

Conservation Team Advice

Date: 13th November 2025
Application Ref: SMD/2025/0422
Site Address: Catswall Farm, Huntley Road, Denford
Proposal: Application for Variation of Conditions
 2,7,13,14,15,16,17,18,19,20,21
 in relation to application SMD/2023/0630

Condition	Comments
2	<u>Approved plans</u> The covering letter dated August 2025 states: <i>‘This variation of condition application seeks to vary the approved drawings to allow removal of the existing modern timber trusses to increase available headroom and installation of new structure to facilitate removal of the trusses. Two further minor amendments include a level change within the ground floor, and changing an external door to a window. As such, we wish condition two to be varied to swap approved drawings : 00101 AL(0)12, PL(0)15C, PL(0)16B, 17271 01, 02 & 03 with proposed drawings: 00101 AL(0)12A, PL(0)15F, PL(0)16E, LD-25-331-200-P1, LD-25-331-201-P1 and LD-25-331-202-P1.’</i> The proposed variation of the approved plans seeks to remove the timber truss to the roof structure and replace the interior with a steel frame. It is unclear from the submitted information if these proposed alterations to the design would involve the demolition, or partial demolition (e.g. demolition of the interior) and reconstruction of the barn. The annotations on the proposed section (dwg no. LD-25-331-202 Rev P1) also appear to indicate that a concrete base would be required for the installation of this steel frame and, as above, it is unclear if structural work such as underpinning/excavation would be required for this (although the floorplan mentions



	underpinning works). Another plan (dwg no. PL(0)15 Rev F) also indicates the floor would be limecrete which appears to contradict the annotations in dwg no. LD-25-331-202 Rev P1. In any respect, this proposed variation has the potential to increase the level of heritage harm to the proposed development. Whilst the covering letter states this is a modern truss, the subsequent works would result in loss of authenticity of the traditional and vernacular construction of the building. One of the key parts of the Listed Building's special interest is its traditional and vernacular construction and this would be considerably diminished and eroded by the proposed alterations to insert a modern steel structure within the interior and, presumably, tie this to the perimeter walls. If the works do involve demolition or partial demolition of the building, then this has the potential to tip the scale of heritage harm into 'substantial harm' (par.214 of NPPF) to the designated heritage asset. If not, then it may still be 'less than substantial harm' (par.215 of NPPF) but at a higher end of the scale. As set out in the NPPF, any harm requires clear and convincing justification (par.213 of NPPF). The covering letter mentions that these proposed variations are to allow for headroom in the first-floor level. However, this does not appear to be clear and convincing justification for such an extensive alteration to the structure of the building. Barn conversions, particularly those which are listed, require a sensitive and bespoke approach to the design of the conversion, including alterations to the interior, to ensure that the heritage significance of the building is best conserved. We, therefore, have objections to this proposed variation from a conservation perspective as it would increase the level of heritage harm of the previous approval.
7	Details hard and soft landscaping (inc. means of enclosure) • The proposed site plan (dwg no. PL(0)12 Rev A) indicates boundary walls are to be constructed, but no drawn details (i.e. elevations) have been provided for these.



	• In addition, a proposed photograph of some hardstanding has been provided but no technical details such as a manufacturer's specification have been provided. • Therefore, from a conservation perspective, we do not consider the proposed details are sufficient to discharge or vary the condition of the approved scheme as further information would be required. • There are no comments in regards to propose soft landscaping from a conservation perspective.
13	External lighting • No comments from a conservation perspective
14	Tanking The Variation of Condition Information documents states: <i>'To address the difference in floor/ground levels and the high potential for moisture penetration in these areas, it is proposed to install a drainage membrane to any areas where the ground level lies above internal floor level, with perimeter drainage to the base of the walls. A French drain is to be installed externally. Further details can be found on drawing PL(0)15F.'</i> • Some further information on these details would be useful, including: 1. Update the proposed floorplan (dwg no. PL(0)15 Rev F) to indicate the perimeter wall to be affected 2. Product specification of the tanking method 3. Indication on the proposed site plan (dwg no. PL(0)12 Rev A on where the French drain would be located
15	Details of new facing materials • The Variation of Condition Information document shows two types of colour stone – Hollington



	Cream and Hollington Red Sandstone. It is unclear if both are proposed for the development. It may be useful to have a sample available on site to clarify which colour is a best match to the existing stonework. In addition, there are no details of how this stone would be dressed/finished. • The Variation of Condition Information document outlines that any roof tiles would be reused and new or reclaimed tiles to match the existing would be used for any missing tiles. This is acceptable in principle, but maybe a specification or sample could be provided to clarify this.
16	<u>New doors and windows (inc. shutters and ventilation holes)</u> The Variation of Condition Information document outlines: <i>‘We would like this condition to be varied to agree the following submitted details :</i> <i>Joinery details can be found within the submitted drawings AC(3)01 & 02, to be read in conjunction with drawings PL(0)15F and 16E.’</i> • There are no objections from a conservation perspective to the proposed technical details of the windows and doors in dwg nos. AC(3)01 & AC(3)02 as the joinery details are shown to be timber flush fitting casements and retention of the tilt-in openers. The window details also show there would be no trickle vents and the glazing bars would be integral. The annotations on the drawings mention the windows would be painted Pebble Grey (RAL 7032). The drawings also show the technical details for the ventilation holes, which are acceptable. • However, it is not overtly clear from the submitted details what is the recess depth of the windows (except the ventilation holes) and doors. Usually, for barn conversions it is recommended that there are deep recesses (e.g. minimum 100mm



	recess) to maintain the visual prominence of the original openings and the overall agrarian character of the building. If clarification of this can be provided, then there would be no objections to the variation of the condition to agree these details.
17	<u>Internal materials and insulation</u> The Variation of Condition Information document outlines: <i>‘We would like this condition to be varied to agree the following submitted details :</i> <i>Specifications for the lining of walls, roof and floor can be found within drawing PL(0)15F. Materials to match those installed within the approved and completed ‘Barn B.’</i> • Reference is made to works carried out in Barn B, presumably under previous permission SMD/2016/0790. However, we are unable to ‘approve’ details that were submitted with a different permission. The specific technical information needs to be submitted with this application as it is a separate permission to the works covered by Barn B.
18 & 19	<u>Mortar details – mortar analysis & details of repointing</u> • The covering letter outlines a request to change the details of these two conditions to agree a specification and agree a sample panel of mortar for re-pointing instead. There are no objections to the principle of this from a conservation perspective. • The proposed covering letter has submitted a methodology in principle. However, it would be better if the methodology details were agreed at the same time as the sample panel to ensure that the two details matched. In addition, the original condition 19 (Mortar Methodology) was likely asking for details of the method/extent of removal

	of the existing, the detail of which is lacking in the submitted Variation of Condition Information document. The following conditions would, therefore, be recommended as a variation: • Before the re-pointing hereby granted consent is carried out, details of the proposed method of re-pointing shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved method statement. The method statement shall define: - Method and extent of removal of the existing mortar - Mortar mix, colour and pointing finish of the replacement mortar Reason: To preserve the special architectural and historic interest of the Listed Building. • Prior to the commencement of the re-pointing hereby approved, a sample panel of the new pointing shall be provided on site and shall be agreed in writing by the Local Planning Authority. The works shall thereafter only be carried out in accordance with the approved sample panel. Reason: To preserve the special architectural and historic interest of the Listed Building.
20	<u>Details of rooflights</u> • A specification for The Rooflight Company ‘Conservation Rooflight’ has been provided. This rooflight detail is sympathetic to the historic character of the building as it is flush with the roofplane, has a slim profile frame and a central glazing bar. There are no objections to these proposed details to be agreed via a condition from a conservation perspective. Suggested wording for the varied condition:

	The proposed rooflight(s) hereby approved shall be The Rooflight Company 'Conservation Rooflight' as specified in the Variation of Condition Information document (dated August 2025), Rooflight Company Detail (received 19th September 2025) and Rooflight Technical Data Sheet (received 19th September 2025). Reason: In order to safeguard the special architectural and historic interest of the Listed Building.
21	<u>Details of any flues</u> - There are no objections with the principle of the proposed amendments to the condition. However, we would suggest the following wording: - The flue to the front elevation of the building hereby approved shall only be constructed in metal and finished in a matt black colour. The proposed size, design and dimensions of the approved flue shall match the details shown in dwg no. PL(0)16E. Reason: To safeguard the special architectural and historic interest of the Listed Building.

Conservation Officer: Megan Atkinson