

Conservation Team Advice

Date: 27th January 2026
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
	Previous conservation comments (dated 13/11/25) raised concerns with the potential increase in heritage harm with the proposed variation of condition application, including changes to the structural works. In addition, further information on some of the technical detailing requested. Further information has, subsequently, been provided.
2	<u>Approved plans</u> Further information has been provided in email (dated 12/12/25) in regards to the roof structure replacement. It is acknowledged that the existing is a modern timber structure and of no heritage value. However, it would still be concluded that the replacement with a steel structure would not relate to the traditional construction of the building and therefore still have a harmful impact on the building's significance. It would not, however, increase the level of harm to 'substantial harm' to the designated heritage asset. There are no objections to the principle of this from a conservation perspective in this instance, but would suggest that details of the replacement tiles are still agreed (see below – condition 15).
7	<u>Details of hard and soft landscaping (inc. means of enclosure)</u> The 'Site Plan as Proposed Barn A – Dwelling' has been updated (dwg no. PL(0)12 Rev B) to show elevations of the drystone walls and a timber post and rail fence. From a conservation perspective, there are no objections to the proposed variation of condition to include reference to the updated site plan (dwg no. PL(0)12 Rev B) and for the Westminster stone data sheet for 'Fieldmoor Sandstone Cobbles & Setts (Antique)' and 'Yorkstone Paving'.

13	External lighting No comments from a conservation perspective.
14	Tanking The updated 'Plan as Proposed' (dwg no. PL(0)15 Rev G) shows the French drain has been removed and a data sheet for the tanking, which would be a membrane system. The annotation on dwg no. PL(0)15G outlines a drainage channel with sump would be installed to the base of the walls. There are no objections to the variation of condition to include these details from a conservation perspective.
15	Details of new facing materials - Previous conservation comments requested further clarification on the type of stone to be used and samples for the stone and tiles to be used. - The Covering Letter has been updated to state that a sample for the stone and tiles will be provided on site for inspection. There are no objections to agreeing a sample of these, if the applicant can let us know if they want to agree before or after determination that would be useful. - If after determination, then we would suggest the condition remains the same as previously written.
16	New doors and windows (inc. shutters and ventilations holes) - Previous conservation comments (13/11/25) raised no objections to the principle of the window and door details, but queried the depth/recess of the frames to the installed. - Clarification has been provided in an email (dated 12/12/25) that outlines where windows are currently existing the frames will be reinstated to match the current details and any new openings or infill of openings will be 200mm to retain the agricultural character of the building. There are no objections to these proposed details from a conservation perspective. - Suggested condition wording: - The replacement windows and external doors hereby granted consent, shall be of timber construction and be installed in strict accordance with the details provided in 'Barn A joinery Details' dwg no. AC(3)01 and 'Barn A

	Joinery Details' dwg no. AC(3)02 and the details provided in email dated 12th December 2025. Reason: To ensure the development takes the agreed form envisaged and to preserve the special architectural interest of the Listed Building.
17	<u>Internal materials and insulation</u> • The annotations on 'Plans as Proposed' (dwg no. PL(0)15 Rev G) outline that the floor would be an insulated limecrete slab flooring. There are no objections to this from a conservation perspective. • The annotations on 'Plans as Proposed' (dwg no. PL(0)15 Rev G) outline that internal walls would be finished in Gypsum Gypframe and Gyproc thermaline PIR insulated plasterboard which is a drylining system. This is not a sympathetic finish to a traditionally constructed building as it would result in the loss of character to the building's interior. However, as noted above, the internal structural frame has already been approved and the installation of the plasterboard would likely help hide this. In addition, it is noted that a vapour control layer is proposed which would help to maintain the breathability of the traditional masonry construction. There are no objections to these details in this instance from a conservation perspective.
18 & 19	<u>Mortar details – mortar analysis & details of repointing</u> • An updated re-pointing specification has been provided in the amended covering letter (dated December 2025), which is acceptable in principle. As noted in the document, a sample of the pointing will be made available on site for inspection. We would, therefore, suggest the following condition as replacement to condition 18 & 19: ○ Before the re-pointing hereby granted consent is carried out, a sample panel of the pointing to be used shall be made available on site for inspection and agreed in writing by the Local Planning Authority. The sample panel shall be carried out in accordance with the submitted details in Variation of Condition Information document (dated December 2025). The re-pointing works shall thereafter be carried out only in accordance with the

	Variation of Condition Information document and the agreed sample panel. Reason: To safeguard the special architectural and historic interest of the Listed Building.
20	<u>Details of rooflights</u> • No further comments, we would still recommend suggested wording in previous comments (13/11/25).
21	<u>Details of any flues</u> • No further comments, we would still recommend suggested wording in previous comments (13/11/25).

Conservation Officer: Megan Atkinson