

HERITAGE STATEMENT

Proposal: Conversion of barn to domestic and construction of link extension between barn and house

Site address: Slack Farm, Settle Road,
Newsholme, Clitheroe, BB7 4JF

Client: Mr and Mrs Newbould

Date: 19 May 2022

Revision: 0

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The background of the top half of the page is a faded aerial photograph of a farm complex. It shows several large, interconnected barns and a house, surrounded by fields and a road. The image is in grayscale and has a low opacity. In the bottom right corner of this image, there is a small copyright notice: "© Google".

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1.0 INTRODUCTION

This Heritage Statement has been prepared, in response to a request by the Local Planning Authority (LPA), to support a planning application for:

Conversion of barn to domestic and construction of link extension between barn and house

It is understood the LPA have not identified any designated or non-designated heritage asset of concern but that as a matter of procedure they request Heritage Statements for the conversion of all traditional farm buildings. It is believed this is to inform a judgement about whether they are “non-designated” heritage assets under the terms of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Indeed, there are many non-designated farm buildings of notable heritage interest.

HPD has also undertaken a search for all designated heritage assets in the vicinity, with the nearest being a grade II listed milestone (list entry no. [1296700](#)), circa 450m to the north. The setting of this designated heritage asset and others in the wider area will not be materially affected by the proposal. Furthermore, none of the buildings affected, or others in the vicinity, are included within the Lancashire Local List¹.

The Farmstead

The traditional buildings of this working farmstead include a farmhouse, barn to the north-east and former mistal to the south-west, with the latter proposed for conversion and extension to link with the farmhouse. The barn has a key stone inscribed “RFR 1912”,

a date consistent with its appearance. However, both the farmhouse and mistal appear to be slightly earlier, which is confirmed by OS map regression, with neither shown on the OS map of 1896 and both shown on the OS map of 1910. The farmhouse and mistal are therefore known to date from around the turn of the century.

Both farmhouse and mistal are simple rectilinear buildings constructed from local rubble with quoin stones to corners and stone slate roofs. Window and door openings, as well as a first floor/ attic pitching hole to the mistal, are framed by stone heads, sills and jambs. Internally, the mistal features:

- roof constructed from sawn (rather than split) timber, which includes a central king post truss supporting purlins and in-turn rafters;
- partial first floor structure, constructed from sawn timber and supported by a modern steel beam;
- one concrete cattle stall, others having been removed; and
- concrete floor slab.

Photographs are included below and further photographs are available on request.

¹ <https://local-heritage-list.org.uk/lancashire>

Photo 1: Barn (left), farmhouse (centre) and mistal (right)



Photo 3: Rear south-east elevation of farmhouse



Photo 2: Front north-west elevation of farmhouse



Photo 4: North-west elevation of mistal



Photo 5: South-east elevation of mistal



Photo 5: Mistal roof structure



Photo 6: Barn with stone inscribed “RFR 1912”



2.0 THE INTEREST OF THE FARMHOUSE & MISTAL

The NPPF does not define what is meant by the phrase “non-designated heritage asset”, however, PPG provides the following helpful advice:

What are non-designated heritage assets?

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

Paragraph: 039 Reference ID: 18a-039-20190723

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Taking into account PPG, HPD is of the view that only the following buildings should be identified as non-designated heritage assets:

- buildings which arguably justify listing;
- buildings that only just fall short of the required standard listing; or,
- buildings which are of demonstrable local architectural or historic interest, which meet the criteria set out in Local Heritage Listing: Identifying and Conserving Local Heritage (Historic England, 2021)

In HPD’s opinion, having had regard to Principles of Selection for Listed Buildings (DDCMS, 2018) and the Agricultural Buildings Listing Selection Guide (Historic England, 2017), both the farmhouse and mistal fall well below the standard required for listing, principally because of their age and modest quality.

The Lancashire Local List broadly adopts the local listing criteria published by Historic England and its focus is upon the contribution a heritage asset makes to the character of an area and its value to the local people. Furthermore, it stresses the importance of adopting a rigorous approach:

To make sure the Lancashire Local List remains special, and only includes heritage assets that are of authentic local significance, we will not be seeking to designate every bit of heritage. As the Government says, the “substantial majority” of buildings have little or no heritage interest, with only a minority of buildings ever having enough significance or value to be considered as being material in a planning context. If we do not provide sufficient scrutiny at all the stages of the project we could discredit or devalue the project overall. As such, to establish if a nominated heritage asset has the potential to be added to a Local List, careful assessment and judgment needs to be applied to evaluate its significance.

The criteria are as follows:

1. Age
2. Landmark Status
3. Historic Interest
4. Archaeological Interest
5. Group Value
6. Architectural and Artistic Interest
7. Rarity
8. Asset Type

In HPD's opinion, the farmhouse and mistal fall short of the standard required for local listing because:

- they date from the late 19th or early 20th centuries;
- they are not landmark buildings;
- there is not known historic or archaeological interest;
- the value of the group and their architectural interest is limited; and
- buildings of this type, age and quality are not particularly rare.

3.0 CONCLUSION

The farmhouse and mistal at Slack Farm are not included within the Lancashire Local List and do not have enough heritage significance to merit identification as non-designated heritage assets, in HPD's opinion, having had regard to relevant guidance. Consequently, NPPF chapter 16 is not relevant to the proposal. Nevertheless, general design policies and principles apply.