribed to its east front 'To the Glory of God / and in Grateful memory of / (Names) / OF THIS PARISH WHO GAVE THEIR LIVES / TO SAVE OUR COUNTRY IN THE GREAT WAR / 1914-1918 / THEIR NAME LIVETH FOR EVERMORE. 'To the south side is inscribed '1939-1945'/ (Names). The cross finial is set above a tall, gently-tapered shaft which has a stepped base with chamfered edges.

### 3.16 THE BAKERY

Official list entry

Heritage Category: Listed Building Grade: II

List Entry Number: 1383339

Date first listed: 15-Mar-1974

List Entry Name: THE BAKERY

Statutory Address 1: THE BAKERY

Details

MUNSLOW

SO5287 The Bakery 1312-1/15/176 15/03/74

GV II

House, now house and shop. Mid C19. Painted red brick, rendered to side. Plain-tile roof with bargeboards, central brick stack. Rectangular plan with 2 gable ends to street. EXTERIOR: 2 storeys and attic. North-west street front with twin gables. 3 2-light multi-pane casements with stepped hoodmoulds at first floor, single multi-pane casement in each gable-head, plain doorway and 2-light multi-pane casement with stepped hoodmould to left of ground floor, and C20 double-fronted shop to right. C20 2-storey extension to left. INTERIOR: not inspected. Forms a group with other buildings in Munslow and included for group value.

Listing NGR: SO5231187484

### 3.17 THE CHAINS AND OUTBUILDING TO SOUTH WEST

Official list entry

Heritage Category: Listed Building Grade: II

List Entry Number: 1383340

Date first listed: 15-Mar-1974

Date of most recent amendment: 29-Feb-2000

List Entry Name: THE CHAINS AND OUTBUILDING TO SOUTH WEST

Statutory Address 1: THE CHAINS AND OUTBUILDING TO SOUTH WEST

Details

MUNSLOW

SO5287 The Chains and outbuilding to 1312-1/15/177 south-west 15/03/74  
(Formerly Listed as: The Chains)

GV II

House and linked outbuildings. Early C17. Stone rubble, with timber-framed gables. Old tile and concrete interlocking tile roof. Large stone ridge stack with brick shaft. L-shaped plan with cross wing at end. EXTERIOR: 2 storeys and attic and single storey and attic. North-west front with, to left, a projecting gable with single C20 casement at first floor, 2-light casement in plain gable-head and at ground floor. At centre is earlier main range of single storey and attic. 2 small ground-storey windows, that on right in deep chamfered reveal, 2 timber-framed gables, one with later 3-light casement and one with boarded loft door at head of stone steps. Wing extends to right as outbuilding with boarded door and with open bay to far right. To right, projecting plain gable with 2 thin ventilation slits, boarded loft openings and boarded doors on return sides. INTERIOR: not inspected.

Listing NGR: SO5229487467

3.18 Overall the significance of Munslow's Conservation Area comes from its historic, architectural, archaeological and artistic values through the preservation of much of its original layout and the ability to read the evolution of the built development of the village in the various listed buildings around the village; the use of local stone building materials which is integral to the prevailing character of the village and its setting in rural Shropshire at the eastern end of the Corve Dale. Therefore, there is considerable heritage value in the Conservation Area and the relationship with the application site.

3.19 The range of farm buildings and nearby heritage assets form a significant group of historic buildings in the Munslow Conservation area. They chronicle the change in building techniques and materials from the early 1600s to the present day. The various different uses that the buildings have performed over this time are evidence of the changes in the way lives are lived today, reflecting changes in ability to travel

to larger centres to access services and amenities, such as bakeries and schools and to access different types of employment.

- 3.20 The farm building range is now obsolete as modern equipment and farming methods operate on a much larger scale today. Therefore, the buildings are unable to be used as modern, productive agricultural buildings. They show how farming has changed in the Corve Dale area of Shropshire and were once self-contained mixed farms using horses and oxen to work the land.
- 3.21 The group value of the heritage assets around the application site and within the Munslow Conservation Area greatly adds to the importance and significance of their setting. The heritage assets each contribute greatly to the setting of Munslow as a historic Shropshire Village. The village of Munslow has seen fairly little modern development and therefore the setting of the application site remains fairly similar to the time when the buildings were first erected.

#### 4. HERITAGE IMPACT ASSESSMENT

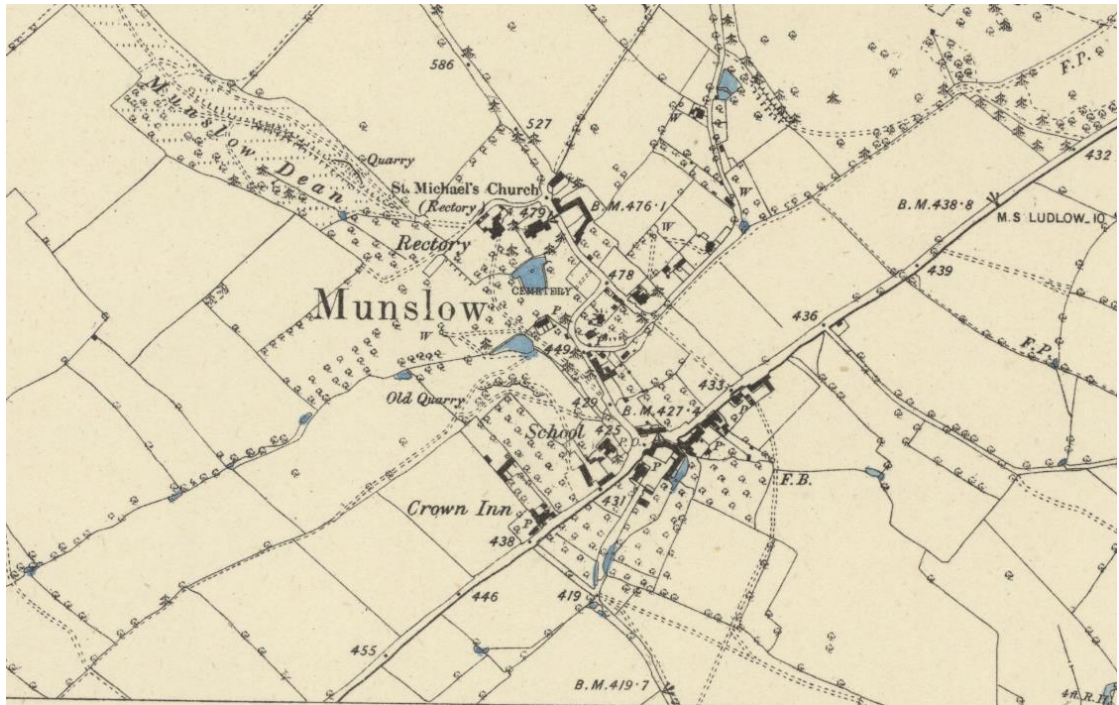
- 4.1 Historic Ordinance Survey maps show that the Parish landscape has seen small amounts of built development and change in the last 100 years. See **Error! Reference source not found.** The area remains unique and idyllic in its setting. The village has seen the addition of post war housing development, see **Error! Reference source not found.** denoted in yellow, but this is minimal, and the appearance of Munslow village's heritage assets are integral to the impression one has of the village.
- 4.2 The farm building range approximately 25 metres north east of Munslow Farmhouse, subject of this application, can be clearly seen from the B4368, the main route through the village.
- 4.3 The proposal is to erect a replacement building to replace part of the cattle shed which formerly occupied the eastern corner of the range of farm buildings. The cattle shed is described in the Heritage Listing as '*Cattle shed is of stone and has partly open, partly weatherboarded bays to left, weatherboarded bays with doors to centre, and open bays to right, here with corrugated-iron roof*'. The part of the cattle shed to be replaced is the '*open-bayed section to the right with corrugated-iron roof*'.
- Impact on Farm building range
- 4.4 The proposal for the replacement cattle shed is conceived in order to respect the original form of the farm building range. The proposed design and materials will ensure that the established character of the building range will be maintained and reinforced by the development.
- 4.5 The replacement cattle shed will be clearly distinguishable from the existing farm buildings as the proposed materials, although traditional, will not have the patina of age.
- 4.6 The erection of the stable will re-enclose the fold yard and re-establish the original form and function of the enclosed space. The fold yard will once again be protected from the elements and prevailing winds. The buildings are no longer viable for agricultural use due to sizes of modern machinery but they will provide the

applicants with useful domestic outbuildings for domestic storage of domestic paraphernalia and garden maintenance equipment and hobby space, securing their optimal use.



**Plate 7** – Post War Housing indicated by orange rectangles.





**Figure Three** – Historic Map of Shropshire - Surveyed: 1882 to 1883, Published: 1884

- 4.7 The proposals will ensure that the existing privy (can be seen at plate three above) that was once attached to both the stable range and the cattle shed will be preserved and protected from further decline.
- 4.8 The existing stable range and barn will not be structurally affected by the proposals. Care will be taken during construction to not damage the structure and foundations of the existing buildings. Therefore, it is considered that the proposed development will not cause harm to the heritage asset and will enhance and preserve the form and character of the outbuildings in accordance with local plan policies and the National Planning Policy Framework.

Impact on Munslow Farmhouse

- 4.9 The proposed replacement building will be seen from Munslow Farmhouse and there will be some intervisibility between the two and will be readily identified as a new building due to fresh timber and new roof covering material being used in its construction. Over time the timber will silver to a silvery grey colour and the traditional architectural style and construction will respect the form and character of the existing buildings at the site. Therefore, because the proposals will restore the original form and character of the site it is believed that the construction of a sympathetically constructed replacement barn will not cause any more than less than substantial harm to the heritage asset.

Proposed replacement farm building



**Plate 8** - View from B4368 and location of proposed replacement building

Position of proposed replacement building



**Plate 9** - Munslow Farmhouse and farm buildings

#### Impact on nearby surrounding Heritage Assets

- 4.10 The proposed erection of the replacement building will be seen by those entering the village from the west along the B4368, but largely obscured from view from the B4368 to the east of the Farmhouse. The proposals will restore the original form and character of the foldyard with a well-designed replacement, using appropriate materials. Therefore, the proposal is thought not to intrude negatively into the experiences of the significance of those heritage assets and to be acceptable in terms of impact and will not cause substantial harm to the Conservation Area.
- 4.11 The proposed building will be most closely observed from the Grade II listed 'The Chains and its outbuilding to the south west' which has been converted to a dwelling and occupies the space that would sit directly behind (north east) the proposed building. The proposed replacement building would restore the privacy that was lost when the original section of the cattle shed was taken down. The proposed design, respectful architectural details and materials will also restore the original character and form of the original fold yard and prevent further decay to the built structures at Munslow Farmhouse Farm buildings. Although the proposals will affect the outlook from the barn it is thought that because the proposals will restore and enhance the setting of the listed buildings within the Conservation Area, the level of harm is acceptable and less than substantial.

## **5. PROPOSALS IN LIGHT OF PLANNING POLICY**

- 5.1 This heritage assessment is submitted as a proportionate assessment of the heritage assets in and around the application site in accordance with paragraph 194 of the NPPF.
- 5.2 In response to paragraph 197 of the NPPF the proposal will re-instate the open bays of the now demolished cattle shed and will prevent further decay and disrepair of the farm building range by creating a sustainable, useful functional outbuilding linked to Munslow Farmhouse. The erection of the replacement outbuilding will improve the residential amenity for the applicants and neighbouring barn conversion by re-instating the screening between the two buildings that the building will provide. This will ensure that both properties will benefit from private amenity space as they once did.
- 5.3 The proposals concur with paragraph 202 of the NPPF by ensuring that the proposals will ensure public benefits through the preservation and enhancement (reinstatement) of the heritage asset, its setting in the Munslow Conservation area and its significance as a historic Shropshire farm building range for future generations to enjoy.
- 5.4 Shropshire's Local Plan Policies MD13: The Historic Environment, CS6 and CS17 require that Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored. These well considered proposals will ensure that the local plan policies are respected through good design. The former open-bays of the cattle shed were taken down some time ago and therefore they cannot be restored; however, the erection of a well-designed replacement building drawing on the design and form of the original structure, using traditional materials

and building techniques comparable with those used on site, will conserve and enhance the remaining farm building range by preventing further decay by re-instating the form of the original U-shaped fold yard. This will also restore privacy and improve residential amenity for the applicants who reside at Munslow Farmhouse and use the buildings for domestic storage purposes.

- 5.5 One of the reasons the cattle shed fell into disrepair was its location adjacent to the stream which resulted in foundation failure of the original structure. The erection of the replacement cattle shed will be designed with appropriate foundations to withstand the location immediately adjacent to the stream.

## **6. CONCLUSION**

- 6.1 The proposals for a replacement outbuilding have been carefully considered using advice contained within the NPPF, Shropshire's Development Plan Framework and Historic England Advice Note 9. The design for the replacement cattle shed building has considered the potential for and sensitivity to change, and it is considered that the erection of a replacement building will ensure the long-term survival of the traditional agricultural buildings and also enhance the setting of the remaining farm buildings in the range by re-instating the u-shaped group that the buildings formed prior to the cattle shed being taken down.
- 6.2 It is considered that the erection of a replacement agricultural building should be considered as a positive development by Shropshire Council which will enable the preservation of a historic range of traditional outbuildings within the curtilage of a listed building in line with Shropshire Council's Strategic Objective 11 to preserve Shropshire's historic assets and local distinctiveness and the NPPF paragraphs 189 to 208.

Phil Plant  
**Mid West Planning Ltd.**

July 2023

**References:**

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**APPENDIX ONE:**

8.0 Photographs

