

DAVID HORNSBY

CONSERVATION & CHARTERED SURVEYORS

39 Fore Hill Avenue, Doncaster, DN4 7EU

23 September 2021

Mr John Holt,

Dear John,

ADDENDUM TO HERITAGE STATEMENT HOLLINS HOUSE FARM BL9 8AS

I refer to the heritage statement which I prepared in relation to earlier proposals concerning the barns at the above location. My original heritage statement was dated 19th June 2020 and a copy of that statement is attached. The original proposals have been modified as the barn with the north- south alignment has been demolished due to its unsafe and poor condition. It is however, intended to rebuild this structure with the original footprint and the same elevations as per the original proposals, but incorporating the existing trusses and purlins in the new development. This letter should be regarded as an addendum to the original heritage statement to take into account this amendment. The amended application now includes the demolition of this barn and the rebuilding of the elevations in the proposed development.

I have opted to deal with this amendment by way of an addendum to my original heritage statement primary for reasons of saving additional cost and expense to the client but also the heritage statement dealt with the historical development of the farmstead in some detail together with the heritage values of the barns. I see no need to replicate this detail within a new heritage statement. The context of the local historical heritage values associated with the farmstead has not changed and it is a case of considering the impact of the revised proposals including the demolition of the barn on the non-designated heritage asset.

I would confirm that the original heritage statement taken together with this addendum is considered to comply fully with the requirements of Paragraph 203 National Planning Policy Framework 2021 particularly having regard to the circumstances of the non-designated heritage asset.

It is evident from the historic development details of the farmstead included within the earlier heritage statement , the buildings were in a poor state of repair mainly due to the fact that there has been no beneficial use for the buildings for many years. it should also be borne in mind that the farmstead and the activities undertaken were at a very low scale.

Consequently, the original level of construction is likely to have been limited. Later alterations undertaken to the buildings were of low quality mainly because of the low level of operation undertaken from the farm buildings. Whilst the building was in farming use including possible hobby use, there would have been insufficient income generated to reinvest in the buildings. This is quite a common situation and accounts for the extremely low rates of survival throughout the different regions of the UK of many small farmstead buildings. The long period of less than optimum use in this case has contributed to the decline in the north-south barn and it is therefore not surprising to find that the barn had reached the end of its life.

From a heritage viewpoint, the local planning authority has to determine the level of loss, or harm to significance to the overall non- designated heritage asset. Within my heritage statement I did indicate that the alterations to the original building together with significant dereliction had reduced the heritage value of the barns. Nevertheless, I did indicate that there was limited local historic interest in the barns but clearly this was at an extremely low level and relates to the layout of the farmstead.

The loss of the north – south aligned barn under the circumstances is a loss, but because of the numerous past alterations and condition, the level of harm is considered to be less than substantial. The rebuilding of the structure, as part of the amended proposals in the manner described in the application details, will mitigate most, if not all the local historical heritage loss of the non- designated heritage asset. It will still be possible to read the layout and scale of the farmstead within a local historical context, albeit the north -south barn building is rebuilt. On this basis there has to be a degree of public benefit in terms of the new build reflecting the layout of the farmstead and from a local historical viewpoint it will still be possible to understand the low scale farming operation which took place here. Rebuilding the barn building in the manner indicated is totally in accordance with conservation policy particularly having regard to “Conservation Principles Policy & Guidance for the Sustainable Management of the Historic Environment.” (published by Historic England 2008).

Paragraph 203 of the National Planning Policy Framework 2021 is also relevant in this case.

“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.”

In taking a balanced view in accordance with Paragraph 203 the following points are considered to be important.

- (a) The limited heritage values of the farmstead having already been affected by years of operating at less than optimum level resulting in poor standard of alteration works and decay to the structure.**
- (b) Rebuilding of the north-south barn building on the same footprint and using the same elevation detail as the previous proposals will enable the buildings to be read as a historic farmstead operating at low levels and scale of intensity. From a historical heritage viewpoint, the layout of the historic farmstead is the most important heritage value and by rebuilding the north -south aligned barn this mitigates the loss of the barn through demolition because of its unsafe condition.**
- (c) The resultant use of the proposed development to residential should ensure that the retained barn has a sustainable future. Residential use for the rebuilt barn is also considered to provide the optimum use.**
- (d) The public benefit from the scheme involving conversion to residential and the rebuilding of the north-south barn as residential is derived from retaining the footprint of the buildings of the historic farmstead. It will still be possible, after the implementation of the proposals, to read the former farmstead within its historical heritage context. The illustrative heritage historical value will still be present albeit part of the buildings have been rebuilt.**

I would therefore confirm that the ‘balanced view’ in accordance with Paragraph 203 National Planning Policy Framework would be to support the details of the proposed development for the reasons provided above. I have made my comments against a national situation with too few historical low scale farming activity buildings having survived the past 20 -40 years. The proposed scheme bucks this trend and provides a sustainable future for the former farmstead which can be understood and appreciated within the wider local historical context.

If I can provide any further information or assistance, please let me know.

Yours sincerely

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(RICS Accredited Building Conservation Chartered Surveyor)