

Benchmark

Benchmark Development Planning Ltd
Chartered Town Planners & Development Advisers

Heritage Statement 28/02/24

Proposed replacement heritage timber windows (x3) and (x1) heritage timber door

The Old Granary House, Bickton Lane, Bickton SP6 2HA

1. The owners wish to remove three leaking windows and one door using sympathetic heritage timber replacements.
2. The Old Granary House was listed in February 1987 (List Entry: 1166423) and is described as being a "Barn 50m east of Bickton Manor Farmhouse":

Barn. Early C18. Brick plinth and gables, rest weatherboarded, old plain tile roof. 3-bay barn with double doors to centre on both sides. One side doors are low and other bays have brick and weatherboard lean-tos in front. Roof half-hipped. Inside queen strut roof.

3. The Barn was converted into a house in the 1980s.
4. The barn is a part of a run of converted agricultural buildings, including neighbours to the north: The Stables House and The Dairy House.
5. There is a Grade II Staddle Stone Barn to the rear of The Old Granary House owned by Bickton Manor, the latter is Grade II*. Our submitted plan BEN 0002 rev B shows the relative position of the aforementioned properties.
6. This Heritage Statement and all the application details (the plans, photographs and manufacturer's proposals) are considered to provide a level of detail proportionate to the proposal and the asset's importance (para 200 of NPPF Dec 2023). The replacement of three windows and a door will be sympathetic to the heritage assets and will not cause harm.
7. The Planning (Listed Building and Conservation Areas) Act 1990 sets out the S66 statutory approach to the management of historic buildings and requires special regard to be given to the desirability of **preserving a listed building** and any features of architectural or historic interest it possesses.
8. In our opinion, the proposals are relatively cosmetic and accord with S66 and the Local Plan. The proposals seek to "preserve" the listed barn. We would recommend approval of LBC in this instance.

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