

HERITAGE APPRAISAL

BARN AT BOMBER FARM
SKIPTON ROAD
GISBURN
NEAR CLITHEROE
LANCASHIRE
BB7 4HP



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CONTENTS

1.0	INTRODUCTION	04
2.0	SITE CONTEXT AND SETTING	05
3.0	BUILT FORM ANALYSIS	08
4.0	HERITAGE ASSET DESIGNATIONS	42
5.0	HISTORICAL AND ARCHAEOLOGICAL CONTEXT	42
6.0	ASSESSMENT OF SIGNIFICANCE	43
7.0	PLANNING POLICY CONTEXT	46
8.0	DEVELOPMENT PROPOSALS	47
9.0	HERITAGE IMPACT ASSESSMENT	47

APPENDIX A - STATUTORY LIST DESCRIPTION: BOMBER CAMP

APPENDIX B - STATUTORY LIST DESCRIPTION: WEDACRE FARMHOUSE

APPENDIX C – PLANNING POLICY AND GUIDANCE

CONTACT INFORMATION

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I.0 INTRODUCTION

I.1 OVERVIEW

- I.1.1 This document has been produced in support of an application for planning permission for the demolition of modern farm buildings and the conversion of the extant barn to a new family dwelling.
- I.1.2 The application site is located at Bomber Farm, opposite the existing farmhouse. The barn is early 19th century in date but may have earlier origins. It is not a listed building and is not located within a conservation area or any other designated land. The nearest designated heritage assets within the area are;
- An area of rectangular earthworks known as 'Bomber Camp', located some 740m to the south west of Bomber Farm, which are the remains of a Romano-British Farmstead dating from the fourth century AD.
 - Wedacre Farmhouse, a 17th century building located approximately 440m to the east of Bomber Farm.

I.2 PURPOSE

I.2.1 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed building and conservation area will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

I.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2021 as it states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.¹

I.2.4 This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

I.3 METHODOLOGY

I.3.1 This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

1.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Online Catalogue
- Yorkshire Archaeology and Historical Society Online Catalogue

1.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

1.4 AUTHOR

1.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

2.0 SITE CONTEXT AND SETTING

2.1 SITE LOCATION

2.1.1 Bomber Farm is a relatively outlying farmstead located to the south of the A59 Skipton Road and some 700m to the south east of the nearby village of Gisburn, in the Ribblesdale borough of Lancashire. The farm is accessed from a private access track leading from the A59 Skipton Road to the north.

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CI%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CI%26GDBA_3.pdf (Accessed on 31st March 2020)



Fig 01: Location Map (Image taken From Google Earth)

2.2 SITE DESCRIPTION

- 2.2.1 The barn is located to the southern edge of the site with the farmhouse located directly to the north east in a relatively compact arrangement. A number of modern steel portal frame agricultural buildings, adjoin the barn to its east side. A cluster of outbuildings lie immediately to the east of the farmhouse, with a slurry tank. A number of steel portal frame structures adjoin the east end of the original barn and its additions, with further detached outbuildings located to the east of the site.

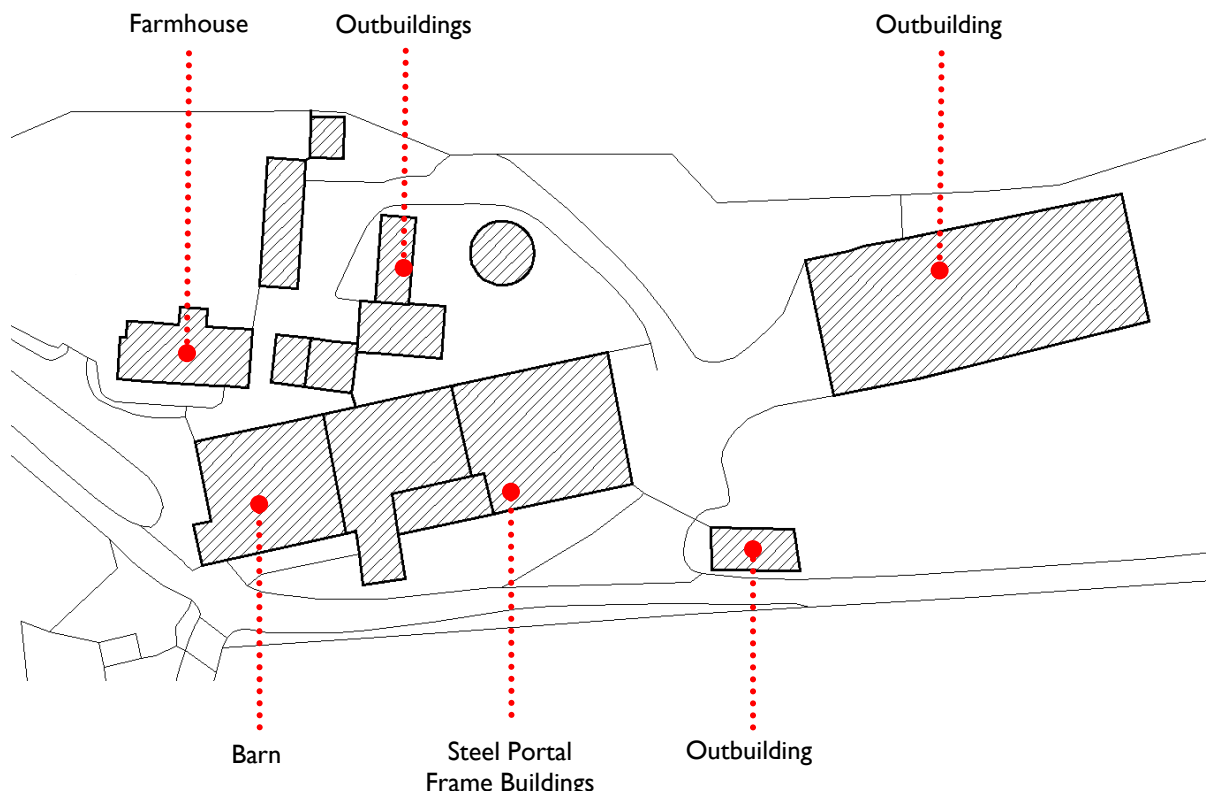


Fig 02: Existing site plan

2.3 SETTING

- 2.3.1 Bomber farm is in a rural location comprising primarily of permanent grass pastures which surround the site on all sides. The topography of the land rises to the south of the site up to the summit of bomber hill, whilst the topography reduces on approach to Wedacre Farm to the east. A small woodland is sited to the west of the site and further isolated clusters of trees and hedges are scattered throughout the landscape and help to denote field boundaries.

2.4 CURRENT USE

- 2.3.1 The historic sections of the building are largely redundant and are only used in a limited capacity for storage.

3.0 BUILT FORM ANALYSIS

3.1 ORIGINAL BARN

- 3.1.1 The original barn is largely obscured by later additions to the north, south and east. The building is of traditional stone construction, however a number of phases of rebuilding are evident using a mixture of materials. The roof is of gable form and has a covering of sandstone flags. The west gable end elevation of the barn has been rebuilt in more recent times using concrete commons. A double leaf loading doorway is present at high level. The east elevation, has an inserted door opening, with a sliding timber door and a forking hole over. A small blocked up window opening, flanks the larger door opening on its north side. A circular opening, with stone surround is present below the level of the ridge but can only currently be seen externally. The circular opening has been infilled with stone to form which is expected to be an owl hole, but the circular opening might have served as a vent and may have once contained a timber louvered vent.
- 3.1.2 The north elevation is obscured by the north outshut and can only be viewed from within. Three door openings are present to the east end of the elevation, each with a stone lintel to the head and a segmental stone arch above, all of which have been blocked up with a mixture of stone and modern concrete blocks. The internal plan of the barn provides little evidence as to the purpose of these doors but the door ways might suggest a small shippon to the east end of the barn, with the doors providing two means of cattle entry and central feeding passage. Above the central door is a date stone inscribed 'Rep'd by W.R. 1801', suggesting that the barn was substantially repaired at this time but originally pre-dates 1801. A row of small and larger wall opening, presumed to be vents are present over the doors, further suggesting the past use as livestock housing. A central cart entry is present centrally to the north elevation, with a segmental arched head and has been infilled with concrete blockwork. The opening is expected to have once been concealed by a cart entry porch, scars of which are present to the sides of the now infilled opening.
- 3.1.3 The south elevation is also obscured by the south outshut along its length and is also obscured internally by the application of modern plaster finishes. However, it is evidence from within the barn that approximately 2/3 of the south wall has been rebuilt, possibly in two phases. The earliest phase being in brickwork, with brickwork piers supporting the ends of the roof trusses and the brickwork walling extends roughly halfway up the wall before the walling changes to concrete blockwork. A number of window and door openings are present within the brickwork, many of which are now blocked up in concrete blockwork. The remaining 1/3 of the wall is in stonework and is original fabric. The stonework contains two door openings, similar to those on the north wall and are also blocked up with a mixture of stone and concrete blockwork. The two doorways appear to be directly opposite to those on the north wall and it is likely a third door existed to the south wall but has been lost as a result of the rebuilding.
- 3.1.4 The interior of the barn is rectangular in plan form, with metal cattle stalls running along the north and south sides, with a central drainage channel. The opposing doors to the east end of the barn suggest this area was used for cow housing. The stone corbels present to the south door openings, combined with the presence of the forking hole to the east gable also suggests a hayloft was also present to the east end of the barn. A timber hayloft is present to the west end of the barn and is served by the loading door to the west gable end. The roof structure is comprised of four 19th century timber kingpost roof trusses, of sawn timber and two rows of staggered and trenched purlins along each roof slope, most of which appear to be or roughly converted timber and some of which have been paired up with later sawn timbers as reinforcement.

3.2 NORTH OUTSHUT

- 3.2.1 The north outshut is of traditional construction, likely of solid stone wall construction with a rubble and mortar infill core. The roof is of 'lean-to' form and has a covering of modern profiled sheet roof covering. The floor of the outshut is in concrete, likely undertaken in the mid to late 20th century, and has been raised to match the

floor level of the original barn. The west elevation has a single door opening to the north end which is expected to be later and has two stone steps at the bottom of the opening, likely to have been inserted following the installation of the concrete floor. An earlier opening has been blocked up to the south end of the elevation.

- 3.2.2 The north elevation shows the two phases of construction, each of which flanked what is expected to have been a former cart entry porch. Some scaring to the internal walling at the porch's location is present with some partial rebuilding in brickwork. The space between each phase of the north outshut has been infilled in stonework with the corners of the phases denoted by stone quoins. A former wall opening is present to the east end of the north elevation with solid stone cill and head and segmental stone jambs, this is a later insertion and has been built with brick jambs and a timber lintel internally and has been blocked, externally there is a small wooden door to the opening and its former use is unknown.
- 3.2.3 The east elevation of the north outshut has a large inserted door opening which once has a sliding door which is now missing. Above the opening is a small timber, fixed '8-light' window, with stone surround.
- 3.2.4 Internally, there are two modern concrete blockwork dividing walls, supported on steel beams and concrete wall piers, and flank the now infilled former internal cart entry. Metal rail type cattle stalls run along the north side of the outshut, with a concrete drainage channel behind, both denoting a former use as a cow house / shippoon. The internal roof structure is comprised of four rows of modern timber purlins which span between the external and internal walls.

3.3 SOUTH OUTSHUT

- 3.3.1 The south outshut is of two phases, with the later phase projecting beyond the west gable end elevation, and is of the same general appearance and construction as the north outshut. The north elevation of the projecting later phase has a single window and door opening with stone heads and cill and a larger sliding door opening is present to the west elevation. A line of stone quoins to the south elevation denoted the edge of the earlier phase and is in line with the western end of the original barn. Three blocked up windows are present to the eastern end of the south elevation of the earlier phase of the outshut and have been blocked up with stone and no heads and cills are present. An existing window and door are present so the south elevation of the earlier and later phase of the outshut. Two door openings have been formed to the east elevation of the building which is visible internally within the adjoining modern farm building.
- 3.3.2 Internally, there is nothing of any great interest visible within the south outshut.

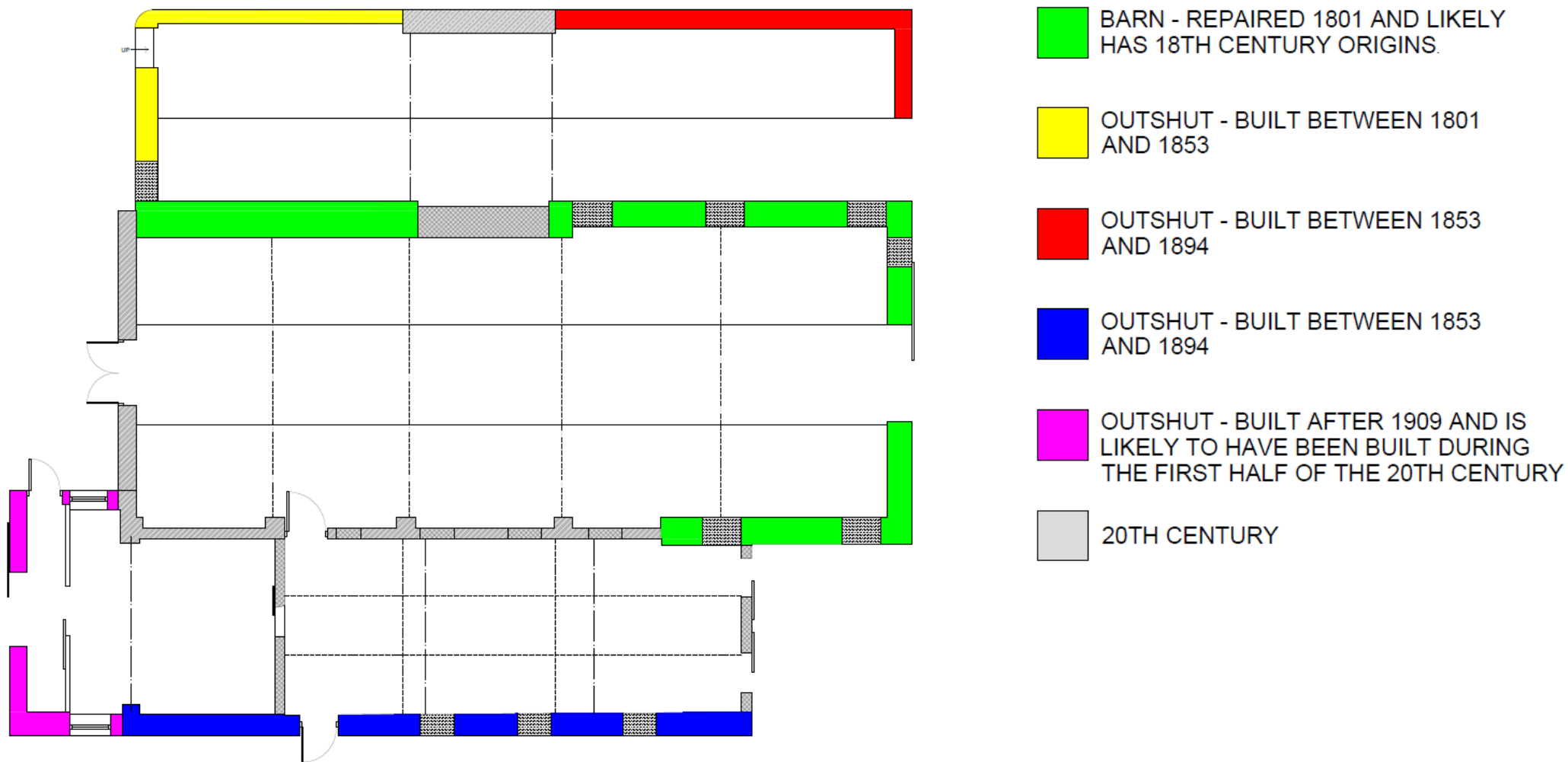


Fig 03: Phasing Diagram



PL01: View of the barn from the west.



PL02: View of the north outshut from the west.



PL03 (left) View of blocked door opening to the west elevation of the north outshut. PL04 (right) View of the west gable end to the barn.



PL04: View of the loading doorway to the west gable end of the barn.



PL05: View of the extension to the south outshut from the north west.



PL06: View of the barn from the south west.



PL07: View of the barn from the south.



PL08: View of the extension to the south outshut from the south.



PL09: View of the 3no. blocked window openings to the south outshut.



PL10: View of the barn from the south.



PL11: View of the stone flag roof covering to the south roof slope of the barn.



PL12: View of the north outshut from the north west.



PL13: View of small access / window opening to the north elevation of the north outshut (blocked up internally).



PL14: View of blocked up wall opening to the north elevation of the north outshut.



PL15: View of the farmhouse from the south west.



PL16: View towards the farmhouse and barn from the west.



PL17: View south towards Bomber Hill from the south of the site.



PL18: View east from the west end of the north outshut.



PL19: View of the blocked opening to the west end of the north outshut.



PL20: View east from within the west addition of the south outshut.



PL21: View west within the south outshut.



PL22: View of the south east corner of the barn. Note the blocked doorway to the south elevation.



PL23: View of the blocked doorway to the south elevation of the original barn.



PL24: View of the east elevation of the barn and north outshut from within the modern farm buildings to the east.



PL25: View of the east elevation of the north outshut.



PL26: View of the east gable end elevation of the original barn.



PL27: View of small blocked up window to the east gable end elevation of the original barn.



PL28: View of the formed sliding door opening to the east gable end of the original barn.



PL29: View of the forking hole at high level to the east gable end elevation.



PL30: View west within the north outshut.



PL31: View of three blocked doorways, with segmental arched heads to the north elevation of the original barn.



PL32: (Left): View of the central door opening. PL36 (Right): View of the west door opening.



PL33: View of the east door opening.



PL34: View of the 'breathers' to the north elevation of the original barn.



PL35: View of the blocked opening to the north elevation wall of the north outshut.



PL36: View of the datestone present to the north elevation of the original Barn inscribed 'Rep'd by W.R. 1801'.



PL37: View of blocked opening with segmental arched head to the north elevation of the original barn.



PL38: View west within the original barn.



PL39: View of the north wall of the original barn from the south west.



PL40: View west within the original barn.



PL40: View east within the original barn.



PL41: View of the phases of rebuilding of the west end of the south wall of the original barn.



PL42: View of the east end of the south wall of the original barn.



PL43: View of the blocked doorway to the south west corner of the barn.



PL44: View of stone corbels to the east side of the south wall within the original barn.



PL45: View of the blocked doorways to the north wall of the original barn.



PL46: View of the 'breathers' to the north wall of the original barn.



PL47: View of the underside of the hayloft to the west end of the original barn, viewed from the south.



PL48: View of the underside of the hayloft to the west end of the original barn, viewed from the north.



PL49: View north from below the west hay loft.



PL50: View south from below the west hay loft.



PL51: View of king post roof trusses over the east end of the original barn.



PL52: View of king post roof trusses over the west end of the original barn.



PL53: View of the roof timbers to the south roof slope of the original barn.



PL54: View of the roof timbers to the north roof slope of the original barn.

4.0 HERITAGE ASSET DESIGNATIONS

4.1 DESIGNATIONS

- 4.1.1 The extant barn and farmhouse at Bomber Farm are not statutorily listed buildings.
- 4.1.2 The nearby Bomber Camp⁷ is a Scheduled Ancient Monument under the Ancient Monuments and Archaeological Areas Act 1979 and is a designated heritage asset. The nearby Wedacre Farmhouse⁸ is a grade II listed building under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The list entries for these designated heritage assets have been provided within the appendices of this report.

5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

5.1 HISTORICAL BACKGROUND

- 5.1.1 The history and development of Bomber Farm does not appear to be well documented amongst published and unpublished documentary evidence and a search of online archival catalogues has yielded no useful information in respect to the history of the site. The earliest reference to the site that can be found is in the datestone on the north side of the earliest phase of the barn which is inscribed 'Rep'd by W.R, 1801'. This suggest that the barn has earlier origins, likely to be 18th century but was repaired in the early 19th century.
- 5.1.2 The earliest documentary reference to the site is shown on Greenwoods Map of Yorkshire Dating from 1817 but provides little detail due to the scale at which the map was produced. The first meaningful reference to Bomber Farm can be found on the OS 1:10560 scale mapping of the area dating from 1853 and shows both the farmhouse and barn. The barn is shown with a central projecting structure to the centre of the north elevation, possibly a central cart entry porch, with a further projecting structure adjacent to the west. A further projecting structure is shown to the south elevation, which could be an opposing cart entry porch, however it is shown to be slightly off centre to the east.



Fig 02: Historic OS mapping of 1853.

⁷ Historic England (2022) Bomber Camp Romano-British Farmstead and Associated Enclosure: List Entry Number 1013817 (Online) Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1013817?section=official-list-entry> (Accessed on 10th April 2022)

⁸ Historic England (2022) Wedacre Farmhouse: List Entry Number 1073404 (Online) Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1073404> (Accessed on 10th April 2022)

5.1.3 Subsequent 1:2500 scale OS mapping shows that by the mid-1890's, the barn has been enlarged along its south elevation with a nearly full-length addition and to the north elevation is a further addition adjacent to the east side of the presumed central cart entry porch. No significant changes appear to have occurred by the end of the first decade of the 20th century. However, the addition to the south west corner of the building is not yet extant and is assumed to have been built shortly after this time given its traditional appearance.

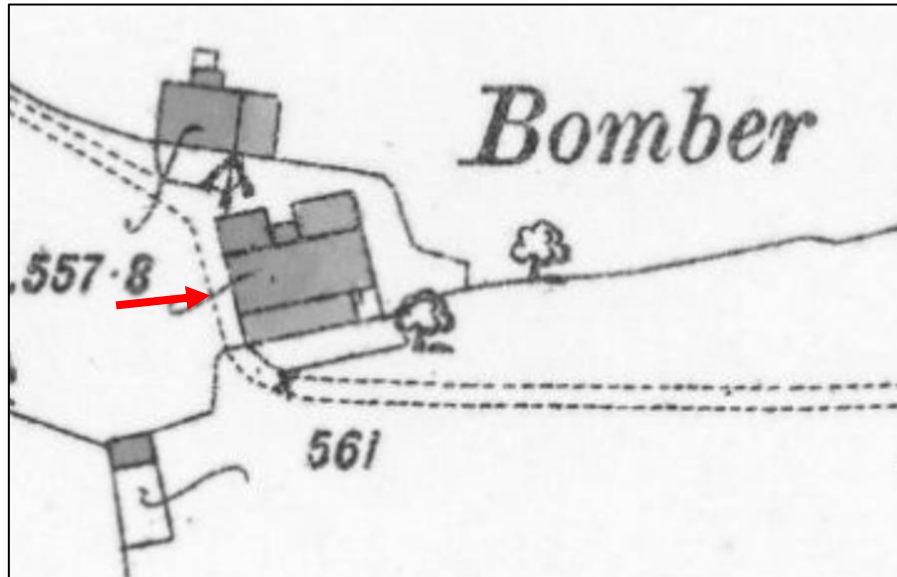


Fig 03: Historic OS Mapping of 1894.

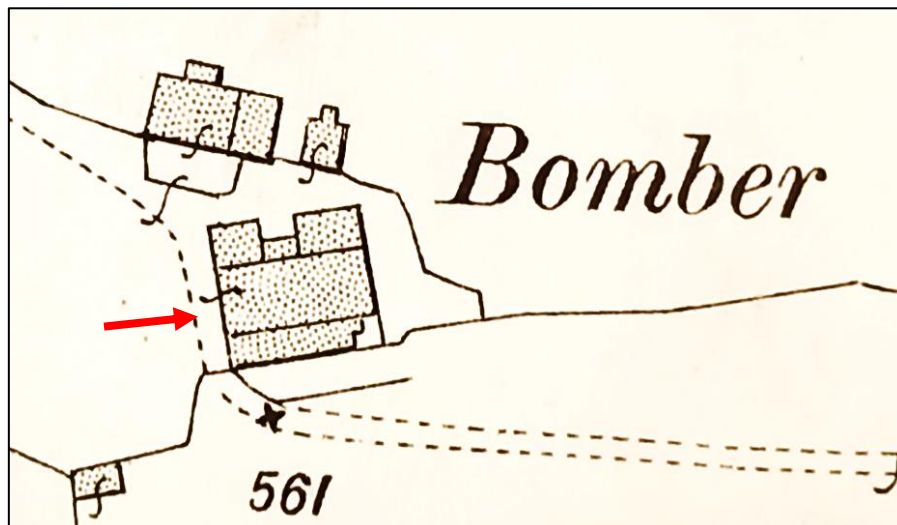


Fig 04: Historic OS Mapping of 1909.

6.0 ASSESSMENT OF SIGNIFICANCE

6.1 ARCHAEOLOGICAL INTEREST

- 6.1.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*⁹
- 6.1.2 The extant barn and farmhouse provide physical evidence of both settlement and agricultural practices on the site dating back to at least the beginning of the 19th century. A date stone to the north side of the earliest phase of the barn suggests that it was repaired in 1801 and as a result will predate this time and is likely to be 18th century in origin, however its exact date is unknown. The historical association which is inscribed on the date stone has not been elucidated.
- 6.1.3 The building appears to be the product of a number of phases, approximately five phases, with other phases of rebuilding and demolition, which appears to have been undertaken throughout the course of the 19th century and some of which is modern and is denoted by the use of modern materials. The central core of the barn, which is the earliest phase, is of the most interest and does retain historic fabric in the form of stone walling and the timber kingpost roof trusses and purlins. Also of interest is the large arched opening to the north side of the barn, likely a former cart entry door opening as well as the openings with arched heads to the east end of the north and south elevations of the barns core, albeit all of these are now blocked up with a mixture of stone and modern concrete blockwork. However, the earliest phase of the barn is not without its issues as it is evident that at least two phases of rebuilding work have been undertaken to the west side of the south wall, which is comprised of modern blockwork to the top half and earlier brickwork to the bottom half and the truss piers. The west gable end has also been rebuilt in modern brickwork. The later additions to the building are of lesser interest and have also been altered in more recent times. The former cart entry porch to the north elevation has been demolished and the space absorbed into the additions to the north elevation.
- 6.1.4 Internally, there are few features of interest as the interior has been altered to suit modern farming practices i.e., concrete floors and metal rail stall dividers. But this is with the exception of the main timber roof structure and the visible former openings. The original internal layout and use of the barn is difficult to interpret due to past works which have been undertaken. A hay loft has been lost to the west end of the original barn denoted by the forking hole and the opposing stone corbels to the north and south wall which likely carried timber beams. However, this itself does not appear to be original as the corbels are seated within the infill material of the arch headed openings.
- 6.1.5 The barn is a poorly preserved example of this building type as a result of past interventions and is now much altered. As a result, it is not a good or compete example with many higher quality examples present throughout the local area and wider region.

6.2 ARCHITECTURAL AND ARTISTIC INTEREST

- 6.2.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an*

⁹ Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online)* Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

*interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*¹⁰

- 6.2.2 The barn possesses more in the way of architectural value than artistic value given its construction, appearance and historic function. The barn would have been a highly functional and practical building with little use for architectural embellishment which is evidenced by its lack of architectural and design merit. This being said, the building is not without any conscious design. The building would have been designed in a very specific way in order to satisfy certain requirements and functions and so is not without any thought in terms of design and appearance. The building is a product of vernacular building tradition, being built of local materials by local skilled craftsmen and its appearance represents this. The appearance of the barn is relatively plain which is not unusual.
- 6.2.3 The architectural value of the building has been diminished by the erection of modern farm buildings and through the use of modern and unsympathetic materials both internally and externally to the building. The loss of historic fabric, interior feature and the internal layout has also reduced its architectural value and the ability to interpret the past use of the building.

6.3 HISTORIC INTEREST

- 6.3.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that “*An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*”¹¹
- 6.3.2 In terms of associative historic interest, the farmhouse and barn are associated with their patron, whose identity has not been elucidated but whose association is manifested in the extant datestone, although this person may not be responsible for the original building of the barn. The buildings will also be associated with subsequent farming families who occupied the farm; however, these are not manifested within the physical fabric and as such will remain unharmed. No known association with notable people or events has been found.
- 6.3.3 In terms of illustrative historical value, the building is evidence of an 18th / early 19th century barn which has been subsequently enlarged and altered throughout the 19th century and into the 20th century. The building provides a limited insight into the agricultural and domestic use of the site however the loss of historic fabric and internal features from the building has hindered the ability to fully interpret its history and development. The building yields little, if any, unique evidence about the past, with more significant, rarer and complete examples of these types of buildings existing elsewhere within the region. It possesses little uniqueness in relation to its design, construction, technology or social organisation.

6.4 STATEMENT OF SIGNIFICANCE

- 6.4.1 The barn, along with the farmhouse, are the primary heritage assets on the site. The fact that neither building is formerly designated as a listed building suggests the limited level of significance that they possess. This assessment has demonstrated and concluded that the barn possesses a limited intrinsic interest and that this interest is insufficient to be able to establish the buildings as being of national importance, therefore it is not of

¹⁰ Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹¹ Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

a standard suitable for statutory listing and must only be considered to be of local interest, when grouped with the farmhouse and as part of the local agricultural landscape

- 6.4.2 The significance of the barn is derived from its 18th century / early 19th century origins, extant historic fabric and evidence of subsequent historical development. However, the building has been poorly preserved as a result of substantial past and modern interventions which has resulted in the loss important external and internal features and the internal layout of the building on which the historic use of the building could have been interpreted. The setting of the building has been harmed by the presence of the modern farm buildings and additions, all of which possess no inherent heritage value and do not contribute to the heritage values of the barn.

7.0 PLANNING POLICY CONTEXT

7.1 NATIONAL LEGISLATION

- 7.1.1 The barn at Bomber Farm is not a Listed Building or within a Conservation Area and therefore the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not apply.

7.2 NATIONAL PLANNING POLICY

- 7.2.1 The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development'.
- 7.2.2 It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development' and will therefore be considered as unacceptable and will not be supported by decision making bodies. Please refer to appendix C for full policy wording.

7.3 LOCAL PLANNING POLICY

- 7.3.1 The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.
- 7.3.2 The relevant Local Planning policies consist of the following;
- Key Statement EN5 (Heritage Assets) – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
 - Policy DME4: Protecting Heritage Assets – provides various criteria by which applications affecting heritage assets will be assessed against.

Please refer to Appendix C for full policy wording.

8.0 DEVELOPMENT PROPOSALS

8.1 SUMMARY OF DEVELOPMENT PROPOSALS

- 6.1.1 The existing barn is of traditional construction and is two storeys in height with single storey additions which run along the full length of the north and south elevations. The barn is to be converted to create a new family home for our client whilst retaining its traditional agricultural character and its contribution to the local rural landscape.
- 6.1.2 The scheme has retained the original barn and its later historical additions with the removal of the adjoining modern steel framed farm buildings but no new additions are proposed to facilitate the conversion. Existing and former openings have been re-used where possible and a minimum number of new openings have been introduced resulting in the minimal loss of historic fabric. Other important features will be retained such as the timber roof structure, arched headed doorways, wall vents and the datestone and should remain visible internally where possible.
- 6.1.3 The existing retaining wall is to be demolished and a new retaining wall built nearby to form a new vehicular entrance to the proposed garage.

9.0 HERITAGE IMPACT ASSESSMENT

9.1 ASSESSING HERITAGE IMPACT

- 9.1.1 Heritage impact is considered to be the potential level of harm upon the significance of a heritage asset caused by development proposals. The following paragraphs of the NPPF are relevant to the assessing of heritage impact upon heritage assets;

192. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

206. 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.

- 9.1.2 The NPPF and other relevant guidance (i.e., Historic England) does not currently provide a standard methodology by which heritage impact, both positive and negative, should be determined.

9.2 IMPACT ON THE BARN

- 9.2.1 Due to the limited use of the barn, it is at risk of dilapidation and eventual loss. The proposals to convert the barn will halt any deterioration and provide a new optimum viable use which will be consistent with the conservation of the building. The historic and rural character of the building and its setting will be sustained, and in this instance improved through the proposed enhancement of the buildings external appearance. This will be achieved through the use of traditional materials, the use of extant window and door openings and the removal of modern steel frame buildings. The development proposals have aimed for the minimal loss of historic fabric and the preservation of the interesting features which remain, and which will safeguard the interest of the building.

9.3 IMPACT ON THE SETTING OF DESIGNATED HERITAGE ASSETS

9.3.1 Given the nature of the development proposals, the local topography around the application site and the distance of the relevant heritage assets from the application site, it is expected that the proposed conversion of the extant barn will not have an adverse effect on the setting of these heritage assets. A minor enhancement on the wider setting of these heritage assets will be achieved through the removal of some of the modern steel framed farm buildings at Bomber Farm and the retention and improved appearance and condition of the barn at Bomber Farm.

9.4 MITIGATION

9.4.1 Mitigation against harm will be achieved in the following ways;

- The profiled sheet roof coverings to the north and south outshuts will be replaced with traditional slate roof coverings.
- The extant historic timber roof structure is to be retained and remain exposed within the proposed dwelling.
- Existing and former window and door openings are to be used where possible to limit the loss of historic fabric.
- The proposed conversion has been designed to provide all necessary accommodation within the extant building to prevent the need for new additions.
- Important internal features such as the buildings datestone and the interesting arched door heads should remain exposed where possible.
- An internal void space has been formed above the entrance hallway to provide a full height area which will provide a sense of the barns former large and open interior.
- Adjoining modern steel framed farm buildings will be removed in order to better reveal the elevations of the barn and outshuts.
- New windows and doors should be set back a minimum of 200mm within apertures so as to reduce visual impact.
- A programme of historic building recording and analysis should be implemented prior to the commencement of works which can be secured by a planning condition in order to create a permanent record of the building prior to its conversion.

9.5 PUBLIC BENEFITS OF THE PROPOSALS

9.5.1 The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable Development – The re-use of an existing building with the implementation of a new optimum viable use (environmental benefit).
- The safeguarding of an historic farm building which contributes to the agricultural and rural character of the local landscape (heritage and social benefit).
- The enhancement of the existing building through the use of traditional materials and improved condition and structural integrity resulting from the proposed conversion of the building. This will see the enhancement of the setting of the farmhouse and the wider setting of the relevant heritage assets. Further enhancement will also be achieved through the removal of modern farm buildings (heritage benefit).
- A net increase in housing provision (social and economic benefit).
- The employment of building consultants and contractors to facilitate the implementation of the development proposals (economic benefit).

APPENDIX A - STATUTORY LIST DESCRIPTION: BOMBER CAMP

Name: Bomber Camp Romano-British Farmstead and Associated Enclosure

List Entry Number: 1013817

Grade: Scheduled Monument

Date first listed: 5th November 1980

Listing NGR: SD 84295 47626

Reasons for Designation

In Cumbria and Northumberland several distinctive types of native settlements dating to the Roman period have been identified. The majority were small, non-defensive, enclosed homesteads or farms. In many areas they were of stone construction, although in the coastal lowlands timber-built variants were also common. In much of Northumberland, especially in the Cheviots, the enclosures were curvilinear in form. Further south a rectangular form was more common. Elsewhere, especially near the Scottish border, another type occurs where the settlement enclosure was 'scooped' into the hillslope. Frequently the enclosures reveal a regularity and similarity of internal layout. The standard layout included one or more stone round-houses situated towards the rear of the enclosure, facing the single entranceway. In front of the houses were pathways and small enclosed yards. Homesteads normally had only one or two houses, but larger enclosures could contain as many as six. At some sites the settlement appears to have grown, often with houses spilling out of the main enclosure and clustered around it. At these sites up to 30 houses may be found. In the Cumbrian uplands the settlements were of less regimented form and unenclosed clusters of houses of broadly contemporary date are also known. These homesteads were being constructed and used by non-Roman natives throughout the period of the Roman occupation. Their origins lie in settlement forms developed before the arrival of the Romans. These homesteads are common throughout the uplands where they frequently survive as well-preserved earthworks. In lowland coastal areas they were also originally common, although there they can frequently only be located through aerial photography. All homestead sites which survive substantially intact will normally be identified as nationally important.

Enclosures were originally bounded by stone walls, ditches, timber palisades, or banks of stone and earth. They were constructed as stock pens or as protected areas for crop growing and may have been subdivided to accommodate stock and hut circle dwellings for farmers and herdsmen. The size and form of these enclosures may therefore vary depending upon their particular function. Their variation in form, longevity and relationship to other monument classes provides important information on the social organisation and farming practices of any associated settlements. They are particularly representative of their period and a substantial proportion of surviving examples are considered worthy of protection. Bomber Camp Romano-British farmstead and associated enclosure survives reasonably well and remains unencumbered by modern development. It is a rare example in Lancashire of a Romano-British farmstead which has an associated enclosure. Limited excavation within the farmstead during the late 1930's has demonstrated evidence of fourth century AD occupation and further evidence of the nature and function of this occupation will exist. Additionally the monument will contribute to any study of Romano-British settlement patterns in Lancashire and the north of England.

Details

The monument includes Bomber Camp Romano-British farmstead and associated enclosure. The farmstead is located on a gently sloping south east facing hillslope and the enclosure lies immediately to the south east in the shallow valley. The farmstead includes an enclosure approximately 70m square which is surrounded on all sides by a ditch, now dry, measuring up to 2m wide by 0.5m deep. The ditch is flanked by an outer bank 5m-7m wide and up to 0.3m high on all sides except the north west, and an inner bank up to 4m wide and 0.4 high on the north west and south west sides. Access into the farmstead's interior is by an entrance situated at the mid-point of the south east side. The associated enclosure lying immediately to the south east of the farmstead is bounded by drainage ditches which run from close to the south and east corners of the farmstead and curve round to enclose a sub-oval area with maximum measurements of approximately 140m south west - north east by 110m north west - south east. Within this enclosure there are two rectangular raised platforms both measuring c.8m by 5m which are interpreted as hut platforms. Limited excavation of the farmstead undertaken in 1939 showed that the interior was roughly paved with boulders and dated an occupation area found at the

centre of the farmstead to the fourth century AD. Finds included pottery, an iron sword blade, the top stone of a quern, a stone pounder and a spindle whorl. All modern field boundaries are excluded from the scheduling but the ground beneath them is included.

APPENDIX B - STATUTORY LIST DESCRIPTION: WEDACRE FARMHOUSE

Name: Wedacre Farmhouse

List Entry Number: 1073404

Grade: II

Date first listed: 29th January 1988

Listing NGR: SD 84331 482228

Farmhouse. C17. Rubble. Stone slate roof. 2 storeys. 3 chamfered windows each with moulded dripstone. All mullions removed. Additional small, single- light window above doorway which has deep chamfered lintel and moulded dripstone. At the rear, three 3-light windows. (Left hand ground floor one having lost its mullions) plus an irregular 2-light mullioned window to left. Between storeys a staircase cross window. Drip moulds over all openings.

APPENDIX C – PLANNING POLICY AND GUIDANCE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

This act of parliament forms the legislative foundation for decision making on applications that relate to listed buildings and conservation areas.

Section 66 of the Act imposes a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and states that:

“In considering whether to grant 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.”¹²

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

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

NATIONAL PLANNING POLICY FRAMEWORK

Development proposals affecting heritage assets will be subject to the national planning policies contained within the National Planning Policy Framework which provides the overarching planning policies for England and how these should be taken into consideration when preparing development proposals. The relevant policies relating to the conservation and enhancement of the historic environment expect that development proposals affecting heritage assets be clearly and convincingly justified and that the impacts on the significance of any affected heritage assets be made clear.

The relevant policies relating to the conservation and enhancement of the historic environment are contained within chapter 16 and consist of the following paragraphs of the NPPF;

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

¹² Section 66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990, Available at: <http://www.legislation.gov.uk/ukpga/1990/9/section/66> (Accessed on 5 8th November 2019)

192. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
194. 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. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
195. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
196. 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.
197. 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.
198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
200. 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. Substantial harm to or

loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

201. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
202. 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.
203. 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.
204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
206. 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.
207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

LOCAL PLANNING POLICIES

The relevant local planning policies are contained within the within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following:

Key Statement EN5 – Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.