

Conservation Officer comments for: 25/00024/LBC

Proposal: Renovation of dwelling including the demolition of a modern lean-to storage building, replacement of all windows and doors, reinstatement of two windows, addition of rooflights, installation of an EV charging point and internal alterations including the demolition of internal walls and staircase.

Site: Manor Farm, 45 Main Street, Carlton

Date Submitted: 14/02/2025

This application seeks listed building consent for alterations and works to Manor Farm which is a building of special historic and architectural interest, listed at grade II.

Site context and significance

The listed building entry (National Heritage List England (NHLE) ref 1361285) identifies the stable block and cottage as:

“Farmhouse. Late C18. Partially limestone rubble though extended in brick, with plain tiled roofs. Two storeyed, gable onto street, but lower rear wing parallel to it, containing doorway in small lean-to. Main block of two units with 3-light casement and 4-light sash windows, with one bay to left added in brick. Lower section towards street with the doorway and 16-light sash window to first floor in gable. Partial cambered heads of blocked window openings visible. Rear wing has blocked window and 3-light casements to ground floor, 16 pane sash windows above. Gable and axial stacks.”

A detailed Heritage Statement has been prepared to accompany the application which identifies the history of the building and whether any of its features of fabric directly affected by the proposals are of any special historic or architectural interest and significance.

The Statement identifies that the original design of Manor House Farm was a two-unit, two storey dwelling in squared stone. A date stone located on what would have been the exterior eastern elevation gives a construction date of 1634. This is further supported by the presence of typical 17th century mullioned windows on the eastern elevation. The building has been systematically extended in red brick to both the north, east and south, the majority of which is likely to date from the late 18th and 19th centuries (hence the dates referred to within the listing entry).

The house sits within an historic farmyard setting with two ranges forming a loose courtyard to the east which were later connected at roof level. This courtyard fronts onto Main Street with modern farm buildings behind the historic structures to the north. Manor House Farm is a good example of the distinctive and important regional feature whereby many farms remained based in the centre of villages post enclosure rather than being moved out into the newly enclosed fields.

The house has been subject to varying degrees of adaptation and alterations since the 19th century, and generally it has not been subject to a full maintenance regime in modern times, so its condition has deteriorated. The building has been subject to recently undertaken repairs and works to secure its immediate conservation. This proposal seeks listed building consent for a full scheme of renovations to bring it up to an acceptable habitable condition.

Relevant Acts, National and Local Policies and Guidance

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses.

Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building.

The proposal and its impact upon the significance of affected heritage assets

The proposal can be summarised as the renovation of the building including the demolition of a lean-to storage building, replacement of windows and doors, reinstatement of two windows, addition of rooflights, installation of an EV charging point and internal alterations.

The full list of works is provided within the Schedule of Works document and it is the proposals contained within this document upon which my comments are based. In my opinion the proposed works are well-intentioned as to provide for a new phase of occupation of the building and secure its long-term conservation. The works are generally subject to an appropriate conservation-led specification using traditional construction methods and materials that would be compatible with the heritage significance of the building. The reinstatement of an original window on the southern elevation would enhance its significance. The general floor plan, volume and uses of the rooms within the building would remain clearly discernible, with interventions limited in extent and number but justified to allow for occupation.

The more impactful works consist of the demolition of the abutting outbuilding on the western elevation, removal of the secondary staircase, installation of new French doors and opening up of the fireplace between rooms 4 and 5. Overall it is considered that these works are necessary for the objective of increasing the habitability of the building and affect fabric of little historic interest, or in the case of the opening up of the fireplace in the original stone wall, would result in the loss a negligible extent of fabric. The mantle above would remain and the fireplace between these two rooms brought back into use, reaffirming its original purpose.

The current timber framed windows and doors across the building are of varying ages and style and reflect the adaptations made to the building over time. In my opinion only some are of heritage significance, in particular the first floor mullioned windows on the eastern elevation, these being in the original stone historic core of the building, and to a lesser degree surviving sash and casement windows which likely date back to the 19th century. All existing windows and doors are generally in a poor condition.

The mullioned windows are proposed to be retained and supplemented with secondary glazing, which in my opinion is an appropriate conservation-led approach. As per the details of the Proposed Window Schedule, all other windows and doors are proposed to be replaced, generally on a like for like basis in terms of the style and arrangement of the windows matching those to be replaced, and with the replacements being timber framed. There is no clear evidence of any historic single glazing remaining in the existing windows, so slim profile double glazing units are proposed for the replacement windows to improve the energy efficiency of the building. Other than for a limited number of minor design amendments which should be actioned prior to their installation (listed in the summary below), in my opinion the replacement windows and door are appropriately specified and this element of the works would preserve the special interest of the building.

Summary

Overall and for the above reasons it is considered that the proposed works would be compatible with the significance of the listed building Manor House Farm, and consequently the proposal would comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF, and the statutory duty of Section 16 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

As above in my opinion some minor alterations to the proposed window and door specifications are requested, to ensure that the windows and doors follow traditional characteristics and their installation is compatible with the significance of the listed building. These alterations could be secured prior to the determination of the listed building consent application or secured prior to the installation of the windows and doors. The amendments are:

- Repositioning all trickle vents so they are not through the head of the frame and are located in a concealed or less obtrusive position within the windows and doors (such as over the frame).
- For windows W12, W19 and W20 removal of the horns on the bottom of the top sash, as these are not a traditional feature for a modestly sized multi-glazing bar sash window
- Consider the addition of glazing bars to windows W03, W06, W16 and W23 to reflect the appearance of other windows on the elevations there are located