

From: Jack Spees [REDACTED]
Sent: 24 June 2025 12:21
To: Planning
Subject: Application 3/2025/0357

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Dear Stephen,

In Response to consultation response from LCC Archaeology - [25 0357 LCC Archaeology](#)

The entire building was surveyed, and any features of internal interest were photographed and described. There is no evidence of a timber framed building, or of a plan form that suggests the remnants of an earlier building. Even the basement, which generally might retain some evidence of an earlier building, does not contain evidence of a medieval hall.

The proposals we have set out, involve little intrusive works. In fact only three areas of work will be intrusive, and in each of these locations it is clear that little will be revealed, that hasn't already – in two instances as the removal of a wall that is a "stud partition" wall, and a door way through another similar wall. The third location is removal of an internal room, which has been surveyed in detail. We are happy to arrange a visit to demonstrate this.

As such the requirement for a watching brief is felt to be disproportionate. We are content to take and provide detailed photographic records during the works.

Kind Regards

Jack Spees

Chief Executive

From: Jack Spees [REDACTED]
Sent: 24 June 2025 12:15
To: Planning
Subject: Application 3/2025/0357

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Dear Stephen

In response to the comments on our planning application - [25 0357 3rd party response 190625](#)

We have the follow initial response:

LA comments: There are clear indications of an earlier structure within the eastern end of present farmhouse building, which is more vernacular in style. It is likely that even earlier fabric exists within this part of the building from the previous medieval hall on the site, some of which will be obscured by render and modern decorations.

Response: The entire building was surveyed, and any features of internal interest were photographed and described. There is no evidence of a timber framed building, or of a plan form that suggests the remnants of an earlier building. Even the basement, which generally might retain some evidence of an earlier building, does not contain evidence of a medieval hall. I am sure the building could be opened for a visit to confirm this.

LA comments: The western end of the farmhouse was rebuilt in the late 19th century to create an elaborate and fashionable west-facing façade. It is likely that the eastern end was re-fenestrated and the whole building rendered at this time. The interior features such as decorative stained glass, tiled floors, elaborate plasterwork and architraves, and high-quality fireplaces are all statements of the aspirations and wealth of the owners at the end of the Victorian Period and are unusual to find within a working farm in this area.

Response: The Heritage Statement documents that the building has clear evidence that it was used as two different dwellings in the late 19th C, both in a clear separation on the map evidence, externally in the entrances and separate gated areas to the north, and in the lack of connections internally, which are clearly of a later date. As there is evidence of separate usages of the two sections of the houses, it is not reliable to make assumptions that the older vernacular and separate dwelling had alterations at this point, and it is also clear that as there were two dwellings, the higher architectural western end may not have been associated with the day to day working farm activities either.

LA comments: The interior of the farmhouse has suffered from neglect and lack of proper security. Despite this, there is good survival of historic fixtures and fittings, such as good quality timber doors and door surrounds, built-in cupboards, fireplaces with tiled hearths, and the rare survival of the cast iron kitchen range.

Response: There is not any evidence of neglect, except insofar as there is maintenance and repairs required. The vandalism was unfortunate but the owners acted quickly and reasonably, and the vandalism cannot be blamed on a lack of security which is common to recently vacated farmhouses.

We are considering the comments further, and anticipate that we will make a further response.

Kind Regards

Jack Spees

Chief Executive