

The submitted heritage statement and statement of significance satisfactorily identifies the buildings' heritage value as a Non-Designated Heritage Asset (NDHA) in its age and in its typology as an agricultural building.

As such the buildings' significance lies in its legibility as an agricultural building and therefore its evidential value as to past human activity, in this case agriculture.

Change to the external appearance of the building would therefore potentially represent the most sensitivity to the legibility of the building. Whilst it is accepted the building has been much altered over time it still retains that legibility as an agricultural building together with its evidential value which is at the core of its heritage significance.

The proposed alterations and extensions to the barn have the potential to reduce the legibility of the building and in so doing reducing its heritage significance. Whilst not suggesting the proposed extensions to the building should be a pastiche, there should be some level of historicism in order to retain legibility of the building. As such the flat roofed extensions would not be acceptable as they would represent an incongruous architectural feature on the building reducing its significance. In the same way the proposed flat roofed extensions directly impact upon the significance of the NDHA (paragraph 197 of the NPPF), so do the proposed large full length window openings, which also lack a degree of historicism, representing an incongruous architectural feature on the building reducing its significance. The proposed roof link also represents an incongruous architectural feature further reducing the legibility of the building. As such these aspects of the scheme would cause an unacceptable loss of significance and therefore cannot be supported.

Mark Kilby PG Dip (Building Conservation and Adaptation) AssocRTPI

Conservation Officer