

**Application Reference No(s): S18/1979  
2019**

**Date: 13th August**

**Conservation Officer: Kerry Walmsley**

**Case Officer: Phil Moore**

**Proposal:** Conversion and extension of existing barn to form single dwelling, erection of new hay barn and stable block and use of land as paddocks.

**Comments:**

- No objections to the proposals.
- The works of conversion allow for the preservation of a 19<sup>th</sup> century barn which is a non- designated heritage asset (which is a heritage benefit) whilst preserving the settings of *Brandon Old Hall (Grade II\* listed 1952)*, *Wall round Brandon Hall and garden and attached outbuilding (Grade II listed 1984)* and other Grade II listed buildings and non designated heritage assets within proximity.
- I recommend that any approval should be subject to the following standard conditions: Large scale joinery details, materials (walling, roofing, cladding, rainwater goods), repointing of barn using lime rich mortar only and removal of permitted development rights to preserve the setting of the adjacent listed building and wall.

**Heritage Assets affected:** The development relates to the conversion of an early 19<sup>th</sup> century outbuilding associated with Brandon Hall. The outbuilding is open fronted with king post and pantile roof with dividing upright columns. It is likely it was used to house cattle but looking at the size of the dividing columns possibly later as a cart store. It is classed as a non- designated heritage asset which makes a positive contribution to the character of the village by virtue of its historic interest and vernacular design constructed of local ironstone with brick detailing and pantile roof. It has been identified in the *Hough on the Hill Parish Neighborhood Plan (2014:27)* as a 'feature of interest of particular note.'

Whilst the direct impact of the proposal relates to the physical changes to the barn, there are also a number of indirect impacts where the proposals affect the setting of listed buildings; namely *Brandon Old Hall (Grade II\* in 1952)* and *Wall round Brandon Old Hall garden and attached outbuilding (Grade II in 1984)* alongside other nearby Grade II listed buildings and non-designated heritage assets within the village.

A heritage impact assessment has been submitted as part of the application which defines the significance of those heritage assets affected by the proposals and the impact of the proposals on that significance. This is in accordance with P.189 of the National Planning Policy Framework. As the proposals affect the setting of a Grade II\* building Historic England have been consulted for their comments.

In addition, as part of our own internal processes I have consulted guidance from Historic England, 'The Setting of Heritage Assets' 2017. These comments form the

basis of an assessment of significance in accordance with S.190 of National Planning Policy Framework, together with notes taken on site.

### **Listed Building Descriptions:**

#### **Brandon Old Hall (Grade II\*)**

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1166332

Date first listed: 19-Feb-1952

Date of most recent amendment: 14-Sep-1984

National Grid Reference: SK 90412 48338

SK 94 NW HOUGH-ON-THE-HILL BACK LANE BRANDON (east side)

Brandon Old Hall (Formerly 3/96 listed as Brandon Old Hall 19-2-52 and garden wall) G.V. II\* House. Early C16, 1637, C18, C19, C20. Coursed dark gold bands of ironstone, light gold bands of ironstone, narrow bands of blue lias and limestone ashlar dressings, slate, plaintile and pantile roofs with stone coped gables, finials, slight kneelers and 2 coped stone ridge stacks. L-plan with C16 and C17 west range and lower C18 and C19 range at rear. 2 storeys and garret, 5 bay west front. Ironstone banded wall and window, below first floor moulded stringcourse of C16. Inserted rectangular headed doorway with ashlar surround and panel door to south with single rectangular window to south and 2 rectangular windows to north. All the windows are of 3 pointed stone lights with moulded mullions. Upper storey, including narrow bands of blue lias added in 1637 as were the quoins. 5 windows with 3, three light mullion windows alternating with 2, two light mullion windows. Between the second window from the north and the third is a datestone inscribed "1637 PRE" South return of early C17 masonry with first and second floor moulded stringcourses. Low C20 ground floor rectangular bay windows with a 3 light mullion window above and another 3 light mullion window with a moulded cornice in the gable. East front has a central doorway inserted into mullion window, with plain door and moulded cornice above. Say to the south of 1637 with 3 light mullion window with moulded cornice and another 3 light mullion window above. Banded masonry begins just south of door with a 3 light mullion window with cornice to north, another 3 light mullion window above and 2 light mullion window over door. Small C20 dormer with casement over north bay. C18 and C19 brick extension to west with irregular fenestration, C20 casements with glazing bars and wooden lintels. Doorway in north return. Interior has fragmentary screens passage, and a mutilated chamfered and straight angled cut-stopped beam spans hall fire opening. Staggered butt purlin roof.

#### **Wall round Brandon Old Hall Garden and attached outbuilding**

Grade: II

List Entry Number: 1062414

Date first listed: 19-Feb-1952

Date of most recent amendment: 14-Sep-1984

Statutory Address: WALL ROUND BRANDON OLD HALL GARDEN AND ATTACHED OUTBUILDING, BACK LANE

National Grid Reference: SK 90434 48329

SK 94 NW HOUGH-ON-THE-HILL BACK LANE (east side) Wall round Brandon Old Hall 3/97 Garden and attached 19-2-52 Outbuilding (Wall formerly listed with Brandon Old Hall)

Wall and outbuilding, C16 and C18. Dark gold bands of ironstone, light gold bands of ironstone, limestone bands coursed ironstone rubble and pantile roof. Wall attached to south of Brandon Old Hall, then turning east for several yards and then north to attached outbuilding. C16 west wall of dark and light gold banded ironstone with loose rubble tops. Remainder of wall of coursed ironstone rubble with 5 small rectangular openings facing into the garden. C18 outbuilding of coursed ironstone rubble with pantile opening, rectangular doorway and ruinous C18 timber clasped purlin roof with later timbers.

## **CONSERVATION CONSIDERATIONS ON PLANNING/LISTED BUILDING CONSENT APPLICATIONS.**

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

#### **SECTION 16 - Applications for listed building consent.**

*“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.”*

#### **Will the development preserve Listed Building(s) and their setting or special architectural or historic features?**

Not applicable as the works relate to planning permission not listed building consent.

#### **SECTION 66 - General duty as regards listed buildings in exercise of planning functions.**

*“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 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.”*

#### **Brandon Old Hall (Grade II\*) and Wall round Brandon Hall garden and attached outbuilding (Grade II)**

Brandon Old Hall is located to the west of the site and is of extremely high aesthetic, evidential and historic value as an example of a C16th hall with later additions. It is

constructed of distinctive blue lias and ironstone coursing and has a slate roof. It also holds communal value as one of the oldest buildings in the village and is arguably the most prominent given the visual distinctiveness of the stone coursing. The building has been studied by the late Dr. David Roberts, a distinguished expert on the Lincolnshire vernacular, the findings of which have been presented in the recent publication *Lincolnshire Houses 2018*. The book details the principal entrance which is still in situ on the northern end of the eastern elevation which was later truncated with a cross wing dating to the 18<sup>th</sup>/19<sup>th</sup> century. It also confirms that the doorway to the highway was a later insertion. The status of the hall is also discussed:

*'The house was owned by the Parkers, yeoman-graziers later styled gentleman, who altered the house in 1637 (initialed "R and EP (arker) in which died Edward (1666) whose possessions are listed as 'Hall' 'Kitchen' and 'parlour'...hall...chamber in the closet over the hall...chamber in the closet over the hall...another closet...garrett(s) on the hall...parlour and kitchen together with outbuildings, brewhouse, stable, quernhouse and barn in the yard.'* (pg.185)

The wall is less significant than the hall but is of historic and architectural value as a very attractive example of an early coursed stone wall, matching in with the distinctive coursing pattern of Brandon Old Hall, creating a unified appearance between the hall and gardens. The wall was first listed in 1952 and formed part of the listing at the Old Hall but was separately listed in its own right in 1984. To the immediate north of the building, are several barns, all of which were converted and some also extended between the late 1990s and the early 2000s. The barns are considered to form part of the curtilage of the listed building.

Historic aerial photographs from the 1964 show long areas of what appears to be historic stone walling to the east and south of Brandon Old Hall. This historic walling to the south was demolished when Brandune Cottage was built, and the walling to the east has also been demolished but it is unknown when. However, I can confirm that this walling has not been identified in the listed building description dating to 1984.

Additionally, *'the attached outbuilding'* to the Grade II listed wall has, at some point between the time of listing in 1984 and 1990 been demolished without consent, thus causing harm to its significance and partially eroding the setting of Brandon Old Hall. If the outbuilding were still to be in situ it would have partially blocked views of the application barn from ground level and to some extent at first floor and second floor level. The issue of the demolished outbuilding has been noted by the Council's enforcement team.

### **Setting of Brandon Old Hall and Wall**

Views of the wall can be seen together with the barn, both from within the hall and gardens and from various viewpoints from the east looking towards the application site. The barn contributes positively towards the setting of the wall and hall, as an attractive agricultural building which compliments their material palette and in keeping with rural context.

Brandon Old Hall is orientated with the principal elevation facing an easterly direction away from the highway. This is typical of many early vernacular buildings and done so not to benefit from a designed view or vista, but rather in response to the immediate physical surroundings. With vernacular buildings of this date in the Kestevens, principal entrances were often gable end on or rear end on so that they were sufficiently away from the dirt of the road, sheltered from prevailing winds, but near any associated farm buildings.

The property benefits from attractive views towards the surrounding countryside and the villages of the escarpment, such as Hough on the Hill and Caythorpe. I am not of the opinion that these views are part of a formal design feature. If this were the case, I would expect there to be other structures or landscape features which would reinforce this view (e.g. tree avenues, monuments etc.) Additionally, the study from Dr. Roberts would indicate the 'yeoman-grazier later gentleman' status of the Parker family and a designed view for the building is not typically found within houses of this status.

The garden setting is well defined within the enclosing garden wall to the west, south and east as detailed within the heritage impact assessment addendum report. There is a distinction in character between the garden setting of Brandon Old Hall and the rural setting beyond, with the enclosing boundary wall providing the physical separation between the two. However, based on map evidence and aerial photography the wall did not enclose all the gardens and to the north east of the hall it would indicate that there was no formal boundary between the house and surrounding countryside. Given the proximity of the hall to the barns to the north the lack of formal boundary treatment probably related to the requirement for quick access to the surrounding fields.

To the east the setting also makes an important contribution to the significance of the building and wall. There is a strong rural character comprising open fields with views towards the villages on the escarpment, such as Hough on the Hill and Caythorpe, with the spire of the Grade I listed St. Vincent's Church, the tower of the Church of All Saints and Loveden Hill featuring in this view amplifying the significance of the setting. There are several copse tree plantings and hedgerows which also contribute towards this rural setting. From the escarpment at Caythorpe and Hough on the Hill there are views looking down onto the 'Lowfields' and the Belvoir Vale towards the application site (identified in *key views of the parish Hough on the Hill Parish Neighborhood Plan: 2014: 31*). The barn to which this application relates forms part of this rural setting together with other former farm buildings and can be seen in views together with the hall from the east. (The application barn is associated with Brandon Hall which is located to the south east of the application site.)

From the public footpath to the north of the barn, Brandon Old Hall and the barn can be readily seen together. However, the hall features less strongly (only the roofline and chimneys are prominent) given the low-lying topography and existing hedgerow boundary treatment adjacent Old Hall Barn.

Views of the hall and the barn can also be obtained from various points within the application site. The views allow an appreciation of the eastern elevation of the hall within a rural setting. Views towards the listed wall are currently blocked by the close boarded timber fence. Even if the timber fence was removed, the listed wall would still be largely obscured by a recently built section of dry-stone wall which although physically attached to the listed wall at its western end, is not covered by the listing

Whilst the western gable of the barn is visible in many locations from within the house and enclosed garden wall, the barn has not been sited to form the focus of a formal design feature relating to Brandon Old Hall, nor has it any historic associations with Brandon Old Hall. The view towards the western gable of the barn and the open countryside beyond is fortuitous in this case.

The setting of the hall and wall has been diluted to some extent during the late 20th century/early 21<sup>st</sup> century through the nearby development including the modern driveway extension and the close boarded fencing. Also, the barns to the north have been converted to residential use. Brandune Cottage was built in the early 21<sup>st</sup> century in an open field to the south west and Ridge Barn and associated fences around its boundary was built in the later 20<sup>th</sup> century.

Therefore, any significant openness to the setting, as experienced from within the enclosed garden and boundary wall (which makes a strong contribution to the building's significance) has been significantly eroded cumulatively through developments alteration beyond the historic curtilage to the north east, east and the south east.

**Will the development preserve the setting or special architectural or historic features of Brandon Old Hall, (Grade II\*) and Wall round Brandon Hall garden and attached outbuilding (Grade II)?**

The setting of a heritage asset is defined by the NPPF 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.

**Positive contribution made by the application barn to the experience of the Hall**

The barn is classed as a non - designated heritage asset which makes a positive contribution to the character of the village and the rural setting of Brandon Old Hall (Grade II\*) and wall (Grade II), by virtue of its historic interest and vernacular design constructed of local ironstone with brick detailing and pantile roof.

The barn is currently semi derelict and does not readily lend itself to modern agricultural methods. As a consequence, it has not been used for some time and is falling into disrepair. It is currently still structurally sound enough to enable conversion. However, without conversion, the likelihood is that it will continue to deteriorate with potential collapse and permanent loss.

The proposed conversion would have heritage benefits in that it will preserve the positive contribution that the barn makes to the setting of Brandon Old Hall and Wall.

### **Effect of the barn conversion on the experience of the Old Hall when viewed from within the Hall**

Whilst the proposals will be partially visible from the upper rooms of the hall, the front door, listed wall and the gardens these do not impact on any formal or structural views and the experience of the enclosed garden setting, and rural setting will not be compromised. Views from the hall relate to the appreciation of the rural setting with a focus on the horizon towards the escarpment. The contribution of the barn to these views will remain. The effect of the new works, when seen in these views will be minimal. The extensions to the barn will be visible but would be a very small “background” element in the overall view. The hayloft/stables would be largely obscured from view by intervening buildings.

### **Effect of the barn conversion on the experience of curtilage listed barns associated with the Old Hall**

From the barns to the north which form part of the curtilage of the Brandon Old Hall, it is highly unlikely that any views of the barn can be obtained given that there are only roof lights on the eastern rear slope and dormers on the southern rear slope (and partially blocked by Ridge Barn). Additionally, the significance of the buildings relates to their traditional design as outbuildings, not as dwellings and their original design did not incorporate windows where views could be benefitted to the rear.

### **Effect of the barn conversion on the experience of the Old Hall when viewed from the escarpment**

The appreciation of the Hall in views from the escarpment and other distant viewpoints will not be adversely affected by the proposals as the separation distances are so great that any change would be barely discernible.

### **Effect of the barn conversion on the experience of the Old Hall and associated outbuildings when viewed from the application site and beyond**

In views from behind the eastern gable of the barn looking back towards the hall the new interventions including the ‘lean to’ roof will be readily visible as would the glazed projecting element. However, I do not consider these modern design features as causing harm to the setting of the hall as they are relatively small, and sympathetically designed using muted colours to blend in rather than stand out and would not compromise the appreciation rural of the hall and outbuildings within a historic context. The use of modern design features in this instance better reveals the original features of the barn and its context in their juxtaposition. Furthermore, any views of the hall itself are limited to the upper part of the building – the chimneys and roofline.

## **Effect of the barn conversion on the experience of the listed wall**

The significance of the wall relates principally to its function as an important enclosing feature of a matching design to the main hall, dividing the formal domestic area of the hall with the working area beyond within a rural setting. There is no evidence of any particular designed view forming the setting of the wall or historical connection to any particular landscape feature beyond the boundary. However, the closest part of the application site including the barn, can reasonably be described as being part of the setting.

Whilst there would be some impact on the setting of the wall, it would be minimal given the separation distance and intervening features including the barn, hedgerows, tress and the close boarded fence. Whilst there would be some views in which parts of the proposal and the wall would be seen together, they would be very much a minor background feature and would blend in with the rural context. Even with the additions proposed to the barn it can still be readily discerned as a former agricultural building. I do not therefore consider the proposal would cause harm to the setting of the wall.

## **The impact of the proposed hayloft**

The proposals also include a new hayloft/stable building located in the northern part of the application site. This will not be readily visible from the upper rooms of the hall nor the present front door. However, from the east of the garden and from the public footpath and fields to the east it will be possible to see both the Old Hall and the new hayloft (as well as the converted barn) together. However, given that, in these views, the Hall is screened by hedgerows at Ridge Barn the change to the setting of Hall and associated outbuildings would be negligible. Further, while the hayloft will be a new element, given its agricultural character, using materials of muted colours, in keeping with the rural context, there will be no harm caused. The hall has always had a surrounding cluster of farm buildings of functional appearance.

## **Overall impact on Brandon Old Hall and wall**

Whilst the enclosed garden setting behind the listed wall is relatively intact, new development to the south and the conversion of existing farm buildings has partially eroded the setting of Brandon Old Hall. However, the Old Hall and wall still have a rural setting which includes the countryside towards the escarpment.

I have identified the places from which the Old Hall and wall and the application scheme would be visible. I consider that the application scheme would not harm the significance of either heritage asset by changing their setting adversely. I consider that the application scheme would maintain the rural character of the land which constitutes the setting of the assets.

It is considered that settings of Brandon Old Hall (Grade II\*) and wall (Grade II) will therefore be preserved in accordance with our statutory duties.

## **Greystones (Grade II)**

Greystones is located to the south west of the site. It is a former Brownlow estate cottage and is orientated with the principal elevation facing away from the road in a southerly direction. It is of architectural and historic value as a working estate built of local materials. It has a range of one-story outbuildings to the east, likely to be associated with Greystones.

### **Will the proposal preserve the setting or the historic and architectural features of Greystones (Grade II)?**

The immediate setting comprises the farm, barns and enclosed private garden area to the south. The intermediate setting comprises Brandon Hall Farm to the east and former barns associated with Brandon Hall to the north (now known as The Granary and The Courtyard) and shares the same rural setting as Brandon Old Hall which includes the application site and extends in an easterly direction beyond Brandon Hall Farm towards the escarpment. The setting also includes the village of Brandon, comprising traditional detached dwellings, cottages and former farmsteads.

The application site is not visible from Greystones so there are no impacts upon views from the building. However, the rural setting of Greystones will be affected by the proposals but given that it is a conversion of an existing agricultural building and that its agricultural character will be retained there will be no damage caused to the setting of the listed building; therefore, its significance will not be harmed, and the setting will be preserved.

## **St John's Chapel (Grade II\*)**

St Johns. Chapel is located approximately 200m away from the application barn and given its Grade II\* listed status holds extremely high historic, aesthetic, evidential and communal value as Chapel of ease with early C12th origins. The Chapel shares the same designation as Brandon Old Barn but within a very different setting. The Chapel enjoys a very sheltered and tranquil immediate setting, surrounded by traditional buildings of the historic core and the application site forms part of the rural setting and is not visible in any views.

### **Will the proposal preserve the setting or the historic and architectural features of St. John's Chapel (Grade II\*)?**

Given that the site is not visible and that the character of the rural setting will be retained in the proposals the setting of the listed building which sits within an attractive open rural landscape will be preserved and there will be no harm caused to the buildings significance.

## **SECTION 72 - General duty as respects conservation areas in exercise of planning functions.**

In the exercise, with respect to any buildings or other land in a **conservation area**, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

**Does the proposal preserve and enhance the character and appearance of the Conservation Area (or is impact neutral)?**

The proposal does not impact directly upon any conservation areas however, the proposal will be visible from the escarpment at the conservation area from Hough on the Hill. Given that the development will merge in with existing development within the village of Brandon and that the significance of the views relates to the panoramic appreciation of the Belvoir Vales no harm will be caused and the conservation area will be preserved and enhanced.

**HISTORIC PARKS AND GARDENS**

(Not mentioned in the 1990 Act but nonetheless a material consideration when considering whether to grant planning permission for development).

Inclusion on the Register means that they are subject to a statutory designation and have the same weight in policy terms under the Planning Policy Framework (NPPF) as scheduled monuments and listed buildings. In NPPF terms, they are 'designated heritage assets', with those registered at Grade I or Grade II\* identified as being 'of the highest significance'. Being Registered does confer any additional controls over development. It is only a consideration to be taken into account when decision making.

**Impact on setting of Registered Park and Garden?**

The proposals do not impact upon the setting of any registered parks and gardens. The nearest registered park and garden is three miles away at Marston Hall, Marston.

**NPPF (February 2019) – Section 16 Conserving and enhancing the historic environment**

Sets out Government policy in respect of the Historic Environment. Paragraphs 193 – 199 set out considerations to be taken into account in the determining applications for development that affects a Heritage Asset. Annexe 2 to the NPPF provides a definition of a Heritage Asset.

**Does proposal comply with the requirements of NPPF Section 16 Conserving and enhancing the Historic Environment?**

In relation to designated heritage assets policy contained within the NPPF:

S.193 of National Planning Policy Framework states that:

*'when considering the impact of a proposal development on the significance of a designated heritage asset, great weight should be given to the assets conservation (the more important the asset. The greater the weight should be.'*

If there is any failure to conserve any heritage asset this must be given great weight. I do not consider that there is any failure to conserve any heritage asset.

S.194 of National Planning Policy Framework states that:

*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.*

I do not consider that there is any harm or loss of significance to any heritage asset.

S. 195 of National Planning Policy Framework states that:

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

I do not consider that there is any harm or loss of significance to any heritage asset so this test is not engaged.

Furthermore, S. 196 states that:

*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 securing its optimum viable use.*

I do not consider that there is any harm or loss of significance to any heritage asset, so this test is not engaged.

It is considered that whilst the proposals will affect the setting of *Brandon Old Hall (Grade II\*)* and *Wall round Brandon Hall and garden and attached outbuilding (Grade II)*; no harm will be caused to the significance of those buildings in this instance; given that the conversion is appropriate to the existing rural setting and commensurate with the status of the building, originally built for a yeoman-graziers later styled gentleman.

The existing barn makes a positive contribution to the setting of the listed Hall and barn and works which ensure the preservation of the barn make a positive contribution in accordance with S.16 of the NPPF and the rural setting will still be retained. Whilst the new elements including the lean to and glazed projection will be visible in views towards the escarpment to the east, from the upper rooms of the hall and locations within the gardens these are not designed views, and nor do they prevent views towards other designated heritage assets, such as the spire of St. Vincents, Caythorpe or Church of All Saints, Hough on the Hill. The hayloft is recognized as an additional development, but a hayloft is entirely acceptable in this rural context adjacent other former agricultural buildings.

With regard to other listed buildings including *St. Johns Chapel (Grade II\*)* and *Greystones (Grade II)* given that the settings of these buildings are more enclosed with no views towards the outlying countryside to the east and that the rural setting

will be preserved through the conversion of an existing outbuilding there will be no harm caused to the significance of these buildings.

## **Non-designated heritage assets**

### **Application building:**

The Government's National Planning Policy Framework (March 2012) 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)' (Annex 2, NPPF, March 2012).*

As the term suggests, non-designated heritage assets are those identified by the Local Planning Authority that are not statutorily recognised (i.e. they are not listed, not within a Conservation Area and not part of a Scheduled Ancient Monument).

Whilst the Council do not have a formal 'local list' of non-designated heritage assets the application building has been identified within the adopted Hough on the Hill Neighbourhood Plan, as a 'feature of note' and is of local value (pg. 28).

The outbuilding is open fronted with king post and pantile roof with dividing upright columns. It is likely it was used to house cattle but looking at the size of the dividing columns possibly later as a cart store. It is classed as a non-designated heritage asset which makes a positive contribution to the character of the village by virtue of its historic interest and vernacular design constructed of local ironstone with brick detailing and pantile roof. Not only is it of value as a non-designated heritage asset but has been identified within the assessment above (pg.4) as contributing positively towards the setting of Brandon Old Hall (Grade II\*) and wall (Grade II).

S. 197 of the NPPF states:

*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.*

The proposal has been developed through pre-application advice in response to the lower significance of the barn which is of local value only as a traditional 19<sup>th</sup> century barn which contributes positively towards the setting of Brandon Old Hall (Grade II\*) and wall (Grade II). It has been sufficiently evidenced that the building is in a condition suitable for conversion without any major loss of fabric, and in accordance with policy SP1 of the Council's Core Strategy (2010), following the submission of an update report from the structural engineer.

In terms of harm or loss, all the key elements of the building will be retained in the proposals such as the ironstone and brick walling mix, pantile roof, king post roof structure and dividing upright columns but will also include innovative design which

will better reveal these older elements in their juxtaposition with the new. This will better reveal a feature which contributes positively towards the setting of the Old Hall, in accordance with S.200 of policy contained within the NPPF:

*‘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.’*

The floor area of the barn has been reduced from the original proposal with the introduction of a shallow pitched roof, and the height of the haybarn and storage has been reduced so that it is subordinate to the main barn. The colour of the metal cladding is sufficiently muted so that it is fitting to the rural context.

The traditional material palette will be retained with some use of modern materials, but I have no objection to this as it is consistent with criteria ‘a’ of the Neighborhood Plan Design Guidance contained within *Hough on the Hill Parish Neighborhood Plan:2014 46*) where ‘Exemptions will be given for innovative contemporary creative solutions that successfully integrate modern architectural design into the local vernacular’. The roofing material of the stables is a modern metal cladding, but appropriate to the context as sheet metal is used on several agricultural buildings in the locality.

The proposed landscaping plan is acceptable including stock fencing however I have some concerns in relation to the close boarded timber fence to the west of the site which is a modern boundary feature and harmful to the rural setting of the Brandon Old Barn. I understand there is a civil dispute in relation to the fence which is unresolved. I also have some concerns in relation to the hard standing and think this could be scaled back or made more appropriate to the material palette with careful selection of materials or controlled through a condition.

#### **Other non-designated heritage assets of Brandon:**

In relation to other non- designated heritage assets that make a positive contribution to the character of the village, the impact of the proposals on their significance including damage to their settings has been assessed with regard to their proportionally lower significance. All the non-designated heritage assets affected by the proposals, including the application building itself are listed within the *Hough on the Hill Parish Neighborhood Plan (2014:27)* as *‘features of interest of particular note’*.

Brandon Hall is a prominent three-story building in the village and has an attractive principal elevation with polite details benefits from views in an easterly direction towards the open fields and escarpment. There are also views from the property (albeit less important than the easterly views) from the north of the building and gardens looking towards the rear of the application building.

Unlike Brandon Old Hall, Brandon Hall does have historic associations with the application site as it formed part of the farm buildings of Hall Farm, which also

included the 'U' shaped arrangement at The Granary and The Courtyard. These were given permission in the late 1980s to be converted to residential use.

In this case, views from Brandon Hall towards the barn (where the Old Hall and wall can also be seen in this view) reinforce the historic relationship between the buildings and it is pleasing that this will not be affected in the proposals. As the materials and design of the conversion are sympathetic with the agricultural character of the building and this can still be readily discerned within an existing rural setting no harm will be caused to the significance of the buildings as non-designated heritage assets.

Old Hall Cottage is an early 19<sup>th</sup> century cottage with a mix of stone and brick and arched headers to the windows. It directly addresses Hall Lane and is somewhat dominated by Brandon Old Hall immediately opposite. There may be some views towards the application site from the upper rooms, but they will be largely screened by tree cover and partially blocked by Brandune Cottage. The appreciation of the garden setting of the hall from the cottage will not be affected by the proposals and the conversion works will allow for the rural setting to the east to be retained causing no harm to the building as a non-designated heritage asset.

In relation to any non-designated heritage assets which are underground archaeological features I defer to the archaeological adviser.

**Does the proposal preserve and enhance the character and appearance of the Conservation Area (or is impact neutral)?**

The proposal does not impact directly upon any conservation areas however, the proposal will be visible from the escarpment at the conservation area from Hough on the Hill. Given that the development will merge in with existing development within the village of Brandon and that the significance of the views relates to the panoramic appreciation of the Belvoir Vales no harm will be caused and the conservation area will be preserved and enhanced.

**Response to Mel Morris Conservation comments 15<sup>th</sup> July 2019 (submitted by occupiers of Brandon Old Hall):**

See response to each point in turn:

**Close boarded fence:**

In relation to the erection of the fence under permitted development rights I have not been party to any discussions, as this has been dealt with by the enforcement team. However, I advise that this information is forwarded onto the enforcement team for further review as it does contain important information relating to ownership at around the time of listing of the wall (the wall was listed in 1984 in its own right, but formed part of the listing of the hall in 1952, and the title deed plan dates to 1982). As you are aware, the definition of curtilage relates to a number of factors as detailed within the recent Historic England guidance note on curtilage (2018). If the wall did form part of the listed building; this would need to be investigated in relation to these factors:

- the physical layout of the listed building and the structure;
- their ownership, both historically and at the date of listing; and
- the use or function of the relevant buildings, again both historically and at the date of listing (these tests were first proposed in the Attorney-General ex rel. Sutcliffe and Others v. Calderdale BC, 1982, as accepted by Debenhams plc v. Westminster CC, 1987).

The statement from Mel Morris only asserts that it forms part of the curtilage but has not sufficiently evidenced why that is the case.

My view in relation to the appropriateness of the fence however is concurrent with Mel Morris in that it harms the setting of the listed building; but has been deemed permitted development and is outside the remit of the planning application.

### **Significance of Listed Building and contribution towards setting:**

The representation from Mel Morris details the 'Borrowed view' towards the spire of St. Vincent's Church and how the orientation of the building sightlines towards this; in the owner's consciousness at the time as a gentleman to assert his status within this view. At the time of original construction, in the 16th century, the wider rural landscape towards the escarpment included a number of important features, not exclusively St. Vincents Church (Grade I) but also The Church of All Saints at Hough on the Hill (Grade I) and Loveden Hill. Loveden Hill is particularly important in terms of the medieval landscape as this was the location of the early wapentake summons and is of spiritual significance as an anglo- saxon burial ground. All of these landscape features are of heritage significance and amplify the importance of the views and their contribution to the setting of the listed building.

Whilst it may be the case that the sightlines towards St. Vincents Church, Caythorpe were intrinsic to the orientation of the building (and we have no evidence to back this up, with this assertion based only on an understanding of other 16th century buildings); the conversion works do not act to sever this link in any way and the spire can still be visible from the upper rooms and the gardens.

At any rate, the views from the original entrance doorway (which Mel Morris states has been sited purposely In line with the spire of St. Vincent's) has been truncated by the C18th/19th cross wing. Therefore, if it was the case that this was in fact a 'borrowed view' the importance of this view has already been largely lost in the 18th century. The spire however can still be seen from the upper rooms (in the winter months due to tree cover) and various points in the garden, which acts to retain the historic relationship between the buildings of which the conversion works do not affect. For example, from the view from the upper room (see picture 9 of Mel Morris's report) with the dormer window, this is likely be mid-20<sup>th</sup> century in date and of very little heritage interest and the spire can only be seen in the winter months.

**Response to GPS Planning comments 21<sup>st</sup> November 2018 (submitted by occupiers of Brandon Old Hall):**

**(Please note my comments specifically related to heritage matters only)**

In relation to concerns regarding domestic paraphernalia I have recommended that permitted development rights are removed to prevent any harm to the setting of the listing building through inappropriate development.

The 'modern design approach' in my view does not jar against the traditional vernacular and in the case of this barn; which is simple in its character and form, with plain lines and attractive material palette responds positively towards the juxtaposition of the modern elements. The extensions to the barn are simple in their design but the use of modern materials allows for traditional materials such as the masonry to be better revealed. The extensions have also been reduced in size and the design is compliant with criteria 'a' in the Neighbourhood Plan Guidance of the Hough on the Hill Parish Neighborhood Plan (2014:46) where *'Exemptions will be given for innovative contemporary creative solutions that successfully integrate modern architectural design into the local vernacular'*.

I agree that the eastern elevation is the front of the property as stated in the representation and discussed further above in my detailed comments. However, the garden wall that 'continues down the drive towards the application site' is in fact a new element and was given permission to be erected in 2011.

**Response to Historic England (HE) Comments 2nd August 2019:**

Historic England have defined the significance of the Hall as a 'hall house' of the 16th century likely to be the oldest house in the village, but the comments do not define the significance of the Grade II listed wall.

HE details the orientation to the east with an undisturbed landscape right up to the village of Caythorpe which creates a rural character that contributes towards the setting of Brandon Old Hall. HE also acknowledges that the setting has been eroded *'by the conversion of close-by farm buildings and new development to the south east'*. This is also concurrent with my view in terms of the significance of the hall and the contribution made by setting.

In terms of the level of impact, the principle of conversion is supported and it is the view that *'the proposed development would result in a change of the rural character of the setting of Old Hall, albeit somewhat eroded already, which would have a cumulative impact and cause a minor degree of harm to the significance that Old Hall derives from its setting.'*

However, HE considers that the proposal will involve minor harm to the significance of Hall (in cumulation with the impact of other works which have already harmed the setting of the Hall). Since HE advises that it is necessary to consider whether there are outweighing public benefits, it clearly regards the harm as less than substantial harm, rather than inconsequential. If HE is right, this harm needs clear and convincing justification.

## **Conclusion**

Notwithstanding the comments of HE and the reports submitted by objectors, my view, is that there would be no harm caused to the significance of the hall and wall through damage to their settings. Whilst I acknowledge that there are new additions, these are of a design and materials that still allow for the barn to be discerned as a former agricultural building; thus, retaining the rural setting in which the hall and wall are experienced. The setting of the buildings will therefore be preserved in accordance with S.66 of the Planning (Listed Building and Conservation Areas) Act and no harm will be caused to the building's significance in accordance with S. 193 – 196 of the NPPF. Overall there will be a heritage benefit through sensitive conversion of a non designated heritage asset, at risk of further deterioration which would ensure its future presentation.

