

HERITAGE STATEMENT

PROPOSED ALTERATIONS
TO
VICARGAE FARM COTTAGE
OLD BACK LANE
WISWELL
LANCASHIRE
BB7 9BS
NGR: SD 74490 37386

Job Ref: 6783



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CONTENTS

1.0 INTRODUCTION

1.1	Overview	05
1.2	Purpose	05
1.3	Methodology	05
1.4	Author	06
1.5	Past investigations	06
1.6	Acknowledgements	06

2.0 UNDERSTANDING THE SITE

2.1	Site Location and Description	07
2.2	Heritage Asset Designations	08
2.3	Historical Development	08

3.0 ASSESSMENT OF SIGNIFICANCE

3.1	Assessing Significance	10
3.2	Statement of Significance	10

4.0 PLANNING POLICY CONTEXT

4.1	National Legislation	13
4.2	National Planning Policy	13
4.3	Local Planning Policy	13

5.0 HERITAGE IMPACT ASSESSMENT

5.1	Assessment of Heritage Impact	15
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APPENDICES

Appendix A – Barn Approximately 50 Metres North West
of Vicarage House: List Entry

Appendix B – Wiswell Conservation Area: Summary of
Special Interest

SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of an application for both planning permission and listed building consent for the following works;

- Existing contemporary rooflights to be replaced with flush fitting conservation rooflights.
- Alteration / removal of modern partition walls to the ground floor and first floor with new partition walls constructed at ground floor and first floor to suit proposed internal layout.
- Existing contemporary first floor structure to be altered to suit proposed position of staircase.
- All modern windows to be replaced with new painted timber windows.
- The existing front door is to be replaced with a painted timber, vertically boarded door.
- The existing patio doors to the kitchen are to be replaced with a new painted timber stable door with glazed top panel.
- New sanitaryware / fixtures to the bathroom to replace the existing.
- New kitchen units to replace the existing.

Vicarage Barn Cottage occupied the east bay of a former barn expected to have been built c. 1700 and extended in the late 18th / early 19th century. The barn was converted in the first half of the 1990's to form two dwellings and was extended in the second half of the 1990's. The building is grade II listed and is located in close proximity to the grade I listed Vicarage House. The site is also located within the Wiswell Conservation Area.

1.2 PURPOSE

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 barn will be included to

determine its 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.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2021 which 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

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

1.3 METHODOLOGY

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
- Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide
- Historic England (2017) Agricultural Buildings: Listing Selection Guide⁴
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁵

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)

⁴ Historic England (2017) Agricultural Buildings: Listing Selection Guide (Online) Available at: <https://historicengland.org.uk/images-books/publications/dlsg-agricultural-buildings/heag122-agricultural-buildings-lsg/> (Accessed on 15th May 2023)

⁵ 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)

- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures. ⁶
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment. ⁷
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

A search of the following databases and archives has been carried out as part of this investigation 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 Catalogue

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.

I.4 AUTHOR

The author of this document [REDACTED] (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). [REDACTED] 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. [REDACTED] has a specific interest in vernacular dwellings and farm buildings.

I.5 ACKNOWLEDGEMENTS

We would Like to thank our client, Miss Evans and Mr Ross, for this commission.

⁶ 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/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁷ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

SECTION 02

UNDERSTANDING THE SITE

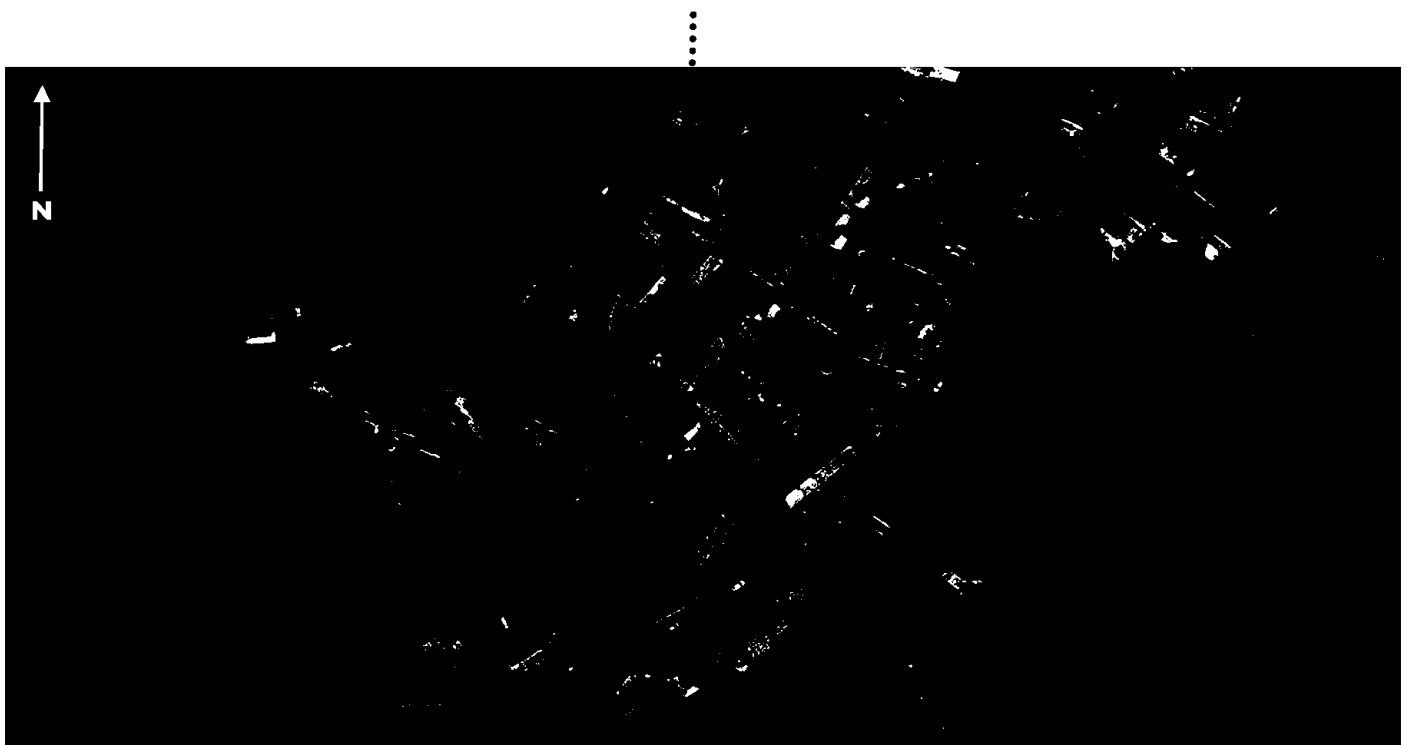
2.1 SITE LOCATION AND DESCRIPTION

Vicarage Barn Cottage is located at NGR: SD 74490 37386, on the east side of Old Back Lane in the small village of Wiswell, in the Ribble Valley Borough of Lancashire. The dwelling is accessed from an existing tarmac driveway access leading from Old Back Lane and along the south elevation of the former barn, with the cottage occupying the east unit of the barn.

A stone built boundary wall denotes the division between the barn and cottage dwellings, with a set of timber gates providing access. The stone walling continues around the perimeter of the cottage site, which is a relatively compact site, with a mixture of tarmac and paving surface treatments and planting beds. Directly opposite the cottage is a stone built outbuilding, with a blue slate roof covering and is primarily used for storage. To the south east are further stone built outbuildings which belong to the site of the nearby Vicarage House, also to the south east and which is visible from the cottage site. Vicarage Fold runs along the rear of the building and provides access to the Freemasons restaurant as well as the dwellings to its north east.

Vicarage Barn Cottage occupied the east bay of a former barn expected to have been built c. 1700 and extended in the late 18th / early 19th century. The barn was converted in the first half of the 1990's to form two dwellings. A clear line of dichotomy is noted to the front and rear elevations, suggesting the bay is a later addition and corresponds with the position of what is now the internal cross wall, likely the former external gable end. The front elevation has two window openings at ground floor, the south west of which is full height and was formerly a door. A single roof window sits approximately central within the south east roof slope. The gable end has a single storey extension built in the mid to late 1990's and is of stone construction, with a lean-to roof with slate covering. Over the lean-to addition, is a first floor window opening in the gable end of the barn with a modern painted timber window, with stone lintel and which is flanked by a single 'breather' on each side of the opening. It is noted that the stonework to the south east gable has been built using a different type of stone. The rear north east elevation is relatively plain in appearance with the two roof windows noted to the roof slope.

Vicarage Barn Cottage (Grade II)



Vicarage House (Grade I)

Fig 01: Plan Showing Location of Vicarage Farm Cottage (Plan taken from Google Maps 2023 ©)



PL01: View of Vicarage Barn Cottage from the south.



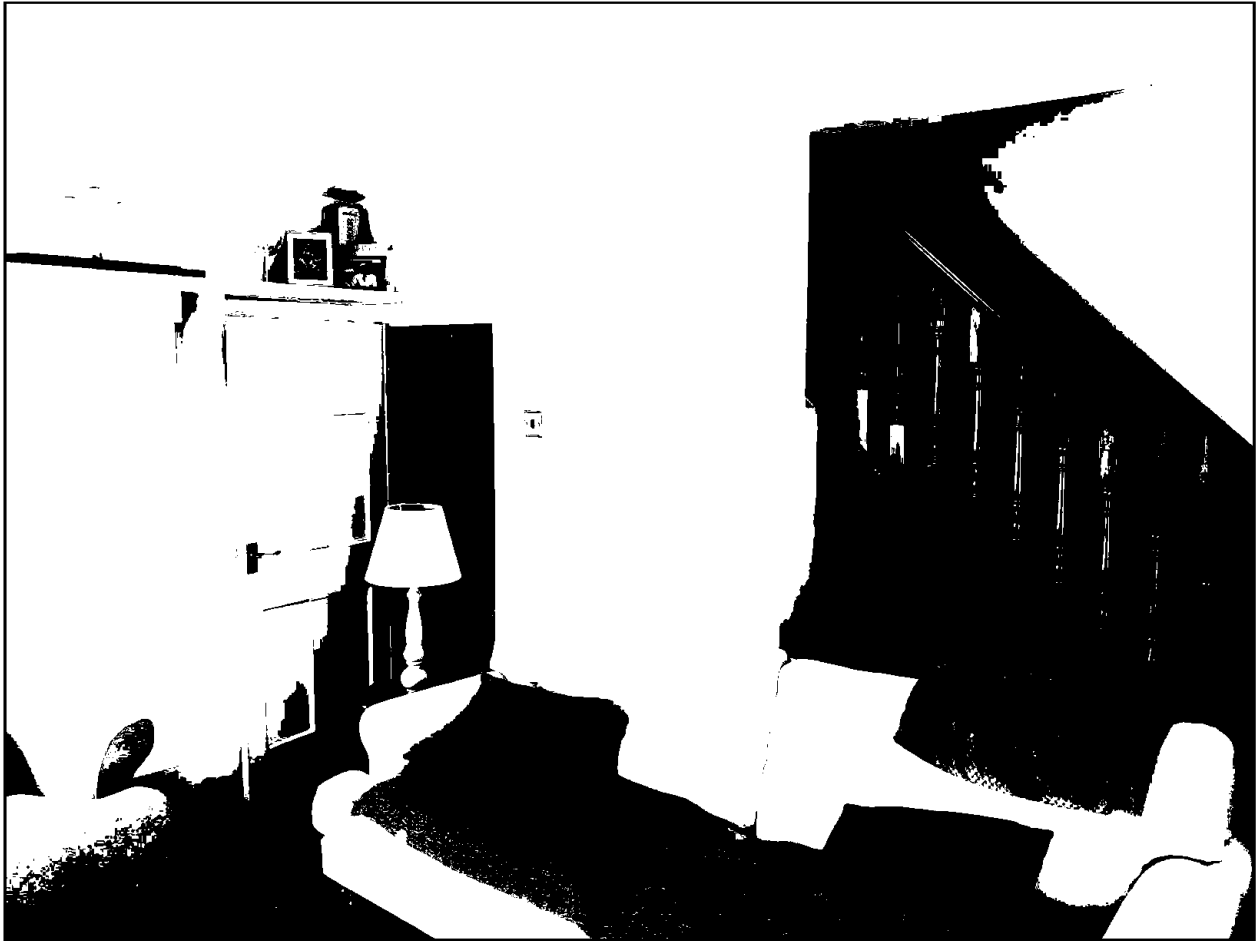
PL02: View of Vicarage Barn Cottage from the south east.



PL03: View of Vicarage Barn Cottage from the north.



PL04: View south west within the ground floor living room.



PL05: View north east within the ground floor living room.



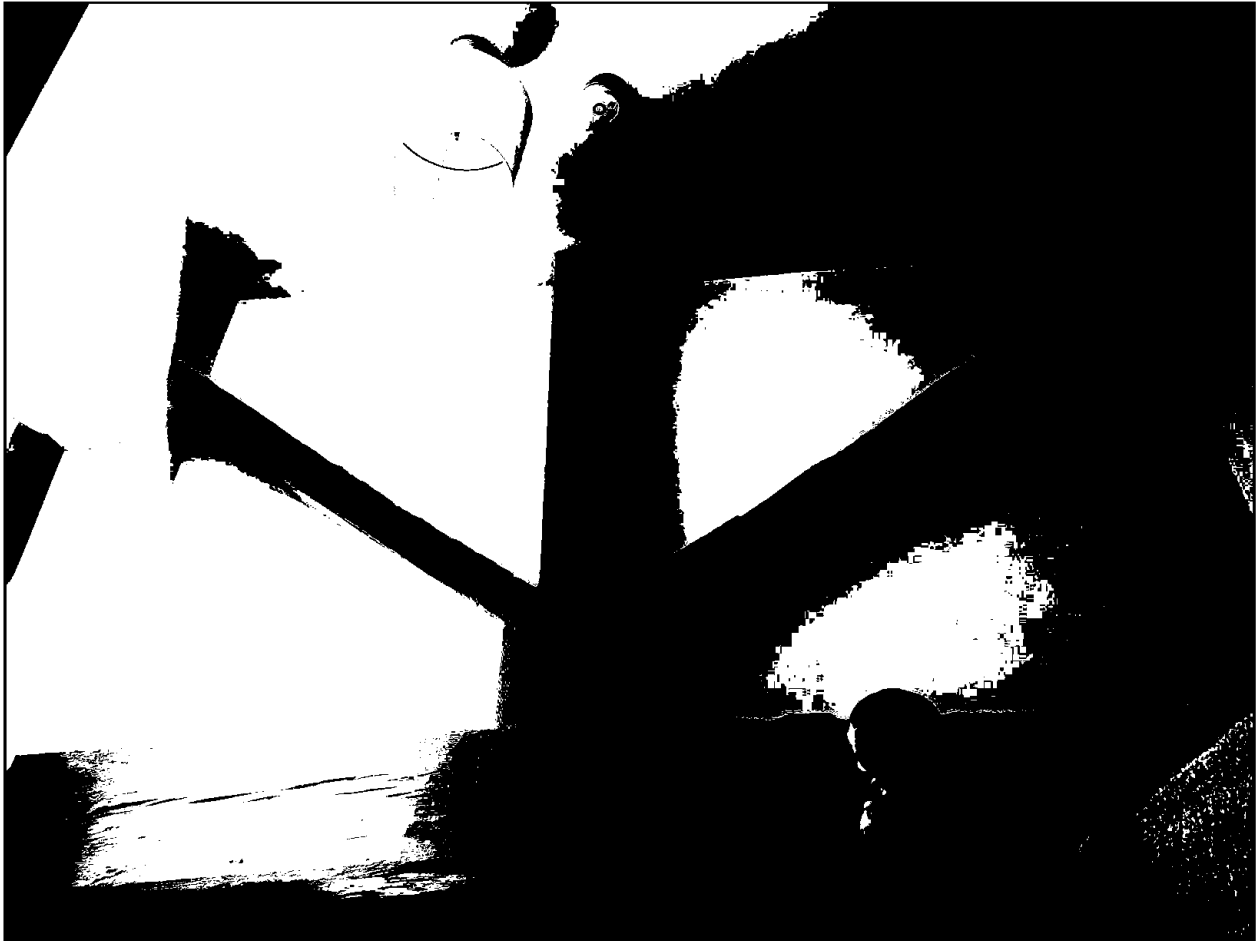
PL06: View north east within the ground floor kitchen.



PL07: View south east within the ground floor kitchen.



PL08: View south within the ground floor entrance hall / study.



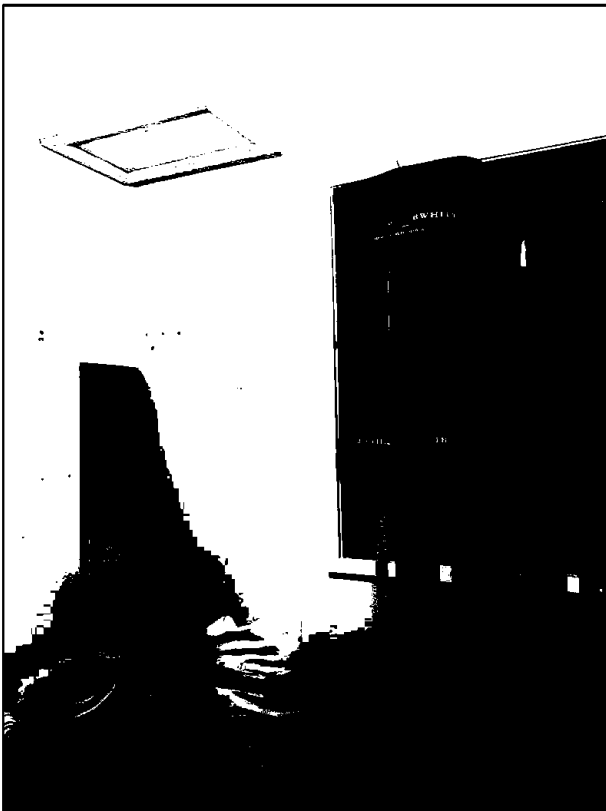
PL09: View of the kingpost roof truss visible to the first floor landing.



PL10: View north west within the first floor front bedroom.



PL11: View south east within the first floor front bedroom.



PL12 (left) View south east within the first floor rear bedroom. PL13 (right) View north within the first floor rear bedroom.



PLI 4: View north east within the first floor bathroom.



PLI 5: View west within the first floor bathroom.

2.2 HERITAGE ASSET DESIGNATIONS

Vicarage Farm Cottage is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. Please refer to Appendix A of this report for the Historic England List Entry⁸.

Vicarage Farm Cottage is also located within the defined boundary of Wiswell Conservation Area. The Conservation Area was formerly designated on the 11th September 1972. A Conservation Area Appraisal was undertaken in 2005 by The Conservation Studio on behalf of Ribble Valley Borough Council and is publicly available online⁹. Vicarage Farm is specifically mentioned within the conservation area appraisal. A summary of the special interest of the conservation area is provided in appendix B of this report.

2.3 HISTORICAL BACKGROUND AND DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

A search of a number of archive catalogues indicates that no previous investigations or records pertaining to the origins and historic development of the barn or Vicarage Farm appear to have been undertaken. The building is not mentioned in 'The Buildings of England: Lancashire North' by Nikolaus Pevsner, however Vicarage House is provided with a brief mention.

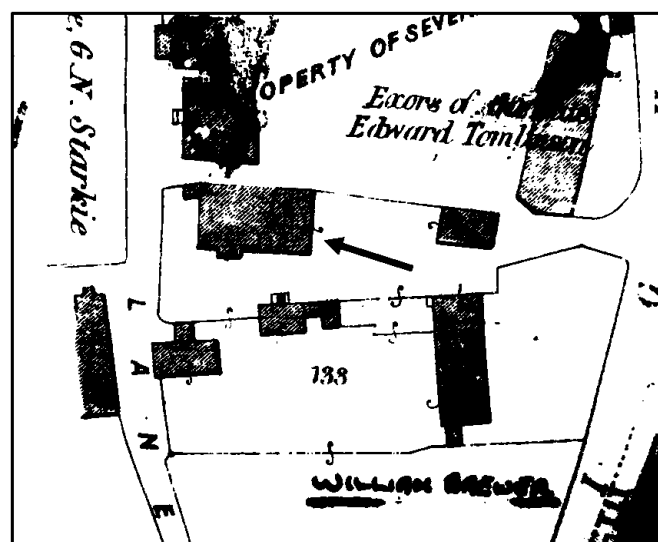
The barn was formerly the main agricultural building to Vicarage farm, which itself was part of the Clerk Hill Estate, which formerly owned much of Wiswell.

It is believed that the unit of the barn occupied by Vicarage Barn Cottage is a later addition to the barn on account of the lines of dichotomy to the front and rear elevation and the presence of a kingpost roof truss to the south east unit, whereas the main barn has 2no. original timber trusses with queen struts. It is thought that the original barn was symmetrical, with the cart entry being central to the south east elevation, but was enlarged to the south east in the late 18th / early 19th century, but before 1844, where OS mapping from this time, shows the cart entry to be off centre to the north west suggesting that the south west unit had been built by this time. This is shown in a greater

degree of clarity in the extract from mapping of the Clerk Hill Estate.



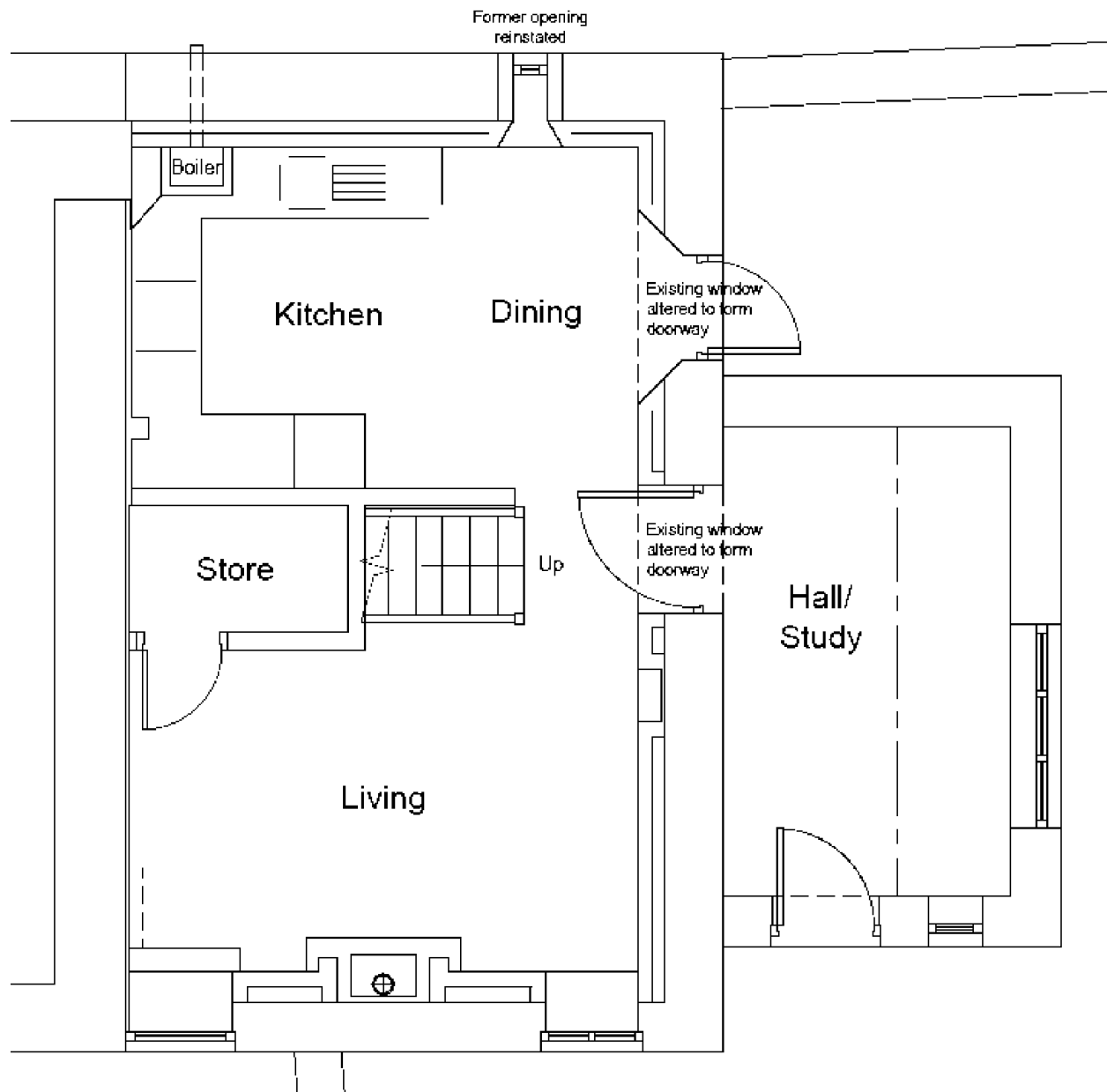
PL01: Historic OS map of 1844



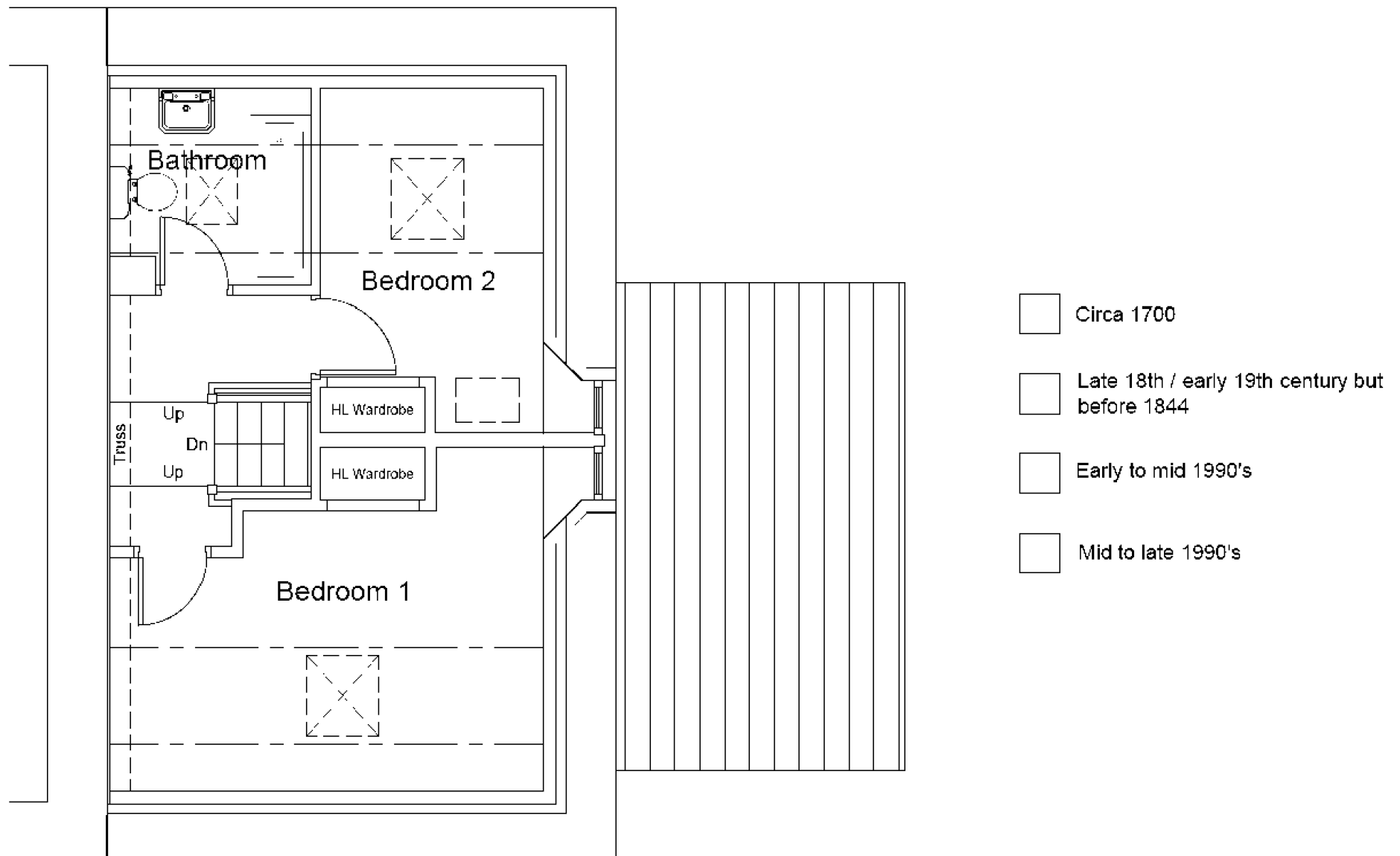
PL02: Extract from a Map of the Clerk Hill Estate, 1870

⁸ Historic England (2023) barn Approximately 50 Metres North West of Vicarage House: List Entry 1067538 (Online) Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1067538?section=official-list-entry> (Accessed on 15th May 2023)

⁹ Ribble Valley Borough Council (2005) Wiswell Conservation Area Appraisal (Online) Available at <https://www.ribblevalley.gov.uk/downloads/file/103/wiswell-conservation-area-appraisal> (Accessed on 15th May 2023)



- Circa 1700
- Late 18th / early 19th century but before 1844
- Early to mid 1990's
- Mid to late 1990's



SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁰ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of the house so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the buildings and both archival and desk-based research. It takes into consideration the significance of both the farmhouse and barn as well as the contribution made by their setting.

For each building, the following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice; to provide a summary statement of significance.

Archaeological interest: “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.”¹¹

Architectural and Artistic Interest: 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 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.”¹²

Historic Interest: “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.”¹³

3.2 STATEMENT OF SIGNIFICANCE

Vicarage Barn Cottage occupies the south eastern unit of a former agricultural barn that is likely to be a late 18th / early 19th century addition to the main barn which was built c.1700. The barn was converted into two dwellings in the 1990s with a subsequent single storey extension to the south east gable of Vicarage Barn Cottage also built in the 1990’s. The larger dwelling at ‘Vicarage Farm’ has not been assessed / inspected as part of this application.

The barn is significant as an example of a former agricultural building dating from c.1700 and which was enlarged in the late 18th / early 19th century. Internally, Vicarage Barn Cottage has been extensively altered through conversion, with its internally character having been eroded, with little of interest remaining internally, with the exception of the king post roof truss visible from the first floor landing. There is no physical fabric which would denote the historic use of the cottage unit. As a result, the primary interest of the barn, lies in its extant historic fabric, which appears to be largely limited to the external walls and some elements of the roof structure, as well as its external appearance. Although the barn has now been converted, its agricultural character and rustic appearance remains and makes a positive contribution to the streetscape and the character and appearance of the conservation area.

The setting of the barn also contributes to its significance which is largely rural agricultural in nature, and the barn retains its visual relationship and group value with the Grade I listed Vicarage House.

¹⁰ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic). (Accessed on 22nd June 2022)

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)

¹² 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)

¹³ 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)

SECTION 04

PLANNING POLICY CONTEXT

4.1 NATIONAL LEGISLATION

Vicarage Barn Cottage is a grade II listed building and as such, the building benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to their special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the Act states that;

“In considering whether to grant planning 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.

The building is also located within the defined boundary of the Wiswell Conservation Area. The conservation area was formerly designated as such in 11th September 1972 and benefits from statutory protection within the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

Section 72 of the Act states that;

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

4.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, 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’.

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. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

4.3 LOCAL PLANNING POLICY

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.

The relevant Local Planning policies consist of the following;

Key Statement EN5: Heritage Assets

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 find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies. 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 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.

Wiswell Conservation Area Appraisal (2005)

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Wiswell Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area.

Wiswell Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Wiswell Conservation Area.

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

The following section is intended to assess the impact of the proposals on the listed building.

There is no prescribed or overarching method for assessing heritage impact. However, the following magnitudes of impact have used to assess the impact of development proposals.

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Medium Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Low Beneficial Impact	The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Neutral Impact	The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.
Low Adverse Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.
Medium Adverse Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Adverse Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.

PROPOSAL	IMPACT ON THE LISTED BUILDING	IMPACT ON THE CONSERVATION AREA	MITIGATION
Existing contemporary roof lights to be replaced with flush fitting conservation roof lights.	The current roof lights currently protrude from the surface of the roof covering and the proposed use of a flush fitting conservation roof lights will offer up a minor enhancement through improved visual appearance.	The current roof lights currently protrude from the surface of the roof covering and the proposed use of a flush fitting conservation roof lights will offer up a minor enhancement through improved visual appearance.	Details / specification of the proposed roof lights to be submitted to the local planning authority to ensure suitability and mitigate harm. The works should ideally be undertaken by qualified and competent contractors with significant experience in undertaking works to listed buildings.
Alteration / removal of modern partition walls to the ground floor and first floor with new partition walls constructed at ground floor and first floor to suit proposed internal layout.	The partition walls to the ground floor and first floor are modern and date from the conversion of the barn in the 1990's. Their alteration will not result in harm to the historic fabric of the listed building. The ground floor is also to be opened up through the removal of the central contributing to a minor improvement to the internal plan form.	The proposed works are internal and no harm to the character and appearance of the conservation area is expected as a result of this proposal.	Details of the extent of wall removal / alteration have been provided as part of this application. The works should ideally be undertaken by qualified and competent contractors with significant experience in undertaking works to listed buildings.
Existing floor structure to the first floor to be altered to suit proposed position of staircase. Removal of existing staircase and installation of new staircase.	The existing staircase and floor structure are modern and their removal / alteration will not be harmful to the significance of the building.	The proposed works are internal and no harm to the character and appearance of the conservation area is expected as a result of this proposal.	The works should ideally be undertaken by qualified and competent contractors with significant experience in undertaking works to listed buildings.
All modern windows to be replaced with new painted timber windows.	The existing windows are modern timber casement windows and it is proposed that they are replaced with new painted timber windows which are more traditional and sensitive in their style and appearance and are inclusive of glazing bars. This will offer a minor appearance to the external appearance of the listed building.	Minor enhancement to the external appearance of the listed building will offer a minor enhancement to the character and appearance of the conservation area.	Details / specification of the new windows, including paint colour and glazing should be provided to the local planning authority to ensure suitability and mitigate harm. The works should ideally be undertaken by qualified and competent contractors with significant experience in undertaking works to listed buildings.
The existing front door is to be replaced with a painted timber, vertically boarded door.	The existing glazed stable type door to the south elevation of the lean-to addition is to be replaced with a solid boarded timber door and one that will be more traditional	Minor enhancement to the external appearance of the listed building will offer a minor enhancement to the character and appearance of the conservation area.	Details / specification of the new door, including paint colour should be provided to the local planning authority to ensure suitability and mitigate harm.

	and sensitive in its style and appearance to the former agricultural context of the building.		The works should ideally be undertaken by qualified and competent contractors with significant experience in undertaking works to listed buildings.
The existing patio doors to the kitchen are to be replaced with a new painted timber stable door with glazed top panel.	The existing patio doors have a residential 'feel' to their appearance and their replacement with a door that is more suited to the buildings former agricultural use will offer a minor enhancement to the external character of the listed building.	Minor enhancement to the external appearance of the listed building will offer a minor enhancement to the character and appearance of the conservation area.	Details / specification of the new door, including paint colour and glazing should be provided to the local planning authority to ensure suitability and mitigate harm. The works should ideally be undertaken by qualified and competent contractors with significant experience in undertaking works to listed buildings.
New sanitaryware / fixtures to the bathroom to replace the existing.	The proposed installation of new sanitaryware will have no discernible impact on the historic fabric and internal character of the building given modern floor and wall structures have been installed as part of the barns conversion and that the existing sanitaryware is also modern.	The proposed works are internal and no harm to the character and appearance of the conservation area is expected as a result of this proposal.	The works should ideally be undertaken by qualified and competent contractors with significant experience in undertaking works to listed buildings.
New kitchen units to replace the existing.	The proposed installation of new kitchen units will have no discernible impact on the historic fabric and internal character of the building given modern floor and wall structures have been installed as part of the barns conversion and that the existing kitchen units are also modern.	The proposed works are internal and no harm to the character and appearance of the conservation area is expected as a result of this proposal.	The works should ideally be undertaken by qualified and competent contractors with significant experience in undertaking works to listed buildings.
New ground floor WC formed in stud partitions, with sliding door, and installation of new counter tops and sink, all to ground floor entrance hall.	This element of the proposals is located within the modern lean-to extension of the building and will have no impact on the significance of the building as a result.	The proposed works are internal and no harm to the character and appearance of the conservation area is expected as a result of this proposal.	N/A.

APPENDIX A

BARN APPROXIMATELY 50 METRES NORTH WEST OF VICARAGE HOUSE: LIST ENTRY

Integrated barn and byre. Circa 1700. Coursed rubble, some elevations watershot; roof with stone slabs to roadside, Welsh slate to farmyard side, 3 units, store, barn and byre, the latter units divided by stone cross wall. Massive quoining throughout. Yardside elevation with entrances to each unit, that to the barn proper a wagon entry with heavily corbelled flanking walls under catslide. Small later window. Planked doors. Right return with 2 openings under massive lintels, and a later small window. Interior: original trusses with queen struts, 3 pairs of purlins and ridge piece; the byre truss with renewed king post. The barn has group value with Vicarage House.

APPENDIX B

WISWELL CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The Wiswell Conservation Area was designated on 11th September 1972. The special interest that justifies the designation of the Wiswell Conservation Area derives from the following features:

- Its rural setting with green fields and woodland that come right into the heart of the village;
- Its many brooks and bankside woods;
- The sunken lanes that thread the village, passing between stone walls, or banks and field hedges;
- The numerous 19th-century farm buildings as evidence of the agrarian history of the village;
- The historic interest of the village plan, with its 'folds' or rectangular enclosures lined with rows of cottages;
- Its buildings (listed and unlisted) of character and architectural interest;
- The homogeneity of the built environment, deriving from the use of locally quarried sandstone for the majority of the houses and their boundary walls;
- Its tranquillity and biodiversity.