



Heritage Impact Assessment

Removal of C20 Barns and Erection of 3no. Residential Dwellings
White House Farmhouse, Weston Lullingfields, Shropshire, SY4 2AA
March 2024



BERRYS

T: 01743 271697 | E: shrewsbury@berrys.uk.com | berrys.uk.com

APPLICANTS DETAILS

R D Lea

ISSUED BY

Laura Fildes
BA (Hons)
Assistant Heritage Consultant

APPROVED BY

Phoebe Farrell
BA (Hons) MA IHBC
Partner & Head of Heritage & Conservation

PROJECT

Removal of C20 metal portal frame barns, and erection of 3no. residential dwellings in the grounds of White House Farmhouse, Weston Lullingfields, Shropshire.

BERRYS

Beech House
Anchorage Avenue
Shrewsbury Business Park
Shrewsbury
Shropshire
SY2 6FG

Contents

1.	Introduction.....	4
2.	Methodology.....	6
3.	Identifying Heritage Assets.....	7
4.	Planning Policy.....	9
5.	Historic Development.....	11
6.	Statement of Significance.....	15
	White House Farmhouse.....	15
	Farmstead.....	17
7.	Heritage Impact Assessment.....	22
8.	Conclusion.....	27

1. Introduction

1.1 This report has been prepared to accompany the planning application for the removal of the C20 metal portal frame agricultural sheds, and their replacement with 3no. residential dwellings.

1.2 Pre-application advice was sought in May 2023 (Planning Reference: PREAPP/23/00158). The previous proposal sought the addition of six 2-bedroom semi-detached dwellings and four 3-bedroom bungalows centred around a central cul-de-sac. The Local Planning Authority provided the following advice:

“White House Farmhouse is grade II listed building and therefore the traditional farm building would be classified curtilage listed. Consideration will be required regarding the setting of these designated heritage assets. Concerns are raised that the layout will provide a form of urban grain housing estate on the edge of settlement and off a very rural lane and does not reflect the existing pattern of development.”

1.3 Further feedback was provided by the LPA’s Historic Environment team during the submission of an outline planning application for 6no (Planning Ref: 23/05435/OUT).

“A HIA has been submitted with the application which suggests that the proposed residential development is intended to mimic farmstead buildings and will involve the removal of a C20 metal portal frame barn. However, there are many other buildings which appear to be retained and it is assumed will remain in agricultural use in close proximity to the proposed new dwellings. It is also purported in the HIA that the residential development will be red brick “L-plan” range (although the buildings do not appear completely continuous, just having some kind of link which is indicated on an indicative plan and therefore no weight should be given to this) and will continue the pattern of the farmstead and the expansion of the hamlet. Officer to not agree with these statements conclusions of the HIA that the development will be beneficial overall with one comment referring to the removal of C20 farm buildings better revealing the historic farmstead - not

all are being removed and those retained will still interrupt the understanding of the historic farmstead and the new development will not reinstate the understanding of the second yard etc.”

- 1.4 The feedback has been carefully considered and the proposal altered in response to heritage concerns, with a reduction in the number of dwellings from 10no. units to 3no. with a change of layout and the removal of the C20 portal framed barns which will further reveal the significance of the site. The purpose of this report is to understand and assess the significance of the farmstead and its surrounding heritage assets. An assessment of the impact to these heritage assets, to comply with paragraph 200 of the NPPF aims to remedy concerns raised by the Conservation Officer.
- 1.4 This Heritage Impact Assessment (HIA) should be read in conjunction with the other supporting planning documents and drawings prepared by Berrys and other consultants.

2. Methodology

- 2.1 The methodology in this report will be based upon Historic England's *Good Practice Advice in Planning 2 – Managing Significance in Decision-Taking in the Historic Environment*, *Good Practice Advice in Planning 3 – The Setting of Heritage Assets* which sets out a five-stage approach to decision making.
- 2.2 This report has primarily been produced through desktop research, using relevant secondary sources including:
- Historic Environment Records (HER)
 - Historic England National Heritage List England (NHLE)
 - National Library of Scotland (online resource)
 - Shropshire Archives
 - UK Census Records (online resource)
- 2.3 A site visit was undertaken for photographs, and to assess the significance and setting of the heritage asset/s identified. The conditions were very wet and overcast.
- 2.4 The assessment is primarily a desk-based study that has utilised secondary sources derived from a variety of published sources. The assumption has been made that this data is reasonably accurate. The records held by the HER and historic maps are not an infinite record of all heritage assets, but a record of the discovery of historic features.

3. Identifying Heritage Assets

3.1 The NPPF (Annex 2 Glossary) defines a heritage asset 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

3.2 The development site (henceforth referred to as the ‘Site’) is situated to the south of the grade II listed White House Farmhouse. The Site currently consists of a metal portal-framed agricultural shed, erected in the late C20 and extended at the turn of the century. Section 1 (5)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

“any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948...shall... be treated as part of the building.”

3.3 Due to the age of the agricultural sheds, dating to post 1948, they are not considered to be curtilage listed despite falling within the curtilage of the listed farmhouse.

3.4 Figures 1, 2 and 3 summarise the context of the Site in relation to relevant heritage assets.

Figure 1: Designed Heritage Assets

Heritage Asset	Listing No	Designation	Description
White House Farmhouse	II	1176212	Early C17 timber-framed farmhouse. L-plan with long hall range and cross wing projecting north. 2no. storeys with gable lit jettied attic and herringbone pattern on first-floor timbers.

Figure 2: Non-designated Heritage Assets

Heritage Asset	HER No.	Description
White House Farm	27652	A farmstead with a loose courtyard plan, formed of buildings on three sides of the yard. Additional small second yard with row plan. Identified in the Historic Farmstead Characterisation Project 2008-2010.
The Rise	27651	A regular L-plan farmstead, identified in the Historic Farmsteads Characterisation Project 2008-2010
Weston House	27654	Farmstead with regular courtyard and multiple yards, identified in the Historic Farmsteads Characterisation Project 2008-2010
Ridge and Furrow	32724	Earthwork remains of ridge and furrow, visible on LiDAR imagery.
Weston Villa	12178	Early C19 house, rendered two storey with a slate roof.

Figure 3: Heritage Assets in Context



4. Planning Policy

4.1 Planning decisions should be taken in accordance with local plan policy unless material considerations indicate otherwise, Section 38(6) of the Planning & Compulsory Purchase Act 2004 refers. This statement is written in the context of the following legislative, planning policy and guidance:

- Planning (Listed Buildings and Conservation Areas) Act (1990)
- National Planning Policy Framework (2023) *'NPPF or The Framework'*
- National Planning Practice Guidance: *Conserving and enhancing the historic environment (2023)*
- Conservation Principles: *Policies and Guidance for the Sustainable Management of the Historic Environment (2008)*
- Good Practice Guide 2: *Managing Significance in Decision-Taking in the Historic Environment (2015)*
- Good Practice Guide 3: *The Setting of Heritage Assets (2017)*
- Advice Note 10: *Listed Buildings and Curtilage (2018)*
- Advice Note 9: *The Adaptive Reuse of Traditional Farm Buildings (2017)*
- Best Practice Guidelines for Adaptive Reuse: *Adapting Traditional Farm Buildings (2017)*

4.2 Section 66(1) of the Act (1990) states that when:

"...considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

4.3 Section 16 of the NPPF contains policies for conserving and enhancing the historic environment. Paragraph 208 is the most relevant to this proposal.

"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.”

4.4 The following policies from the Shropshire Local Development Plan Framework are relevant inclusive of the Draft Historic Environment SPD:

Core Strategy 2011

- CS6: Sustainable design and development principles
- CS17: Environmental Networks

SamDev Plan 2006-2026

- MD13 Historic Environment
- MD2: Sustainable Design

4.5 It should be noted that Shropshire Council is currently undergoing a review of its Local Plan Review which will replace the Core Strategy and SAMDev Plan and will cover a plan period of 2016-2038. The key policy in the emerging plan which may attract some limited weight in advance of the adoption is:

- DP23 Conserving and Enhancing the Historic Environment

5. Historic Development

- 5.1 The Site is situated at White House Farmhouse, in Weston Lullingfields approximately 1.75 miles north of Baschurch and 8.5 miles northwest of Shrewsbury.
- 5.2 The village's name derives from Anglo-Saxon, roughly translating to the "west farmstead, Lulla's field", indicating the ownership of a settlement in the vicinity of the village prior to the Norman conquest. The lack of entry into the Domesday book indicates that this originated as a smallholding rather than a stand-alone settlement or town and was likely to have been supported by the neighbouring Petton and Stanwardine.
- 5.3 Little record of Weston Lullingfield remains from the medieval period. The first available cartographic evidence of the village is provided by John Rocque's *Actual Survey of the County of Salop* in 1752. The record indicates a small settlement with a cluster of agricultural farmsteads, rivalling Pelton in size.

Figure 4: John Rocque's *Actual Survey of the County of Salop*, 1752

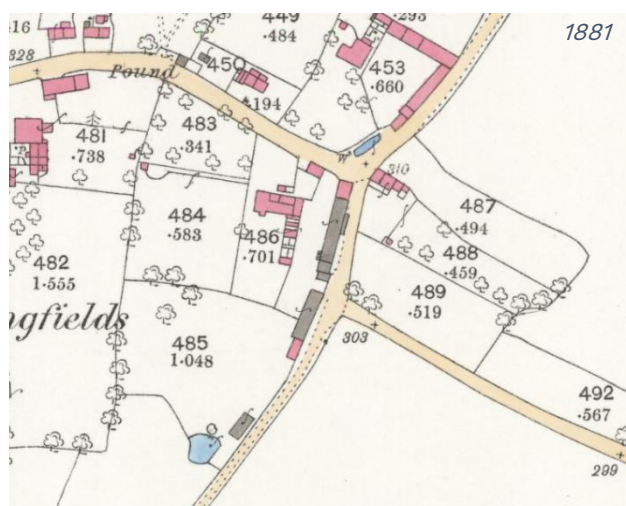


- 5.4 Arguably, the most influential change to Weston Lullingfield occurred following the construction of the Ellesmere Canal, which was intended to link the River Mersey with the River Severn in Shrewsbury via Chester, Wrexham and Chirk.
- 5.5 Due to financial constraints the line terminated at the Weston Wharf approximately 0.5 miles northwest of the Site, falling short of its final destination of Shrewsbury. Nevertheless, the improved transport link with the north prompted new development at Weston, including a warehouse, a series of lime kilns, stables, weighing machine and clerk's house, and the Boat Inn, to accommodate the distribution of large quantities of lime, slate and coal from the Welsh Hills, whilst dairy produce and timber were loaded onto returning barges.
- 5.6 The area surrounding Weston Lullingfield was a predominantly dairy-producing area, further spurred on by the addition of the canal which formed a new cottage industry of cheesemaking. This allowed dairy products to be exported north to industrial hubs such as Manchester and Liverpool, with a long enough shelf life to avoid them spoiling during the journey.
- 5.7 OS mapping and census records reveal that White House farmstead has had a long history of cattle rearing and dairy production. The 1871 census reveals that the farm consisted of 114 acres, occupied by a widow, Mary Davies, who was listed as a farmer, and supported by her nephew and two further cowmen who lived in the farmhouse. The farmhouse was inherited by the nephew Edward Griffith and his family, who continued to house cattlemen in the farmhouse throughout the late C19 and early C20.

Figure 5: National Census 1871

19	D ^o	D ^o	1	Mary Davies	Head	Widow	42	Farmer 114 acres
				Edward Griffiths	Nephew	Man	36	Farmer
				Martha D ^o	Wife	D ^o	25	
				Mary Eliz th D ^o	Da ^u		3	
				Sarah Ann D ^o	D ^o		2	
				John D ^o	Son		6 months	
				Ellen Heath	Serv	Wid	15	General Serv
				Sarah Eliz th Patton	D ^o	D ^o	11	D ^o D ^o
				Henry Leek	D ^o	D ^o	37	Waggoner
				John Humphrey	D ^o	D ^o	19	Cow Man

5.8 Map regression shows that the farmstead was firmly established by the 1880s, with the C17 farmhouse flanked to the east by a long range of barns fronting onto the road.

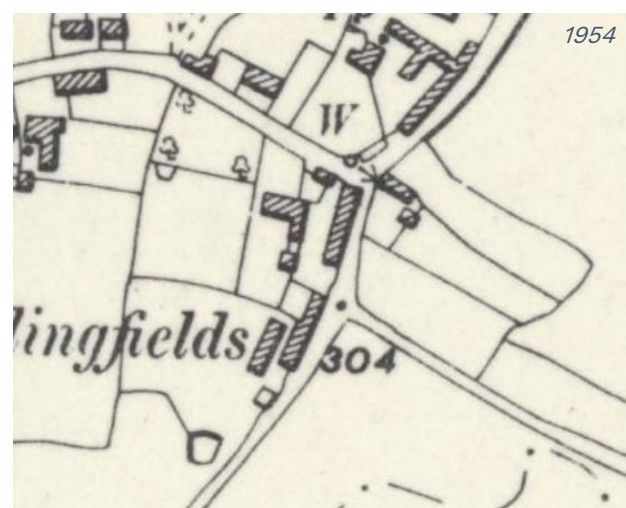


5.9 The farmhouse itself has received several extensions to its rear, including stores and pig pens supporting the farmstead's domestic needs.

5.10 The red brick barns to the east were predominantly for agricultural use. This included cowhouses and calving pens with a hay loft above. All entrances faced towards the farmhouse, creating a central yard between the two, with the barns back to the road.



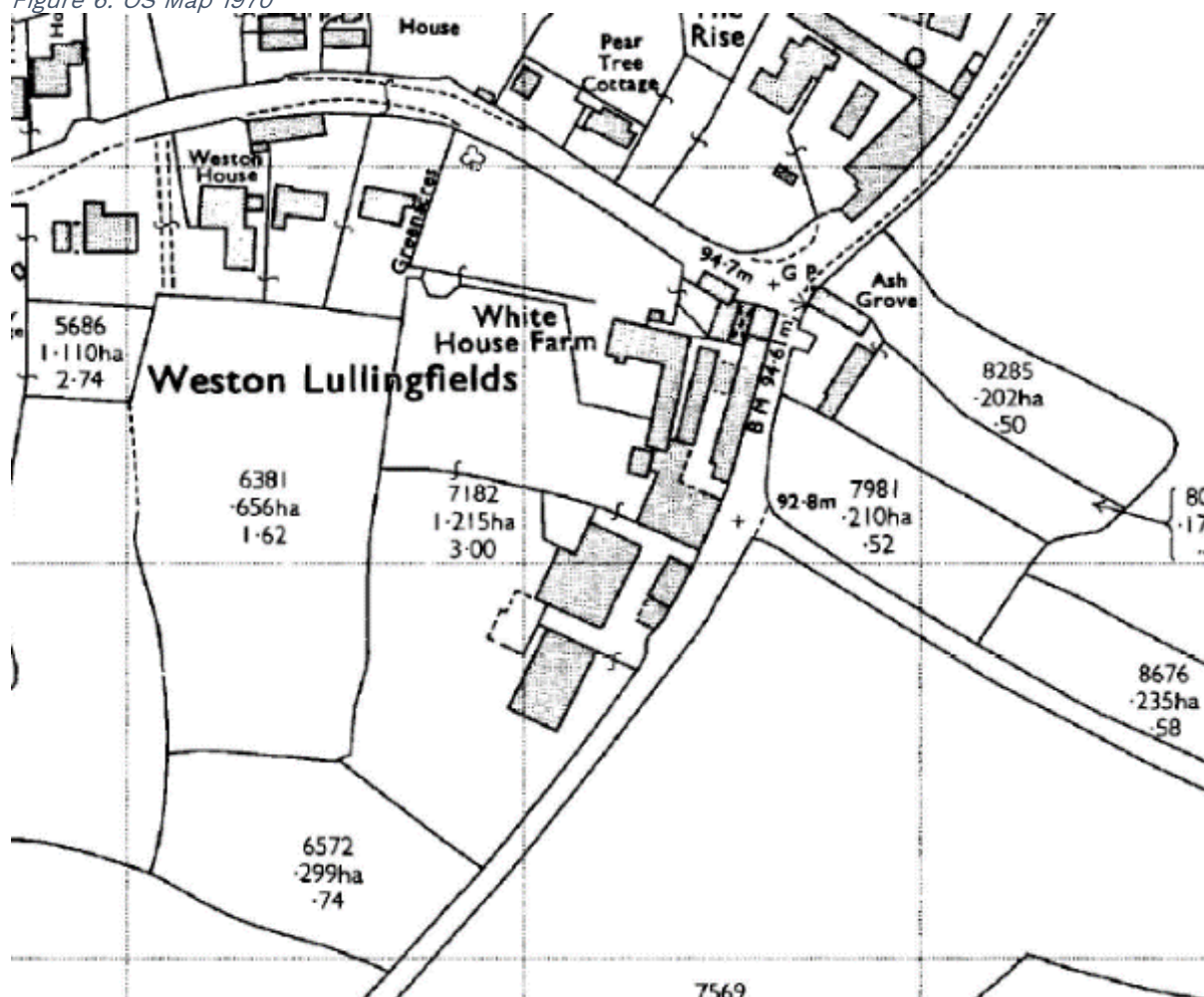
5.11 The southerly redbrick range, was formed of cart sheds and a further granary. This range has experienced the most change through the C20. During the mid-C20 it was reduced in size to make way for larger metal porta framed cattle sheds, reflecting changes in cattle husbandry.



5.12 By the 1970s, the farm had been adapted to new agricultural practices. The southern redbrick barn range was shortened to accommodate new portal framed sheds, whilst the central yard was also infilled.

5.13 The farmstead continued its dairying practice through the late C20 and further permission was granted in 2002 (Planning App: NS/02/00597/FUL) for further upgrades to the cattle sheds, including the introduction of additional cow kennels in place of the existing sheds. This aided the further mechanisation of the milking process on the farm, which is now a fully automated.

Figure 6: OS Map 1970



6. Statement of Significance

6.1 Significance is defined in Annex 2: Glossary of the NPPF 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.”

White House Farmhouse

6.2 White House farmhouse was listed as a Grade II building in 1953 and is significant for its architectural and historic interest. The C17 timber-framed farmhouse is one of the few remaining timber-framed buildings in the village. Its architectural design, with a traditional hall and wing plan, indicates that the building was respectful of older design at construction and potentially has older footings. The building is therefore of high architectural interest.

6.3 This architectural design also holds some artist merit, as the farmhouse includes a decorative timber herringbone pattern on the first floor and a jettied attic gable on the second floor. This level of design was reserved for houses of higher status within a settlement, demonstrating the building’s prominence and prosperity at the time of construction, which continued into the C18. Therefore, the farmhouse also holds some artistic interest.

Figure 7: South Elevation of White House Farmhouse



6.4 Finally, the farmhouse is historically significant for its prominent status throughout the C17, C18 and C19. Prior to the installation of the canal, Weston Lullingfield was a small settlement of only 2no. or 3no. farmsteads including White House Farm. The farm would have provided a central hub for local agricultural activities and continued in high agricultural production as the village grew around it with the coming of the canal. Therefore, the farmhouse has high historic significance.

Figure 8: North Elevation of White House Farmhouse



Farmstead

6.6 Section 1(5)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states the following,

“any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948...shall... be treated as part of the building.”

6.7 The barns and farm buildings surrounding the farmhouse fall within the curtilage of the listed building. Therefore, as well as being identified as non-designated heritage assets on Shropshire’s Historic Environment Record for their local interest, buildings that are older than 1948 also fall under the farmhouse’s listed protection.

Figure 9: Rear of North Barn Range, backing onto road



6.8 The redbrick barns to the east and southeast of the farmyard are of historic interest, providing further evidence of the farmstead's prominence during the C18 and growth in production during the C19, facilitated by the canal. The farm buildings previously formed a centre for local agricultural production, with many livelihoods dependent upon the dairying industry. This historic communal use contributes to the farmstead's historic interest and subsequently the barn's heritage significance.

Figure 10: Front of north barn range, fronting onto former yard and farmhouse



6.9 The redbrick barns are also of some architectural value, as their design reveals the farm's previous use. Wide, low height doorways into split bays indicate their use as cattle stalls, whilst the pens closest to the house would have been used for calving pens. Meanwhile the remaining cart shed barn of the former south range evidences the movement of products to the canal wharf to the north as well as market towns such as Baschurch and Shrewsbury to the south. Therefore, the barns also hold architectural interest for their contribution to the understanding of past practices.

6.10 It should be noted that all the metal portal framed sheds on the farmstead are later additions, added in the late C20, as indicated in the difference between the 1950 and 1970 OS Map. Therefore, due to their age, the barns are not considered "*curtilage listed*" buildings. Furthermore, they do not contribute positively to the farmstead and will be removed, thus enhancing the significance of farmstead.

Figure 11: C20 Metal Portal Framed sheds, obscuring view of cart house from farmhouse



6.11 The setting of the farmhouse and barns is impacted by the quantity and scale of the portal-framed sheds. Infilling of the original primary yard between the farmhouse and the north barn range has obscured the close relationship which the two sets of buildings would have once enjoyed. Similarly, what remains of the southern range of barns no longer shares any intervisibility with the main farmhouse and is overwhelmed by the dominating agricultural sheds. Therefore, whilst the agricultural sheds do maintain the agricultural character of the farmhouse's setting, the legibility of the farmstead's original design has been eroded through their excessive use across the whole farmstead.

Figure 12: Historic Cart House, surrounded by C20 Portal Framed Shed



7. Heritage Impact Assessment

7.1 The National Planning Policy Guidance (NPPG), helps to define what constitutes harm and how to assess the impact. It explains that:

'It is the degree of harms 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.'

7.2 National guidance for identifying heritage values is set out in Historic England's *Conservation Principles*, 2008. A revised draft was consulted on in 2017 incorporating amended definitions of these 'values' to reflect the terminology adopted in the NPPF. Both versions of the document are therefore referred to.

7.3 Annex 2 of the Framework defines setting 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."

7.4 This is usually more extensive than its curtilage and can extend further than just visual considerations although this plays a vital part.

7.5 In addition, other factors which contribute to the heritage assets 'setting' include *"...noise, dust and vibration from other land uses in the vicinity..."*. These environmental factors may influence qualitative attributes to the setting, which may contribute either positively or negatively to its significance and subsequent appreciation.

7.6 Setting is not fixed and will change over time; therefore, cumulative change should be taken into consideration. Where the significance of an asset has been compromised *"...consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset"*.

- 7.7 Established case law has determined that:
“Statutorily.... preserving the character or appearance of an area is achieved either by a positive contribution to preservation or by development which leaves the character or appearance unharmed, that is to say preserved.”¹”
- 7.8 The term ‘preserving’ does not constitute ‘no change’ as Historic England guidance confirms *“change to heritage assets is inevitable but it is only harmful when significance is damaged”*. Thus, the concept of change is accepted as part of the evolution of the historic environment. However, it is whether the change is therefore neutral, harmful or beneficial to the significance which is to be determined.
- 7.9 The proposal seeks the removal of all C20 metal portal framed sheds to better reveal the redbrick barns. The C20 agricultural sheds considerably overshadow the historic barns which form part of the curtilage of the listed building. The removal of the metal-framed agricultural buildings will better reveal the original red brick barns. In particular, the former cart shed barn of the southern range will benefit from better visibility. The original layout of the curtilage-listed barns to the east of the farmhouse will also benefit from improved legibility with the removal of the sheds currently creating a covered yard and obscuring the barns beneath. Therefore, the removal of the C20 portal-framed barns will have a positive impact on the legibility of the historic farmyard.
- 7.10 The largest agricultural shed will be replaced in part through the addition of an L-plan red brick barn-style continuous range to the south, accommodating 3no. 3-bed dwellings. Backing directly onto the road, the proposed barn-style dwellings will continue the building pattern of the farmstead, and other farmsteads within the village including The Rise, and Weston Farm, both of which have large barn ranges backing onto the village’s road. The addition of the new dwellings along the former road is therefore considered in keeping with the expansion and development of the village.

¹ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

Figure 13: The Rise Farmstead's barn range backing onto road



- 7.11 The proposed barn layout has been designed to reinstate the original second yard of the White House's farmstead to the south of the main range. The proposed L-plan building will create a natural end point for the yard, stopping short of the slurry bed which will also be removed. This design will contain the farmstead and increase the legibility of its gradual expansion.
- 7.12 The proposal will reflect the farmstead and wider village's existing vernacular through the use of two storey redbrick barns, with limited openings fronting onto the road. The centrally focused design of the proposal allows a continuation of the inward facing openings characteristic of a dairy farm. This will limit the domestic character of the proposal, ensuring that the proposed dwellings retain the listed farmhouse's agricultural setting.

Figure 14: Former Cart Shed Barn and access proposed for reinstatement



- 7.13 The dwellings will be accessed by an existing entrance formerly used to access the cart shed barn and southern yard. Reinstating the use of this access will further improve the understanding of the former yards layout. The former cart shed barn will not be materially altered by the proposal, and will become a more prominent focal point at the access to the new development.
- 7.14 Over domestication of the site will be avoided, with courtyard gardens partitioned with post and rail fencing, to maintain an agricultural character. Domestic paraphernalia such as sheds and garages will be avoided, whilst features such as large glazed openings characteristic of barns cart openings, and smaller first-floor hay loft style openings will maintain the understanding of the site as a former farmstead.
- 7.15 Consideration of the proposal must extend beyond visual impacts, to alteration of noise, dust and vibration. The listed farmstead benefits from a predominantly quiet rural agricultural setting. The proposal will result in additional traffic movements from the development. However, the proposed

car movements will not exceed the current noise associated with the automated milking machine housed in the C20 agricultural shed, milk collection lorry and the continuous movement of farm vehicles for feeding and herding cattle. The removal of the industrialised aspects of the farmhouse's setting will outweigh any associated impact from the domestic traffic movements.

- 7.16 In consideration of the above impact appraisal, the proposal will have a positive impact on the existing historic barns and will not alter the agricultural of the listed farmhouse's setting. The quiet, rural agricultural setting will remain the dominant feature of the farmhouse, whilst the removal of the C20 barn and its replacement with a more vernacularly in-keeping barn range will better reveal the farmstead's earlier development, improving appreciation of the remaining heritage assets.

8. Conclusion

- 8.1 The White House Farmstead falls within the curtilage of the listed Grade II listed White House Farmhouse. The barn buildings surrounding the listed farmhouse are of both historic interest indicative of the farm's development reflecting the growth of the village, as well as for its architectural interest adding to the understanding of agricultural buildings in the local vernacular style. The farmstead also makes a key contribution to the setting of the White House Farmhouse and understanding of its significance as the principal farm building.
- 8.2 The concept of change is accepted as part of the evolution of the historic environment. However, it is whether the change is therefore neutral, harmful or beneficial to the significance which is to be determined. The PPG states that: *"it is the harm to the asset's significance rather than the scale of development that is to be assessed."*
- 8.3 Following feedback provided by the LPA, the proposed removal of all the C20 sheds on the farmstead will better reveal the remaining redbrick barns which will improve the legibility of the historic farmstead and the barns relationship with the farmhouse. This will have a substantially positive impact on the remaining historic barns. This should be weighed against the *negligible indirect* harm of the additional 3no. dwellings proposed.
- 8.4 The proposed development, to the south of the historic barn range, will reinstate understanding of the second yard which was obscured through C20 alterations and development. The proposed development has been reduced in size to better reflect the remaining historic barns size and scale. The L-shaped plan will restore the legibility of the second subsidiary yard whilst ensuring that the adjacent cart shed maintains its connection with the wider farmstead. The proposed aesthetic of the development is sensitive to the Site's historic character. The use of the local vernacular style and mirroring of architectural features will maintain the agricultural aesthetic. The proposal will result in some domestication of the farmstead, however efforts to

mitigate this through the proposed layout will ensure that this remains negligible to the setting and understanding of the listed building within its farmstead.

- 8.5 Case law has concluded that “*There is no intermediate bracket at the bottom end of the less than substantial category of harm for something which is limited, or even negligible, but nevertheless has a harmful impact. The fact that the harm may be limited or negligible will plainly go to the weight to be given to it as recognised in Paragraph 208 NPPF.*”² Therefore, this negligible impact will result in less than substantial harm, but at a reduced scale and must be balanced against the benefits of the proposal.
- 8.6 The setting of the farmhouse will be greatly improved by the removal of the C20 agricultural sheds, improving the legibility of the historic farmstead. This benefit will outweigh the harm resulting from the minor domestication of the already domestic village setting of the farmhouse.

² R.(James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited [2019] EWHC 2899 (Admin)