Heritage Statement and Impact Assessment

LOWER LADY MEADOWS FARM
Bottomhouse, ST13 7EZ

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Introduction

Mel Morris Conservation has been appointed to assess the listed building as part of an application for a combined dining room and boot room extension and other minor internal alterations and an external boiler.

The farmhouse known as Lower Lady Meadows Farm is a grade II listed building, first listed on 15th December 1986.

The list description provides a brief overview with identifying features. The list description is as follows:

> "Farmhouse. C18 with early C19 additions. Coursed dressed and squared stone; tiled roof; verge parapets with pitched copings; end stacks. 2-storey, 2-window front; 3-light block mullioned casements; entrance offset to left with blank, inset, shield in lintel; part-glazed door. Interior has cast iron range to early C19 wing which forms part of a very complete interior of this date, with very little alteration."

The farmhouse sits within a farmstead, which comprises a range of stone outbuildings some of which are contemporary with the main house. The detached L-shaped range of buildings, the barn to the north, is separately listed grade II.

The list description for that building refers to it being,

> "Barn. Early C18 with early C19 addition. Coursed dressed and squared stone; tiled roof; verge parapets on corbelled kneelers to earlier part. L-shaped plan. Two-level layout of hay loft over cattle sheds and cart house. C18 range has hay loft door placed centrally over three doors, the outer two with heavy lintels. C19 wing set to left end with block mullioned window to upper level and elliptically-arched cart entry to left of further door. Encloses a yard with the farmhouse (q.v.)."



Fig. 1 Extract from the Historic England listing map showing Lower Lady Meadows within its garden.

Planning History

There is a short planning history for the site, with most developments taking place after the death of the last Brough family member in 1993 and subsequent sale ca. 1996. The planning applications include the following:

SM96-0503- Listed Building Consent in respect of Renovation of house and replacement windows - Approved 29/07/1996
Application by John Henry Rockingham.

The house was then considered vacant and 'at risk'. This application included the following alterations, all of which were illustrated on associated detailed plans, and all of which were approved by the Local Planning Authority. This explains largely why the list description is now inaccurate, as the 'very complete interior' does not survive:

- Replacement of all windows. Existing windows described as 'Georgian wrought-iron'. All wrought-iron windows to be replaced with timber casements.
- Relaying of floors in concrete over DPC – removal of brick paved floors.
- The removal of a cast-iron range in the Living Room.
- The removal of a ' brick corner stone and hotplate' to the kitchen.
- Removal of 'Cheese press' and stone thrawls to rear service room / larder and 'floor flagged' to create a W.C.
- All original internal brick walls at ground floor level to stairwell demolished with LBC and replaced with blockwork.
- First floor stud partition separating the stairwell from the bedroom (probably timber studwork of the 18th century) replaced with new walls on new alignments.
- All walls re-plastered with LBC.
- All ceilings – lathe-and-plaster removed and replaced with GPB and thistle skim.
- External kitchen door – shown as boarded.
- Schedule of Works and specification for re-roofing and cast-iron RWGs.
- Shows the roof space being used as part bedroom and part bathroom and internal walls rebuilt.

SM99-0086 - Listed Building Consent in respect of Rooflights and new window – these serve the barn. Approved 16/03/1999. All in compliance.
SMD/1999/0801 – agricultural storage building

Historic Development and Phasing

The house itself has a number of characteristics which place it firmly in a date range of ca. 1760-1790. The building once had a date and initials plaque on the front door lintel, the 'blank inset shield' - an arched and shouldered inset panel - mentioned in the list description, but the date and initials were removed at some point in time. The same blank shield detail can be found on the late 18th century 'Twist Intake' – High Street, Ipstones.

There is some documentary evidence for the building as it falls within the historic parish of Onecote and Bradnop from 1862, which was included in Faith Cleverdon's doctoral thesis on the buildings of the Leek townships in the Moorlands[1]. Prior to 1862 it fell within Ipstones parish. The house is recorded by Cleverdon within the parish of Ipstones, as follows

> "[99] LOWER LADY MEADOWS (Fig. 6.82) (S) SK027530
> Mid-late 18th century: central entrance plan with lobby leading directly to stairs. 3-light block-mullion windows flanking off-centre doorway. Two storeys with attic. E bay with houseplace. W bay with entrance lobby and stairs, parlour and small service room to rear. Cellar below parlour, chamfered window and mullion suggests house rebuilt on earlier foundations. 18th century farm buildings include threshing barn.
> 1651 bought by William Meakin as part of Ipstones manor (now in Bradnop)."

Cleverdon also describes the house on page 232 of her thesis and illustrates the ground floor plan (see inset

1 LANDSCAPE WITH BUILDINGS - A North Staffordshire study based on the medieval parish of Leek - Faith Cleverdon - University of Sheffield, Faculty of Education, PhD thesis, March 2002

right). She states that 'John Meakin, held land in the manor of Ipstones, which he purchased in 1651, and part of his cellar may still survive. The present house was built towards the end of the eighteenth century as a 'central' entrance plan house. The two main rooms flank a tiny entrance lobby leading to a straight staircase, a plan that was to become common in the smaller nineteenth century houses.'

The house has a large chimney breast serving the Houseplace, with a moulded cornice to the lintel, but there is no sign of a smoke bay or smokehood which were outmoded by the mid 18th century. The stone details of the main hearth are quite subdued and not typical of the mid 18th century in this region (which had jowelled jambs) and this points to the building being slightly later – after 1760. The jambs are treated simply with small slips to represent a capital. The chimney stacks to either end contain two flues each and are built with narrow bricks, with a moulded capping, also probably original; the stack to the later Back Kitchen is blue brick with moulded capping and is rebuilt.

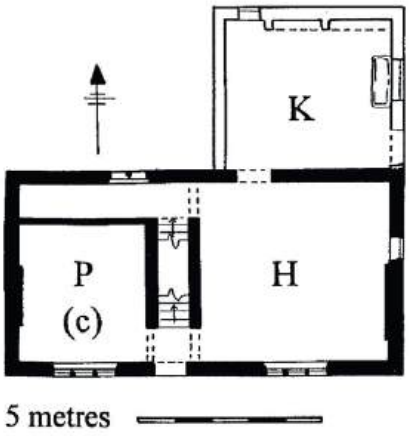


Fig. 2 F. Cleverdon - floor plan of Lady Meadows Farm (P - parlour), (c) cellar, H- Houseplace, K- kitchen.

The copings to the main house and both the original house and the later wing are moulded with hog-back rounded sections, and this is more typical of an earlier building, pre-1800. The block mullions (flush mullions) are also typical of the last decades of the 18th century. The rear wing was added to create a Back Kitchen, which displaced the Houseplace in providing the main cooking space. This was built in a coursed pink local stone. Stylistically this dates from around 1800-1820. There is a note on the drawings from 1996 that the rear wing was built in 1865 and there is some evidence of alterations of that date (brick stack and arched cast-iron register grate to the first floor) but the kitchen hearth is the same detail as that in the Houseplace and this pushes it closer to 1800.

Documentary Sources

There is some difficulty in identifying accurate documentary sources because there are two places called 'Lady Meadows' – Upper and Lower. Both of these appear on Yates map of Staffordshire of 1775. There is no distinction between the two different farms / locations in the census returns so identifying which farm is occupied by which owner is problematic. There are few historic maps of this area. The Ordnance Survey map of 1888 shows the building in its present form and that has not changed in footprint. The area does not have a recorded tithe map and the enclosure maps of the waste do not include this early enclosure. The 1820 County map by Greenwood does not clearly distinguish the buildings, although we can make a calculated guess about their location. However, it is too small a scale to depict the buildings accurately.

Documentary Sources are listed in reverse chronological order:

1940 – Kelly's Directory – Edwin Brough / Harry Fernyhough– 'Lady Meadows'
1932 - Kelly's Directory - Edwin Brough / Andrew Carr – 'Lady Meadows'
1912 – Kelly's Directory - none named
1900 – Kelly's Directory - William Birch
1891 Census – Lady Meadows – Joseph Naylor
1881 Census – Lady Meadows – Sarah Edwards – farmer of 4 acres + unnamed
1880 - Kelly's Directory - none named
1872 – PO Directory – William Birch (farm unnamed)
1871 census – Lady Meadows - John Wardle – Retired farmer
1868 – William Beardmore - advertisement of sale – Lady Meadows Farm.
1817 – James Mack of Lady Meadows (SRO – D4622/1/3/1) – lease of an allotment on Cheadle Waste
1802 – Staffordshire Advertiser (20.11.02) – "a Freehold Estate called Lady Meadows, consisting of a good farmhouse, with convenient outbuildings and about 45 acres of arable, meadow and pasture land, in the occupation of Mr John Wardle. And also those several closes called the Bilmes, adjoining….42 acres or

thereabouts."
1801 – Derby Mercury (3/9/01) "sale of Lady Meadows in the occupation of Thomas Vickerstaff, who has had notice to quit."
1779 – Aris' Birmingham Gazette (29.11.79) – "sale of Freehold Estate at Ipstones, containing upwards of 70 acres, known by the name of the Lady Meadows, and now in the holding of William Parkes."
1776 – Staffordshire Record Office – draft assignment of lease of a farm at Lady Meadows, p. Leek by Mary Meakin of Leek to George T. Herton of Lady Meadows, husbandman (ref. D3359/19/182).
1776 - lease by Mary Meakin of Leek to George Titterton of Lady Meadows Croft, husbandman, of messuage, farm or tenement at Lady Meadows, Leek (SRO -D3359/19/136)
The Sneyd (Ashcombe) Papers – Keele University Special Collections has a record (Parcel Three – Ipstones – purchase of holdings by Ancient Tenants of the Lordship, 1650-51 (ref. SA-11).
"20 December 1651
Ibid to Laurence Hawkin of Lady Meadows in Ipstones, nailer. Conveyance of the messuage called Lady Meadows, etc. with rights of common. Consideration £135.14.3."
[This is not the same as William Meakin and John Meakin mentioned by Cleverdon. She refers to privately-owned deeds. Did she make an error or was it immediately sold on to Laurence Hawkin or later transferred to the Meakin family?].

Floor Plan

The plan of the building incorporates an off-centre staircase plan, with a service room behind the small Parlour. This may have been intended as a Cheese Room/ small dairy. The two-light window to rear was originally split with a partition to part light the hall / lobby and to part light the cheese room, which would have at that time been 'glazed' with a ventilator to keep the room cool.

There is a cellar underneath the parlour. It is a typical arrangement to find a cellar under the parlour throughout the 17th and early 18th century. The service room was unheated and is recorded as a Cheese Room (with cheese press and thrawls in-situ in 1996) and the rooms on the first floor are recorded as one bedroom over the Parlour (now split into two rooms), with a hearth, and an attic floor reach by the staircase. The stud partitions are all modern replacements for the original partitions in brick and studwork, but the floor plan has not changed significantly.

The Houseplace was the original cooking room, with a 'Back Kitchen' added later. There is a bedroom over the Houseplace and this was not originally lobbied from the third bedroom over the Back Kitchen. There is an attic space, converted into a bedroom and bathroom. This was in use as bedrooms in 1996. Whilst the headroom is generous, there is no clear evidence that this was originally dedicated bedrooms rather than storage as there are no original windows to the gable ends.

There have been extensive modifications to the house as identified in 1996, including loss of original joinery, fixtures and fittings, plaster and flooring. The list description refers to 'a very complete interior with very little alteration' but that is not the case now. The alterations that are identifiable were undertaken with Listed Building Consent in 1997.

Fixtures and Fittings

The house now has very few original fixtures and fittings. There is no original joinery to the staircase banisters, no original doors, internal or external, and no original sash or casement windows. The flush-mullioned windows would have originally been fitted with leaded-lights but none of these survive. All original metal casement windows, which would have at one time housed leaded lights, were removed with LBC in 1997.

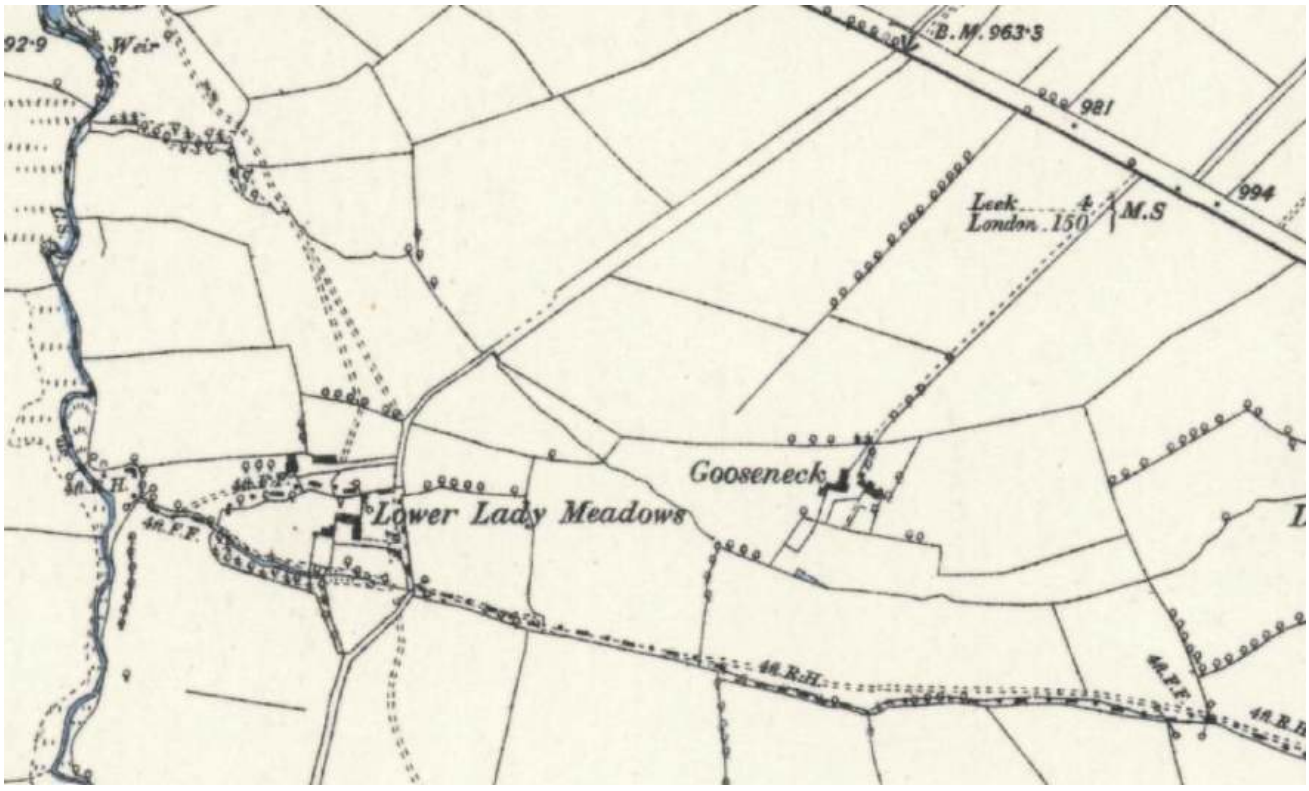
The hearth in the Parlour is missing its original fireplace surround and someone has added niches to either side. The actual appearance of this is not recorded in 1996. The only clear historic fixtures are the boarded floors, the two hearths to the Houseplace and the Back Kitchen[2], and hearths to three of the first floor bedrooms – that

2 These are intact, with a large bracket serving a former cast-iron range, which does not survive in the House Place and was removed with LBC in 1997.



Fig. 3 'Lady Meadow' is recorded on the 1820 Greenwood map in the location of Upper Lady Meadows.

Fig. 4 'Lower Lady Meadows' is recorded (below) in 1888 on the 6-inch Ordnance Survey map on the north side of the brook.



over the Back Kitchen is a later mid 19th century arched grate, those to the front bedrooms are a matching pair of polished limestone hearths, with later arched grates. The hearths to the Houseplace and Back Kitchen are almost identical in form, and this and the details which were copied in the rear wing point to the fact that the rear wing / extension is perhaps just 20 years later.

Cellar

Whilst the LBC application referred to the dry-lining and tanking of the cellar, was not altered and is still complete, with its brick barrel vault, original flagstone floor, stone salting table, and stone bench thrawls, and rubble stone walls. Cleverdon questions the date of the stone mullioned window serving the cellar (because it is chamfered on the outside and because the cellar sits below the parlour in the 17th century arrangement) and suggests that this may represent an earlier building on this site. It is not really possible to draw that conclusion just from chamfered mullions and relationship to the parlour. That would mean that the original plan form had a central chimney breast and that the building was razed to the ground. It was not unusual to have old-fashioned chamfered mullioned windows to the cellar, as these were not intended to be seen and are still part submerged; by contrast the flush-mullioned windows and the rest of the architectural embellishments are part of a very conscious design intent. There are other reasons why I disagree with that conclusion based on architectural observations and plan form. The cellar has a three-light mullioned window, which corresponds with the other three-light windows serving small rooms in the building and here it is serving a very small space. 17th century cellars in this region tend to have two-light mullioned windows and to be built from block ashlar construction, rather than random rubble[3]. It is unusual to find a three-light window serving a tiny cellar in the 17th century but here it corresponds with other three-light windows. The cellar is approached from the staircase hall, and is integrated with the main staircase on plan, which means that it was always approached from this location on plan – a central entrance / staircase plan which is not found in this region before the early 18th century. There are no other features that might suggest the cellar pre-dates the rest of the house and the balance of probability is that the cellar is coeval with the rest of the house.

3 See for example Oldridge Farm, Ashbourne Road, Whiston and Cottage Farmhouse, Froghall – both surveyed by MMC.



Fig. 5 Aerial Photograph from 2003 showing the house, its enclosed gardens, and farmstead.

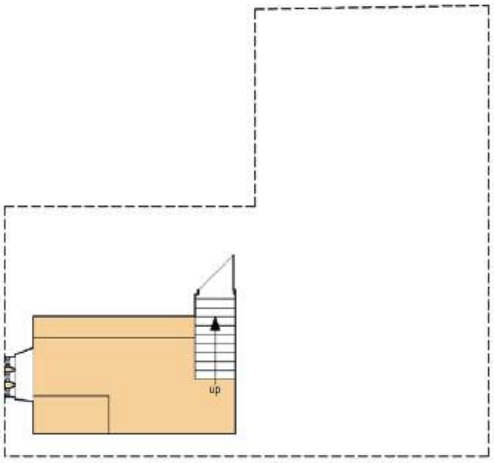
Fig. 6 PHASE PLANS

KEY

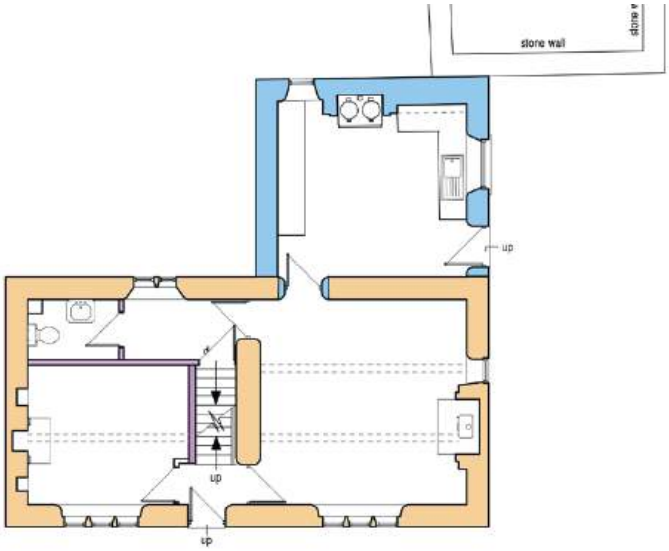
PHASE 1 C18 -

PHASE 2 C19 -

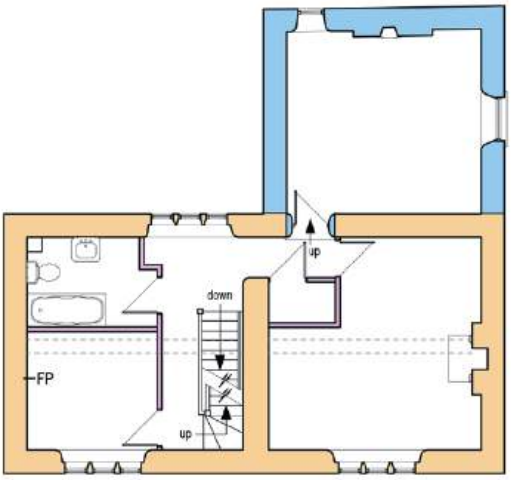
PHASE 3 - 1997



Cellar Plan



Ground Floor Plan



First Floor Plan

Significance

Architectural value

The building has many simple architectural details, but there is a striking architectural unity to the design, despite the simplicity of the features. The coved cornice and flush quoins are used throughout the main building and the extension. The chimney stacks are small with refined brickwork and moulded cappings and all of the copings to the gables have a hogs-back moulded profile. All of this and the architectural unity with the same details picked out on the farm buildings suggests highly conscious design choices, rather than simply vernacular forms.

The building, therefore, has a high level of architectural interest, despite the loss of original window and door fittings.

Historic Value

The plan form is largely intact, and this is an important part of the historic interest of the building. The fixtures and fittings are, however, limited and its historic interest is, therefore, diminished; the original staircases have been replaced, there are no internal or external historic doors, no surviving historic windows, and no historic joinery anywhere in the building, with the exception of the beams (and floor joists) supporting the floors, and probably timber floors, to at least one floor level. There are no historic floor finishes at ground floor level and the kitchen has 1990s French tiles. All of the walls have been re-plastered in a gypsum-based plaster, and all of the lath-and-plaster ceilings were removed and replaced with plasterboard and skim in 1997. The building does retain several old fireplaces.

The farmhouse, therefore, has moderate historic interest as a dwelling dating from the second half of the 18th century, with a 19th century rear wing.

Contribution of Setting to Significance

The farmhouse retains its small, enclosed cottage garden to the south, which contributes to its setting, with an outside privy off-set to the west. Land to the north incorporates a similar kitchen garden to the north, a domestic garden enclosure, recorded on aerial photographs in 2003 and 2017.

To the east, the house is approached via its foldyard, and this forms an essential part of the setting of the farmhouse, with buildings of the same phase, incorporating an earlier range, a former freestanding detached barn.

Heritage Impact Assessment

LEGISLATION AND POLICY

Legislation

Any works to a listed building which have the potential to affect its special architectural or historic interest require Listed Building Consent. The local planning authority is duty bound to consider these works under The Planning (Listed Buildings and Conservation Areas) Act 1990:

> ***Section 66 General duty as respects listed buildings in exercise of planning functions.***
> *(1) In considering whether to grant planning permission or permission in principle 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 Local Planning Authority must accord considerable importance and weight to the "desirability of preserving the listed building, or its setting" (Barnwell Manor. [2014] EWCA Civ 137).

Planning Policy

Planning Policy is set out under the provisions of the National Planning Policy Framework (December 2024), set out in Chapter 16 - Conserving and Enhancing the Historic Environment. The main paragraphs relevant to this application are 212 and 215:

> 212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
> 215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Any harm to its significance, including from development within its setting, should require clear and convincing justification (para. 213). This is also supported by the National Planning Practice Guidance (NPPG).

Local Policy

Adopted in September 2020, the adopted Local Plan (2014-2033) sets out its policy on the Historic Environment in Policy DC 2. This places the onus / duty on the Council, so is part of their decision making process, rather than a policy to be applied by applicants.

Within section 7.5, SO8. is material –

> "To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District".

Policy DC1 Design Considerations is also relevant, in particular paragraphs 1 and 2, 5, 7, 9 and 10.

Local Plan Policy for listed buildings

There are no specific separate provisions for listed buildings distinct from the NPPF. These are included within the description of 'heritage assets' under DC 2.

Approach

Not all development or alterations will affect the significance of a listed building and, therefore, paragraph 215 (test of 'harm') will not necessarily apply in all instances. Many works of development are benign. We have set out ways to ensure that the proposed development does not cause harm to the significance of the listed building and to adapt it to meet the needs of the applicant's family. These alterations and extensions are considered to be reasonable, subservient and to preserve its significant architectural features.

DETAILED PROPOSALS AND IMPACTS

The proposal is for a northern extension to the farmhouse to create a Dining Room and Boot Room / porch, with an additional bedroom and ensuite over the Dining Room.

The alterations also involve the creation of two small windows in the existing west gable end of the farmhouse, one to light the downstairs W.C. and one to light the first floor bathroom. Neither of these locations affects a flue. The windows will be small and will incorporate stone lintels and cills but will not emulate the historic details, which will preserve the historic and architectural integrity of the original farmhouse, so that the original openings are clearly identifiable.

The kitchen is a small farmhouse kitchen and there is no separate Dining Room in the house. The family would like to extend the kitchen to create an integrated kitchen – diner. Bearing in mind the historic fabric, we have advised that the wall connecting the kitchen to the new extension should have a modest opening, to enable the two rooms to flow together, without removing a very large part of the wall. This opening will require new steel lintels, which will be plastered and boxed in. It is intended to retain some of the stone masonry in the ground floor of the extension exposed but not so much as to make the space too dark, as it is on the north side of the house. The ground floor mullioned window will be retained as visible from both the staircase hall and the new dining room area. The first floor mullioned window will be retained as visible from the landing area only.

The location of the extension is between the rear elevations of the main house and its rear wing, which does not harm the primary elevations, which are preserved unaltered. This re-entrant is the only suitable location for an extension without removing a large amount of historic fabric / the pigsties, flues and parts of chimney breasts. It is considered a reasonable and modest extension which will be subservient to both the original farmhouse and its rear wing.

The farmhouse currently has no utility space and no porch, which means that when the farm is being served and livestock are being tended there is no space for removing boots, coats and the kitchen is entered directly from the yard. The family would like to incorporate a Boot Room / porch where wellies and coats can be removed before entering the house. We have considered how this can be achieved in conjunction with a Dining Room extension to create a kitchen-diner. We have advised a simple form of monopitch / catslide roof, incorporating both elements in one unified extension, which is simple in form. Catslides are common in this region, and this has no impact on significance, as it is clearly subservient to the original form of the building, which can still be clearly read.

The proposal is for the current kitchen door to be blocked up from the rear and for the approach into the house to be via the new extension, which will incorporate both a porch / Boot Room and a Dining area which opens onto the garden.

This avoids building a porch onto the existing kitchen and disrupting that elevation.

The extension involves some minor additional works of alteration:

- The removal of a small part of the east and west pigsty walls, to make the access 1-metre wide, which will enable a wheelchair user to enter the house.
- The creation of two openings in the plain, west-facing wall of the rear wing. Ground Floor - Removal of part of external wall – this wall is within the later extension and has no features. Removal of part of the stone to form a wide doorway is considered to have no effect on its significance and cause no harm. First Floor - Removal of part of external masonry wall to create a doorway into the bedroom – this wall is within the later extension and has no features. This is considered to have no effect on its significance and cause no harm.
- Blocking of flush-mullioned windows – the extension will obscure the two flush-mullioned windows on the rear elevation. These will be retained in-situ and made visible from within the 18th century house, and the modern joinery will be removed. They will be simply plastered within the first floor of the extension and exposed on both sides of the ground floor diner / lobby to the W.C. to provide the clear evidence of the original features, which will be retained in-situ. This is considered to have no effect on its significance and cause no harm.

Extension – The extension sits on the rear elevation on the entrant angle and not on a primary elevation. The extension has been designed so that it does not interrupt the original 18th century roof and the coved stone eaves. There will be a tapered lead gutter created between the existing rear wall and the new extension (see detail on drawing 2025-3055-02 Rev. B). The ceiling in the extension will be raked so that it makes the best use of light. The ridge of the roof will be lower than the principal ridges, off-set from the ridge, preserving the subservience of the extension, whilst enabling a full two-storeys. The roof will be finished in Dreadnought blue clay tiles with tiled valleys. The bedroom will be lit by one window to the end gable supplemented with conservation rooflights to the north slope.

The extension will be set back from both the original rear wall and the wall to the 19th century wing, clearly expressing its subservience. The flush quoins of the historic building will, therefore, still be visible. The rear coved eaves to the rear wing will be retained in-situ, and the roof of the extension will overlap this, and it will be preserved in the roof space.

None of these alterations affect the primary elevations and its high architectural significance and are not considered to effect its significance and cause no harm. The extension will be designed with a simple corbelled eaves, with a plain stone projecting band to the high level and no corbel to the low-level catslide roof. The rainwater goods will all be cast-iron painted black. The gable to the west will be plain, with a plain close verge, so not emulating the raised coped gable and, therefore, maintaining its subservience and clear dating evidence. It will also avoid flush quoins, also keeping the details simpler than the historic building. The walls will be coursed masonry, in Hollington stone, with coursing that is similar in variable course height to match the existing. A sample panel 1-metre square is recommended by planning condition and a detailed section through the eaves is recommended to draw out the distinctions between the main roof and the lower eaves. This can also be provided by planning condition.

West gable – the two modest windows lighting the bathroom and W.C. will provide much-needed ventilation and light to these spaces, and will be located in an area which has no impact on historic features, including flues, which run on different alignments. Lintels and cills will be dressed stone, with a weathering and throating to the cills. Windows will be plain, painted, flush casements, double-glazed with no glazing bars.

Windows and doors in the extension will be double-glazed casements to the upper floor west gable, in a similar pattern to the existing with a plain stone surround, lintel, cill, and jambs and the same detail to the Boot Room window. The dressings will be tooled or rubbed in Hollington stone.

The ground floor window to the diner will have a more contemporary element to reflect the contemporary nature of the extension, and the desire to have a light-filled room, this being on the north side of the house. It will have a bi-fold painted timber door, set in a rebate, with a dressed Hollington stone lintel. This will provide a full-height opening with doors that open onto the enclosed garden. Full details of all new windows can be provided by planning permission condition.

Door to kitchen – the door to the kitchen will no longer be an operational door. All ironmongery will be removed. The bottom half of the door will be blocked up from within the opening with blockwork / stud walling and insulation, so that it is reversible. The top half will be altered to create a stable-type door opening to the top half, with boarding to the bottom half, and painted in a traditional manner with so that to the outside there is little visible change. This retains the full evidence of the door and replaces a modern door with another modern door, causing no harm.

Door to Extension / Boot Room. This will be part-glazed in order to allow as much light as possible into the space, supplemented with a conservation rooflight. This will incorporate a painted framed door, with double-glazed panel. Full details can be provided by planning permission condition.

Oil Fired Boiler

The heating system and the alterations rely on an oil-fired boiler. The proposed works involve relocating the boiler to the outside of the property. The location of the boiler, which will be fed by the existing oil tank, is discreetly located within the pigsty and sits on the ground, behind the pigsty boundary wall, so is unobtrusive. This limited intervention causes no harm to the significance of the building.

Internal alterations

Lobby to first floor bedroom
A lobby is to be formed in bedroom 2 to provide access into new bedroom 4. There are no plaster cornices or panelling affected.

Ensuite to bedroom 3
The airing cupboard adjoining bedroom 3 is to be removed and new partitions formed to include an en-suite shower room. The waste from the sanitary appliances is to discharge into a macerator with the waste pumped to a new soil pipe fitted in the kitchen below. This alteration avoids the fireplace in the bedroom and does not affect any fixtures or fittings. The only alteration is the creation of a slot for the svp within the wall, to connect to the drainage system. It avoids any new terminations within the roof.

Relocation of stud partition to bathroom
The existing stud partitions to this part of the house are modern and were inserted here when the building was adapted in 1996. Prior to that date the space was undivided. The survey drawing from 1996 incorrectly shows the location of the fireplace in the centre of the gable. It is actually off-set. The slight relocation of the stud partition makes no difference to the current layout in terms of its impact. It is no better or worse and for that reason, it causes no harm. It will provide a slightly larger bathroom which is more comfortable. It has no effect on the fireplace in the front bedroom, which remains in-situ, and there is no plasterwork affected.

New internal doors will be required at first floor level (5 no.), and it is recommended these are subject to a LBC condition to confirm the detail. All internal doors are modern and were altered in 1997.

Conclusions

The approach to this listed building has been to understand its significance, by using an expert heritage consultancy, with conservation-accreditation, and thereby understanding the importance of the different elements and phases, and the impact of the alterations to the building. The building was heavily altered in 1997, with Listed Building Consent, and there are no internal alterations that affect any surviving historic fixtures or features of interest. All external historic evidence (e.g. flush-mullioned windows) is preserved in-situ and revealed within the layout.

We consider, on the basis of this assessment, that the works do not harm the significance of the listed building and that paragraph 215 of the NPPF 'less than substantial harm' is therefore not engaged and that the Local Planning Authority does not have to weigh public benefit in the planning balance. Therefore, the application should be approved without delay.

PHOTOGRAPHS



Photo 1. The principal elevation of the farmhouse, with offset door, block / flush mullioned windows, brick gable end stacks, with coved moulded cappings, coved-moulded eaves, flush quoins, and moulded hog-backed copings to each raised coped gable. The details are picked out in a pink gritstone whilst the majority of the walling stone is a greenish-buff coursed sandstone.

Photo 2. Detail of door surround with shield inset panel to lintel, flush quoins and flush-mullioned window to the Houseplace.





Photo 3. East gable and rear wing. The rear wing is built in a pink gritstone, with flush quoins to the window and door surrounds, projecting cills, and sash windows. Windows are modern but original small-paned sashes indicate an early 19th century addition, of ca. 1800-10.

Photo 4. Detail of pigsty walls to rear of house connected to the late 18th century farm building.





Photo 5. The rear elevation of the farmhouse with the early 19th century rear range. Main house has flush-mullioned windows, picked out in a pink gritstone, the upper one serving the stairs, the two-light window for a service room. Rear wing in pink coursed gritstone, with small sashes to the gable. Matching hog-backed pink gritstone copings.

Photo 6. Detail of the rear elevation of the rear wing, with coursed masonry and hog-backed and moulded coping to the gable, and coved stone eaves band. From this view the coved moulded eaves band to the main house is also visible.





Photo 7. West gable with small, two-flue chimney stack in narrow bricks with coved stone capping and flush quoins.



Photo 8 - right. The rear wing has a blue brick chimney stack with the same cove-moulded capping, picked out in moulded blue clay specialist bricks- probably mid 19th century. Blue clay tiles are handmade, with irregularities.

Photo 9 - below left. Detail of raised coped gable and stack with coved-mouldings to eaves band and hog-backed moulded stone copings and blue clay tiles.

Photo 10 - below right - detail of coved-moulded eaves to rear wing.







Photo 11. Houseplace - internal view. Paired chamfered spine beams and hearth with small vestigial fire window, niche for a salt or spice cupboard to the right of the hearth and large stone surround, with moulded cornice and small projecting impost blocks, to suggest capitals.

Photo 12. Back Kitchen with similar stone fireplace surround, and instead of a stone cornice, a simpler pitch pine moulded shelf.





Photo 13. Houseplace - main window to the south, modern joinery to doors, windows and skirtings. Stone chamfered mullions - internal view. All modern plaster finishes.

Photo 14. Detail of stone chamfered mullions (internal view) to landing stairs - modern joinery and plaster finishes.





Photo 15. Parlour, with modern replacement hearth and niches, probably modern additions.

Photo 16. Staircase with modern replacement banisters to the first floor landing and attic floor throughout.





Photo 17. First floor bedroom to rear wing, with high ceiling (small attic space) and cast-iron hearth, probably contemporary with the blue brick chimney stack - mid 19th century.

Photo 18. Attic bedroom within the roof space - double-purlin roof with modern plaster finishes and inserted window.





Photo 19. Hearth to bedroom over the Houseplace. The surround is a polished limestone - late 18th century. The cast-iron hearth with its round arch design is a later addition and dates from the mid 19th century. This is one of a matching pair of hearths to the first floor bedrooms. The proportions of the hearths suggest that they started life with hob-grates and were adapted at the same time that the hearth was adapted to the rear wing.

Photo 20. Brick-vaulted cellar with random rubble stone walls, stone flagged floor, salting slab to the left, thrawls to the right, and three-light mullioned window to the west gable.

