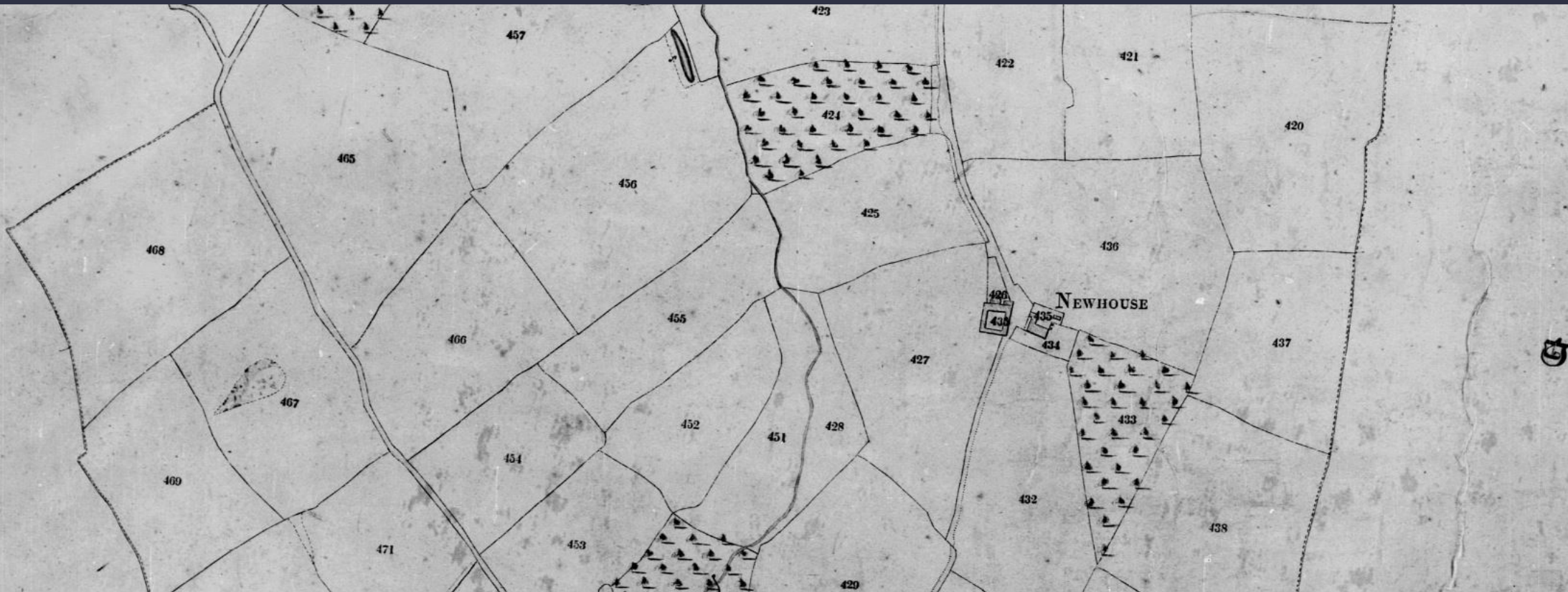


Desktop Archaeological and Built Heritage Appraisal.

On behalf of Land Value Alliances LLP.

Date: 12/01/2023 | Pegasus Ref: P18-2911





Document Management.

Version	Date	Author	Checked / Approved by:	Reason for revision
1	21.12.22	CG/DS	GS	--
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Contents.

1. Introduction.....	4
2. Site Description and Planning History.....	5
3. Methodology.....	11
4. Policy Framework.....	13
5. The Historic Environment.....	14
6. Setting Assessment.....	17
7. Conclusions.....	27

Appendices contents.

Appendix 1: Assessment Methodology.....	28
Appendix 2: Legislative Framework.....	35
Appendix 3: National Policy Guidance.....	37
Appendix 4: Relevant Development Plan Policies.....	44
Appendix 5: Higher Holbrook List Entry.....	46
Appendix 6: Denbow Farmhouse List Entry.....	48
Appendix 7: Denbow Thatch.....	50
Appendix 8: Barn Approximately 8 Metres North West of Denbow Thatch.....	52

Plates:

Plate 1: Site location plan.....	4
Plate 2: 1839 Tithe Map, Clyst Honiton Parish.....	6
Plate 3: 1838 Tithe Map, Farringdon Parish.....	7
Plate 4: 1889 Ordnance Survey extract.....	8
Plate 5: 1962–7 Ordnance Survey extract.....	9
Plate 6: Aerial image of Higher Holbrook and its grounds.....	20
Plate 7: Image of the dwelling from housing particulars (Source: STAGS).....	20
Plate 8: View included in the housing particulars from the northern boundary of the site (Source: STAGS).....	20
Plate 9: Denbow farmstead with the Listed Buildings identified in red and modern dwellings identified in yellow.....	22
Plate 10: Denbow Thatch from housing particulars (Source: Strutt & Parker).....	24
Plate 11: The Listed former barn when viewed from the north (Source: Strutt & Parker).....	26
Plate 12: View towards both the site and the Listed former barn (Source: Strutt & Parker).....	26
Plate 13: View from the Listed former barn towards the site.....	26

1. Introduction

- 1.1. Pegasus Group have been commissioned by Land Value Alliances LLP to prepare a Desktop Archaeological and Built Heritage Appraisal with regard to the land to the north of the A3052 and south of the A30 Clyst Honiton, as shown on the Site Location Plan provided at Plate 1.
- 1.2. The site is currently being promoted for a new settlement through the local plan review process and the current call for site exercise.
- 1.3. The design and planning process is at an early stage, and thus the purpose of this assessment is to identify any key heritage constraints, both in terms of potential impacts on below ground archaeological remains within the site and the significance of heritage assets within the wider surrounds, via changes in setting.
- 1.4. This site does not contain any designated heritage assets, nor does it fall within the boundaries of any Conservation Areas, also a designated heritage asset; however, within its surrounds are Listed Buildings, which may be sensitive to proposals on the site. They are as follows:
 - Grade II Listed Higher Holbrook (NHLE: 1203315);
 - Grade II Listed Denbow Farmhouse (NHLE: 1203405);
 - Grade II Listed Denbow Thatch (NHLE: 1328737); and

- Grade II Listed Barn Approximately 8 Metres North West of Denbow Thatch (NHLE: 1203420).

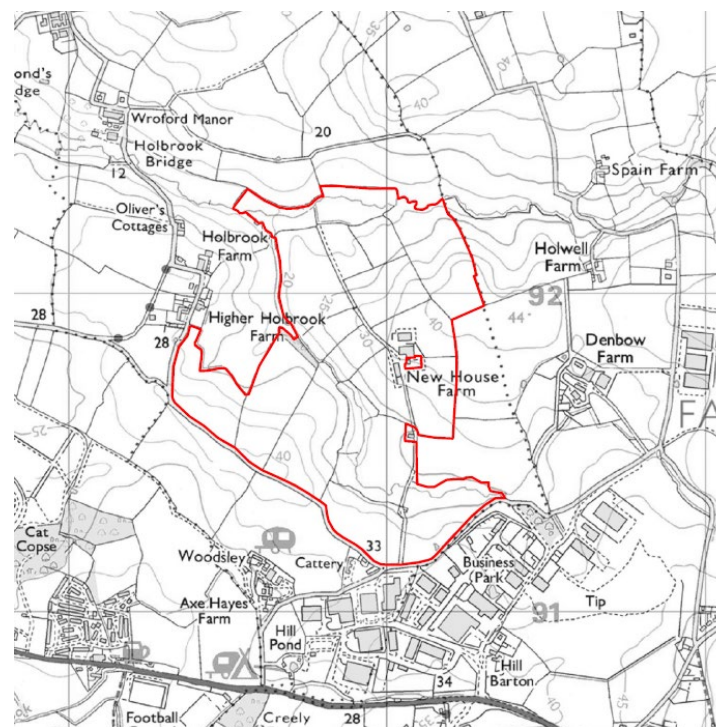


Plate 1: Site location plan.

2. Site Description and Planning History

Site Description

- 2.1. The site is 69.6ha in area and comprises predominantly undeveloped land to the southeast of the settlement of Clyst Honiton and immediately to the north of the Hill Barton Business Park. The site includes New House Farm towards its centre, which comprises a dwelling and steel-framed portal barns on higher ground. The site previously comprised an arable and beef cattle holding. The topography descends towards the southwest and again rises towards the road on the southern boundary.
- 2.2. There are no public footpaths crossing the site.
- 2.3. The fields within the site are typically divided by hedgerows or hedgebanks with some bounded by more mature trees and vegetation. However, due to the topography, the areas of more mature vegetation generally do not obscure views across the site towards the landscape beyond.

Site Development / Map Regression

- 2.4. The site is shown consistently in historic mapping as agricultural fields or woodland, with the only built form within its boundaries amounting to New House Farm and a dairy along the long drive leading to the farm from the road.
- 2.5. The 1838 and 1839 Tithe Records show that the land of the site had no direct relationships with the Listed

Higher Holbrook or the Listed Buildings within the Denbow Farm complex. However, some of the land to the west had different ownership from the rest of the site and this was associated with Holbrook Farm. It should be noted that Higher Holbrook had a different owner and occupancy than the surrounding farm.

- 2.6. As mentioned, later maps show little changes in the site or wider area. Although not depicted in the maps in this report, the Hill Barton Business Park was constructed to the south of the site 1974 and is likely visible from many locations of the site due to its position on higher ground. Whilst the A30 and Exeter Airport were also established in the 20th century, these lie behind a hill to the north and direct views are likely prevented.

Tithe Records (1838-9)		
Parcel Colour (Nos.)	Owner	Occupier
Blue (204-237)	Reverend William Rous Ellicombe	John Tosswill
Green (412-456)	John Garratt	William Trott
Yellow (457-466, 396-397)	William Nation	Philip Walters
Purple (307)	The Lord Bishop of Exeter	Abraham Smith
Orange (437-441)	Reverend William Rous Ellicombe	James Sanders

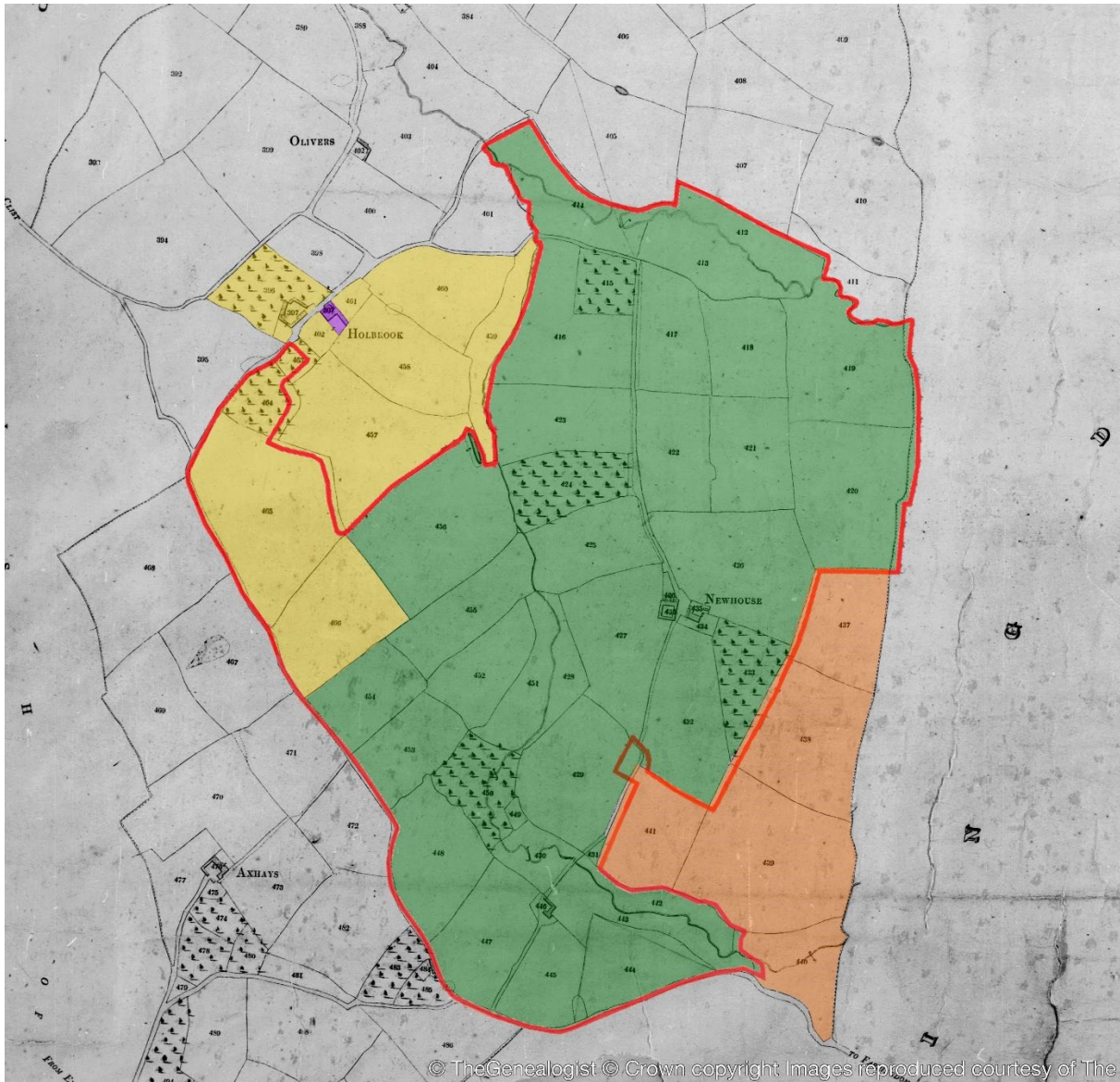


Plate 2: 1839 Tithe Map, Clyst Honiton Parish.



Plate 3: 1838 Tithe Map, Farringdon Parish.

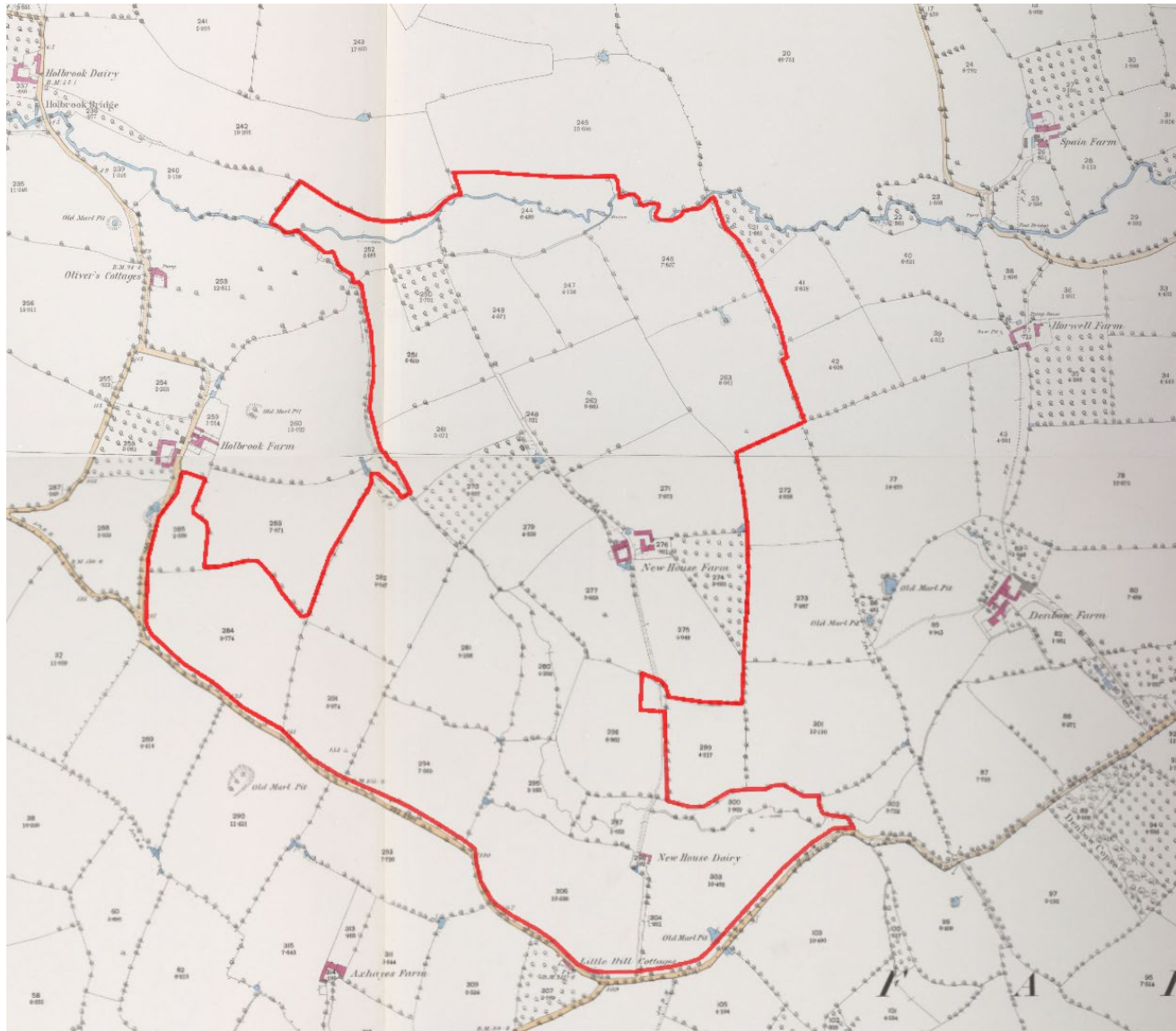


Plate 4: 1889 Ordnance Survey extract.

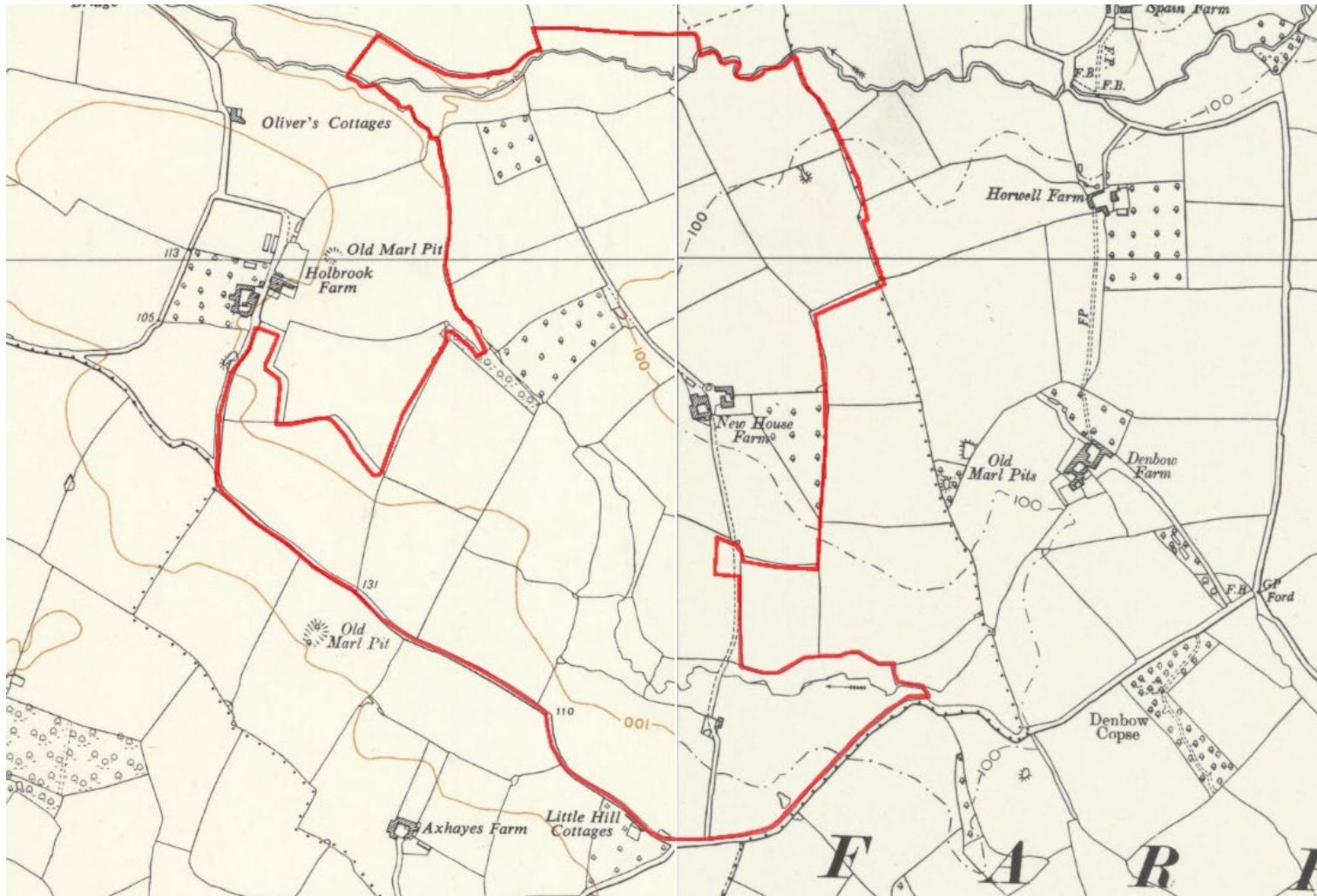


Plate 5: 1962-7 Ordnance Survey extract.

Planning History

- 2.7. There are a number of planning applications within the site on East Devon District Council's website which all relate to the construction of agricultural buildings or, most recently, an extension to the existing dwelling. The impact on the historic environment, including the surrounding Listed Buildings, was not considered as part of these applications.

3. Methodology

- 3.1. The purpose of this assessment is to identify key heritage constraints, both in terms of potential impacts on the heritage significance of heritage assets via a change in setting and below ground archaeological remains within the site.

Sources

- 3.2. The following key sources have been consulted as part of this assessment:
- The National Heritage List for England for information on designated heritage assets;
 - Historic maps available online;
 - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above; and
 - Historic England's Aerial Archaeology Mapping Explorer.

Assessment Methodology

- 3.3. Full details of the assessment methodology used in the preparation of this Report are provided within

Appendix 3. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;¹
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter *GPA:2*);²
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter *GPA:3*);³
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter *HEAN:1*).⁴

¹ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

² Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2nd edition, Swindon, July 2015).

³ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (GPA:3)* (2nd edition, Swindon, December 2017).

⁴ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (HEAN:1)* (2nd edition, Swindon, February 2019).

- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);⁵ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁶

Consideration of Harm

- 3.4. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 201 and 202 of the *NPPF*.⁷ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 203 of the *NPPF*.⁸
- 3.5. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.⁹
- 3.6. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather

than the scale of development which is to be assessed.¹⁰ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹¹

⁵ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁷ DLUHC, *NPPF*, paras. 201 and 202.

⁸ DLUHC, *NPPF*, para. 203.

⁹ DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹⁰ DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹¹ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹²
- 4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹³
- 4.3. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework*

(NPPF), an updated version of which was published in July 2021. The NPPF is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁴ The *PPG* also contains the *National Design Guide*.¹⁵

- 4.5. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

- 4.6. Applications for Planning Permission are currently considered against the policy and guidance set out within the Local Plan 2013–2031. The Local Plan was adopted on 28 January 2016.
- 4.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

¹² UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹³ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁴ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁵ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

5. The Historic Environment

- 5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

Previous Archaeological Works

- 5.2. No previous archaeological works are recorded within the site. Relevant works undertaken in the vicinity will be discussed, where relevant, in the chronological sections below.

Geology

- 5.1. Bedrock across the site is mapped as Exmouth Mudstone and Sandstone Formation – Mudstone. This sedimentary bedrock formed between 252.2 and 247.1 million years ago during the Triassic period.
- 5.2. No superficial deposits are mapped across the majority of the site, however bands of Alluvium – Clay, silt, sand and gravel are mapped along the watercourses in the north and south-west of the site. This sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.¹⁶

Archaeological Baseline

Earlier prehistoric (pre c. 700 BC)

- 5.3. Only a limited amount of earlier prehistoric archaeology is identified within the vicinity of the site and none is recorded within the site itself.
- 5.4. Cropmarks potentially representing a ring ditch are recorded as being visible near Holbrook Farm, c.150m west of the site, on aerial photographs dating to 1999 (ref. MDV113428).
- 5.5. Four possible prehistoric small pits or postholes were recorded during excavations (ref. EDV5148) at Hill Barton Industrial Park, c.225m south of the site (ref. MDV80402). Three undated small, circular postholes (refs. MDV78375 and MDV78377) were also recorded in this area during a preceding trial trench evaluation (ref. EDV4877). These features may be associated with the potential prehistoric features identified in the later excavations.
- 5.6. A sub-circular pit of possible Neolithic or Early Bronze Age date was recorded during trial trenching (ref. EDV4877), c.305m south of the site (ref. MDV78347).

¹⁶ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

Iron Age (c. 700 BC – AD 43) and Romano-British (AD 43 – 410)

- 5.7. Only a very small amount of late prehistoric and/or Romano-British archaeology is identified within the vicinity of the site and none is recorded within the site itself.
- 5.8. Cropmark interpreted as potentially representing a late prehistoric or Romano-British, oval-shaped enclosure are recorded as being visible on satellite imagery dating to 2018; they are also visible on images dating to June 2022. The cropmarks lie c.50m north of the western extent of the site (ref. MDV125730).
- 5.9. Another possible enclosure identified as being of possible later prehistoric or Romano-British date, was recorded via cropmarks c.280m east-south-east of the site (ref. MDV73316). However, no archaeological remains were recorded during trial trenching of this area (ref. EDV6819).

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.10. The site is likely to have formed part of the agricultural hinterland to nearby settlements from at least the medieval period. This is supported by the recorded medieval heritage in the vicinity which is almost all agricultural in nature, comprising former farmsteads, farm buildings and agricultural features.
- 5.11. A former field boundary with possible medieval origins is recorded as extending into the south of the site (ref. MDV113354). Earthwork ditches associated with the

former boundary are recorded as being visible on aerial photographs dating from 1966 onwards.

- 5.12. One linhay, of possible medieval date (ref. MDV10126), is recorded as lying on the northern edge of the western extent of the site, with several others recorded in the wider vicinity of the site (refs. MDV10125, MDV10127, MDV10304, MDV10305, MDV10306). The linhay recorded within the site is identified as Holbrook and is noted as being an extant timber beamed and posted building in the HER records. As such, it is likely that it has been mislocated within the site, and instead lies within the Holbrook farm complex to the north of the site. The farmstead at Holbrook is recorded as having possible medieval origins (ref. MDV15506). All of the lincays recorded in the vicinity are located in the vicinity of extant farm complexes.
- 5.13. One of these farm complexes, at Denbow, c.370m east of the site is identified as having probable medieval origins (ref. MDV15528). A farmhouse (ref. MDV38406), thatched house (ref. MDV38404) and barn (ref. MDV38405), are all identified as being of potentially medieval date.
- 5.14. Another former farmstead, with potential medieval origins, is identified via cropmarks c.200m north-east of the site (ref. MDV59081).
- 5.15. Other medieval heritage recorded in the vicinity comprises:
- An extraction pit of possible medieval or post-medieval origin, c.190m north of the site (ref. MDV112900).

- A north-east to south-west aligned trackway, defined by two banks, recorded c.200m south-east of the site, identified as having possible medieval origins (ref. MDV46816).
- Boundary banks associated with the parish boundaries of Clyst Honiton which are thought to have at least medieval origins. The boundary lies c.215m south-west of the site (refs. MDV15507 and MDV15508).
- An area of ridge and furrow, which was recorded by a geophysical survey on land c.520m south-west of the site (ref. MDV113597).

Post-medieval (1540 – 1750), Early Modern (1750 – 1901), Modern (1901 – present)

- 5.16. The site is likely to have been under agricultural use throughout the post-medieval and modern periods and significant archaeological remains from these periods are not anticipated within the site.
- 5.17. Two former orchard banks, of probable post-medieval or modern date, are recorded within the site, one in the north (ref. MDV113429), and another in the east (ref. MDV112840). In both cases, series of linear banks are recorded as being visible on historic aerial photographs.

5.18. The only other element of heritage recorded within the site from these periods is a possible small extraction pit to the south of New House Farm, within the east of the site (ref. MDV113355). Again, this is noted as being visible on historic aerial photographs.

5.19. Recorded heritage from these periods in the vicinity includes elements of extant built form, along with agricultural features, and small-scale industrial activity such as quarrying.

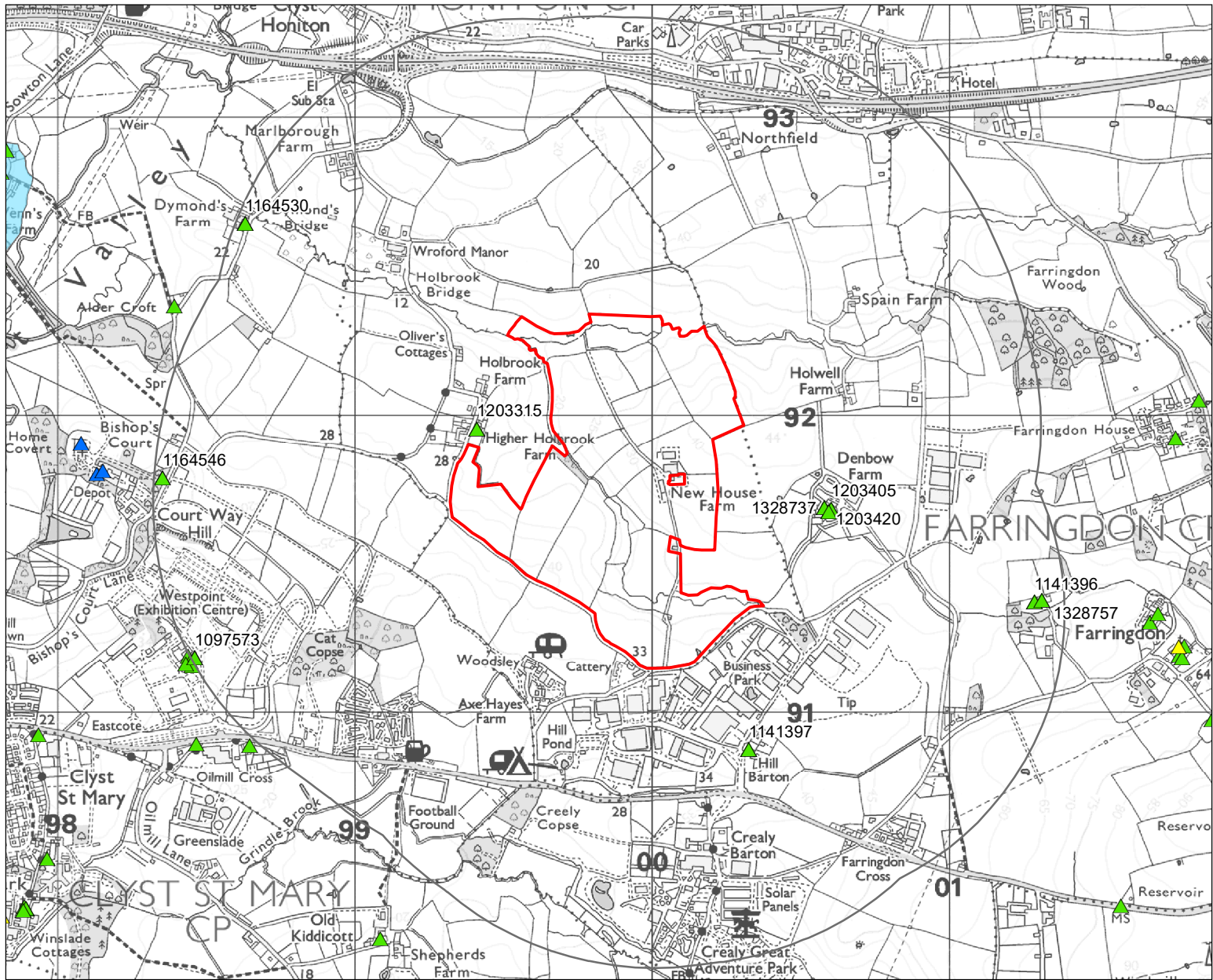
Undated

5.20. Linear features of uncertain date and nature were identified by a geophysical survey at Hill Barton Business Park, c.380m east-south-east of the site (ref. MDV117233).

6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.¹⁷
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. Consideration was thus made as to whether any of the heritage assets present within the surrounding area included the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4. Assessment of the site and the surrounding area, based upon both desk-based research has concluded that the designated heritage assets which has the potential to be sensitive to development within the site comprise:
- Grade II Listed Higher Holbrook (NHLE: 1203315);
 - Grade II Listed Denbow Farmhouse (NHLE: 1203405);
 - Grade II Listed Denbow Thatch (NHLE: 1328737); and
 - Grade II Listed Barn Approximately 8 Metres North West of Denbow Thatch (NHLE: 1203420).
- 6.5. The location of the heritage assets in relation to the site can be found in Figure 1.

¹⁷ Historic England, *GPA:3*, p. 4.



KEY

- Site
- 1km Buffer
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Sowton Conservation Area

Revisions:
First Issue- 21/12/2022 DS

Figure 1: Designated Heritage Assets

Land at Cyst Honiton

Client: Land Value Alliances LLP
 DRWG No:P18-2911_1 Sheet No: - REV:-
 Drawn by: DS Approved by: -
 Date: 21/12/2022
 Scale: 1:20,000 @ A4



Grade II Listed Higher Holbrook (NHLE: 1203315)

- 6.6. Higher Holbrook was first added to the National List on 11th November 1952 and its List Entry was later updated on 26th May 1987. The List Entry describes the building as follows:

“House, former farmhouse. Early C17 with late C17 refurbishment and late C19 modernisation; barn rebuilt circa 1980. Main walls of plastered cob on rubble footings, late C17 stair and dairy extension of late C17 brick and part of rear block rebuilt with late C17 brick-nogged timber framing; stone rubble stacks with late C19 brick chimney shafts; thatch roof, replaced with tile to former barn. L-shaped house with the main block facing south-west and having a 3-room and cross-passage plan. The inner room at the left (north-western) end has a slightly projecting end stack. The hall has a front projecting lateral stack and the service end room has a rear lateral stack. Both passage partitions have been removed. There is a contemporary 3-room rear block at right angles to rear of the service end room although the front partition has now been removed. The rear block fireplace backing onto the service end fireplace was rebuilt with late C19 brick. A stair turret in the angle of the 2 wings blocks the rear of the passage. A late C17 extension to rear of the inner room and overlapping the hall houses the main stair and a dairy. A former barn at right angles to the right (south-eastern) side of the rear block was rebuilt as a large parlour circa 1980. Main house is 2 storeys. Irregular 4-window front of circa 1984 casements with glazing bars. The ground floor left (inner room) has contemporary French windows. The ground floor windows all have low segmental arches over suggesting that the embrasures are built of brick.

The front doorway lies right of centre and contains a late C19 4-panel door and overlight with glazing bars behind a C20 porch with hipped and thatch-roofed porch. The roof is gable-ended to left and hipped to right as it returns along the rear block. The outer (south-eastern) side of the rear block has an irregular 3-window front of C20 casements, most with glazing bars and a contemporary central door. There shows internally a blocked late C17 oak 3-light window with flat-faced mullions and internal ogee mouldings. The rear end of the rear block has a C17 7-light oak framed window with chamfered mullions and iron glazing bars, now reduced to 3-lights by the removal of alternate mullions. Above are 2 C19 horizontal-sliding sashes under half-hipped end of the roof. On the inner side of the rear block the roof is extended to form a pentice. Here there is another C17 4-light oak window frame with chamfered mullions and a timber-framed first floor. Interior: the structure is essentially early C17. The hall is ceiled by a series of upended joists which are thought to be original. It has a red conglomerate ashlar fireplace with a soffit-chamfered and scroll-stopped oak lintel. The rear wall has a late C17 cupboard with shaped shelves but missing its doors. The inner room shows only its late C19 finish. The service end room also has upended joist ceiling but here the joists are scratch-moulded. The fireplace here is limestone ashlar with an oak lintel which is soffit-chamfered with scroll stops and rests on oak pads. It has some curious blockings around the sides and rear and also hollows carved or worn on the chamfered sides, all of unknown function. In the rear block the kitchen fireplace is of late C19 brick, and all C17 features are hidden by C19 plaster. The winder stair to rear of the passage is probably late C17 since it rises from the corridor

between rear and front blocks rather than rising from the cross passage. The late C17 main stair rises from the rear of the hall at its upper end. It is an open well stair with closed string, square newel posts, moulded flat handrail and turned balusters. Although some of the first floor crosswalls are probably early C17 the layout was adapted in the late C17 and most of the joinery detail is also late C17. There are lobbies on both stair heads and a corridor between. Most of the doors on this level are 2-panel and many are still hung on H-L hinges. The roof structure is early C17 and intact throughout both wings; A-frame trusses with low pegged lap-jointed collars to the main front wing and similar with higher collars to the rear wing. The trusses have carpenters assembly marks. The barn, though rebuilt, reuses its original C17 truss members in the present roof. A well-preserved C17 house with an unusual layout and good late C17 added detail.”

- 6.7. The full List Entry can be found in **Appendix 5**.
- 6.8. Higher Holbrook is no longer associated with a farm but is set within generous grounds, including land which was identified in the Tithe Records as under different ownership and occupancy than the main dwelling. This land forming part of the grounds of the house had the same ownership and occupancy as the western plots on the site, but it is not considered that this represents any notable functional relationship between the dwelling itself and the land within the site.
- 6.9. The building is accessed from the road to the west, as indicated on historic mapping, and retains a similar layout to what was seen historically.

- 6.10. The heritage significance of the asset is primarily derived from the architectural and historic interest of its physical fabric as an example of a 17th-century farmhouse with successive alterations as a result of its continued use as a dwelling.
- 6.11. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its ‘setting’) which are considered to contribute to its heritage significance comprise:
- The relationship with the built form opposite the road in the location of the former farm which may have been historically associated with the dwelling;
 - The rural character of the wider surrounds.
- 6.12. Whilst a site visit has not yet been carried out, it is clear on aerial imagery and through housing sales particulars that the site is surrounded by mature vegetation which may limit outward views to the surrounding landscape. An image from recent housing particulars shows a view to rural fields beyond, but this view is taken from the northern boundary of the site adjacent to the modern tennis court towards the northeast.
- 6.13. Views from within the site of the roof or chimneys of the Listed Building may be possible but heavily obscured.
- 6.14. Such intervisibility, however, would likely not result in any significant impacts should the open land outside of the site boundary between the Listed Building and the site be retained, thus allowing for the continued

appreciation of the rural surroundings in potential glimpses from the Listed Building.

- 6.15. Based upon current evidence, it is concluded that if the residential development within the site boundaries were to come forward that it would likely not impact upon the overall heritage significance of the asset, via a change in setting. Furthermore, current evidence would suggest that no master planning response is required for this asset at this stage. This position will be confirmed via onsite assessment. It is, however, considered that even if harm would to arise that this is likely to be a the lower end of less than substantial, at most.



Plate 6: Aerial image of Higher Holbrook and its grounds.



Plate 7: Image of the dwelling from housing particulars (Source: STAGS).



Plate 8: View included in the housing particulars from the northern boundary of the site (Source: STAGS).

Grade II Listed Denbow Farmhouse (NHLE: 1203405)

- 6.16. Denbow Farmhouse was added to the National List on 11th November 1952. The List Entry describes the building as follows:

“House, formerly the principal rooms of the former farmhouse. Late C17, divided off from the kitchen and former barn, now known as Denbow Thatch (q.v.), circa 1980. English bond locally-made brick; brick stacks and chimney shafts; slate roof. 2-room plan house facing south-east and attached to right (north-eastern) end of Denbow Thatch. Each room, both ground and first floors, are served by projecting rear lateral stacks still with their original diagonal chimney shafts. Between the rooms is the entrance hall and main stair. The present house occupies the principal rooms of the former farmhouse. It is 2 storeys with attics in the roofspace and a cellar. Surprisingly asymmetrical 3-window front with a plain plat band at first floor level. The windows are C19 replacement mullion-and-upper-transom casements with glazing bars, 3 lights at the right end, the rest 2 lights. Those on the ground floor and the doorway left of centre have segmental arches over. Doorway now contains a C19 6-panel door and overlight with glazing bars. 2 gabled dormer casements with glazing bars to the attics. The roof is hipped each end and on the front only is an eaves cornice with a series of regularly-spaced plain brackets. The rear has the external cellar door and 2 blocked stair windows. Interior was modernised in the C19 but apparently only superficially so. The right room has late C17 bolection-moulded wainscotting. The chimneypieces are C19. The original dogleg stair has a closed string, square-section newel posts, heavy turned balusters and a

moulded flat handrail. Roof not inspected but is believed to be original. Denbow is an attractive and apparently little-modernised late C17 brick farmhouse.”

- 6.17. The full List Entry can be found in **Appendix 6**.
- 6.18. The farmhouse is part of a former larger dwelling combined with the adjacent Listed Denbow Thatch. Historic mapping shows the cluster of built form surrounded by vegetation on the plot boundaries, and it is clear from aerial mapping that the surrounding vegetation on plot boundaries still exists today. The farmhouse sits to the centre of the cluster of built form with Listed Denbow Thatch to the west, the Listed former Barn to the north-west and a modern dwelling to the north.
- 6.19. The heritage significance of the asset is primarily derived from the architectural and historic interest of its physical fabric as an example of a 17th-century farmhouse with successive alterations as a result of its continued use as a dwelling.
- 6.20. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its ‘setting’) which are considered to contribute to its heritage significance comprise:
- The group value with other elements of the historic farmstead, including the Grade II Listed Denbow Thatch and the Grade II Listed Barn Approximately 8 Metres North West of Denbow Thatch;

- The grounds of the former farm complex where the relationship of the buildings is best appreciated and understood; and
- The immediately surrounding open fields which can be glimpsed from the dwelling.

6.21. Due to the position of the dwelling at the centre of the former farmstead and the later built form that has been erected, it is unlikely that there would be intervisibility between the site and the Listed Building. Furthermore, given the lack of any historical functional relationship between the land of the site and the farm, it is not considered that the site contributes to the significance of the farmhouse through setting.

6.22. It is thus concluded that if the residential development of the site were to come forward that it would likely not impact upon the overall heritage significance of the asset, via a change in setting. Furthermore, no masterplanning response is required for this asset at this stage.



Plate 9: Denbow farmstead with the Listed Buildings identified in red and modern dwellings identified in yellow.

Grade II Listed Denbow Thatch (NHLE: 1328737)

6.23. Denbow Thatch was added to the National List on 26th May 1987. The List Entry describes the building as follows:

“House, formerly the kitchen and an adjoining barn attached to Denbow Farmhouse (q.v.). This part is also the much-altered core of the original farmhouse. Early- mid C16 origins, extended in the late C16-early C17, much rebuilt in the late C17, modernised in C19 and extensively refurbished circa 1980 when it was divided off from the main part of Denbow Farmhouse.

Plastered cob on rubble footings, parts rebuilt of C19 brick and circa 1980 concrete blocks; large stack and adjoining lobby of late C17 brick; thatch roof, slate to circa 1980 workshop and porch. The house faces south-east adjoining the left (south-western) end of the present Denbow Farmhouse (q.v.). The right end adjoining the main farmhouse is the gable end of the former kitchen crosswing which projects neither front nor back from the former barn to the left. The barn roof is on the same axis as the main farmhouse and now contains 2 rooms and the stairs. A single storey workshop and entrance lobby projects forward at right angles; it was mostly rebuilt circa 1980 but one earlier cob wall survives. The former kitchen has a large projecting rear stack with a small gabled lobby alongside adjoining Denbow Farmhouse. Irregular 3-window front of circa 1980 casements with glazing bars interrupted by the gable-ended workshop. Of the 2 windows left of the workshop there is a shallow projecting bay left of French windows and the thatch lifts up over first floor half dormers. The gable end of the crosswing is C19 plastered brick and the windows have low segmental arches over. The end of the former barn roof is half-hipped and a little lower than the former kitchen. The workshop has 2 circa 1980 casements with glazing bars on the outer side and on the inner side the front door behind a slate monopitch roofed porch. All the rear windows are also similar circa 1980 casements. Interior was extensively modernised circa 1980. The former kitchen has a late C16 - early C17 crossbeam; soffit-chamfered with late step stops. The fireplace is late C17 and brick with a plain oak lintel. Here the ovens were relined in the late C19. Above this room the roof is carried on a C19 king post truss but buried in the front gable is an early -

mid C16 jointed cruck truss. It is smoke-blackened indicating that the original house was open to the roof and heated by an open heath fire. Furthermore this block once extended further forward. The former barn was brought into domestic use circa 1980 and is much rebuilt. However, it does include a late C16 - early C17 side-pegged jointed cruck roof truss."

- 6.24. The full List Entry can be found in **Appendix 7**.
- 6.25. The farmhouse is part of a former larger dwelling combined with the adjacent Listed Denbow Thatch. The site is positioned to the west of the former agricultural complex, which now appears to mainly be residential with outbuildings related to an equestrian use and large portal barns to the north which are accessed from a different route. The outbuildings and an equestrian menage are to the west of the Listed Building but again potentially obscured by hedgerows.
- 6.26. The heritage significance of the asset is primarily derived from the architectural and historic interest of its physical fabric as an example of a 16th-century farmhouse with successive alterations as a result of its continued use as a dwelling.
- 6.27. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- The group value with other elements of the historic farmstead, including the Grade II Listed Denbow

Farmhouse and the Grade II Listed Barn
Approximately 8 Metres North West of Denbow Thatch;

- The grounds of the former farm complex where the relationship of the buildings is best appreciated and understood; and
- The immediately surrounding open fields which can be glimpsed from the dwelling.

- 6.28. Views from the property from housing sales particulars confirm that long-range views from the Listed Building and its curtilage outwards are limited by vegetation. It is likely there will be intervisibility with the site by virtue of the vegetation as well as the topography.
- 6.29. Furthermore, given the lack of any historical functional relationship between the land of the site and the farm, it is not considered that the site contributes to the significance of the dwelling through setting.
- 6.30. It is thus concluded that if the residential development of the site were to come forward that it would likely not impact upon the overall heritage significance of the asset, via a change in setting. Furthermore, no masterplanning response is required for this asset at this stage.



Plate 10: Denbow Thatch from housing particulars (Source: Strutt & Parker).

Grade II Listed Barn Approximately 8 Metres North West of Denbow Thatch (NHLE: 1203420)

- 6.31. The barn was added to the National List on 26th May 1987. The List Entry describes the building as follows:

“Threshing barn. Late C17. Local brick laid to English bond; corrugated iron roof over original thatch. Gable-ended threshing barn on a north-east/south-west axis with central full height doorways on each side. Only the north-west front is exposed, the other is covered by C20 garage although it seems quite intact. The north-west front shows the large central doorway flanked by short projecting midstreys walls. The 2 windows are C20 insertions. The eaves of the roof are carried down as a small hood over the door. Interior is open to the original 6-bay roof comprising tie-beam trusses with pegged lap-jointed collars and retains its

original trenched purlins and couples of common rafters. A very complete late C17 brick barn which was probably built at the same time as Denbow Farmhouse (q.v.) was re-organised and extended.”

- 6.32. The full List Entry can be found in **Appendix 8**.
- 6.33. The barn has since been converted into a dwelling and has its principal entrance on the north-western elevation. The land to the west of the Listed former barn, including the menage, is associated with the dwelling, according to recent housing particulars.
- 6.34. The heritage significance of the asset is primarily derived from the architectural and historic interest of its physical fabric as an example of a 17th-century barn with alterations as a result of its conversion to a dwelling.
- 6.35. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its ‘setting’) which are considered to contribute to its heritage significance comprise:
- The group value with other elements of the historic farmstead, including the Grade II Listed Denbow Farmhouse and the Grade II Listed Denbow Thatch;
 - The grounds of the former farm complex where the relationship of the buildings is best appreciated and understood; and
 - The immediately surrounding open fields which can be glimpsed from the dwelling.

- 6.36. The barn may have had views over more open landscape to the northwest historically, including land within the appeal site, but this may have been limited by the topography. Presently, field boundaries of mature vegetation prevent distant views from the Listed Building, as shown in images from recent housing particulars.
- 6.37. The conversion of the former agricultural building into a dwelling also changes the way in which it relates to the surrounding landscape. It historically would have had a direct functional connection to the surrounding land, but this has been altered through the provision of a new use in the Listed Building.
- 6.38. Furthermore, in addition to the limited intervisibility, given the lack of any historical functional relationship between the land of the site and the farm, it is not considered that the site contributes to the significance of the dwelling through setting.
- 6.39. It is thus concluded that if the residential development of the site were to come forward that it would likely not impact upon the overall heritage significance of the asset, via a change in setting. Furthermore, no masterplanning response is required for this asset at this stage.



Plate 11: The Listed former barn when viewed from the north (Source: Strutt & Parker).



Plate 12: View towards both the site and the Listed former barn (Source: Strutt & Parker).



Plate 13: View from the Listed former barn towards the site.

7. Conclusions

Archaeology

- 7.1. Only a limited amount of earlier prehistoric archaeology is recorded in the vicinity of the site and none is identified within the site. The site is considered to have low potential for significant archaeological remains from these periods.
- 7.2. Only a single possible element of later prehistoric/Romano-British archaeology is recorded in the vicinity of the site, comprising cropmarks potentially representing an enclosure, recorded on land c.50m from the site. No archaeology is recorded within the site and the site is considered to have low potential for significant archaeological remains from these periods.
- 7.3. The site has likely been under agricultural use from at least the medieval period and is considered to have low potential for significant archaeological remains from this period.
- 7.4. No significant archaeological remains from the post-medieval or modern periods are anticipated within the site.

Built Heritage

- 7.5. There are a number of heritage assets in the surrounds of the site which may be sensitive to development, notably the Grade II Listed Higher Holbrook to the west of the site and the three Listed Buildings within the former Denbow Farm complex. Following initial consideration of assets which might be potentially sensitive to development, the conclusions of the desk-based analysis are that they are unlikely to be a constraint to development.
- 7.6. If potential impacts are identified following the site visit, these could be minimised via design (i.e., siting and scale of development and vegetation planting). The extent of possible design mitigation will be confirmed followed on site assessment.

Appendix 1: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”¹⁸

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.¹⁹

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in *English Heritage’s Conservation Principles*.²⁰ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²¹

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, 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.

- **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.
- **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.²²

Significance results from a combination of any, some, or all of the interests described above.

¹⁸ DLUHC, *NPPF*, pp. 71-72.

¹⁹ Historic England, *GPA:2*.

²⁰ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

heritage values are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28-32.

²¹ DLUHC, *NPPF*, p. 71; DLUHC, *PPG, Annex 2*.

²² DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²³

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁴

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”²⁵

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.²⁶

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²³ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

²⁴ DLUHC, *NPPF*, p. 72.

²⁵ DLUHC, *NPPF*, p. 71.

²⁶ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”²⁷

²⁷ Catesby Estates Ltd. v. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

²⁸ DLUHC, NPPF, para. 200 and fn. 68.

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;²⁸
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);²⁹ and

²⁹ DLUHC, NPPF, para. 200.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.³⁰

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative

assessment using professional judgement is inevitably involved.”³¹

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of

³⁰ DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

³¹ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,³² and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of

the harm may vary and should be clearly articulated."³³

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.³⁴

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.³⁵ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

³² Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³³ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁴ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

³⁵ Historic England, GPA:2, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.³⁶ Of particular relevance is the checklist given on page 13 of *GPA:3*.³⁷

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”³⁸

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.³⁹

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴⁰

Benefits

³⁶ Historic England, *GPA:3*, p. 8.

³⁷ Historic England, *GPA:3*, p. 13.

³⁸ Historic England, *GPA:3*, p. 4.

³⁹ Historic England, *GPA 3*, p. 8.

⁴⁰ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 3**, the *NPPF* (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴¹

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 to 203.⁴²

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed

⁴¹ DLUHC, *NPPF*, paras. 201 and 202.

⁴² *Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 201 and 203.



private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁴³

Any "*heritage benefits*" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁴³ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴⁴ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“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.”⁴⁵

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

⁴⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

when the decision-maker carries out the balancing exercise.”⁴⁶

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see **Appendix 3**), this is in keeping with the requirements of the 1990 Act.⁴⁷

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁴⁸

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁴⁶ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁴⁷ Jones v Mordue [2015] EWCA Civ 1243.

⁴⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).



In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁴⁹

⁴⁹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 3: National Policy Guidance

The National Planning Policy Framework (July 2021)

National policy and guidance is set out in the Government’s *National Planning Policy Framework (NPPF)* published in July 2021. This replaced and updated the previous *NPPF* 2019. The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the ‘presumption’) sets out the tone of the Government’s overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three ‘objectives’ to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

***“Plans and decisions should apply a presumption in favour of sustainable development.*”**

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

- a. ***approving development proposals that accord with an up-to-date development plan without delay; or***
- b. ***where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. ***the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***⁵⁰

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”⁵¹ (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁵²

⁵⁰ DLUHC, NPPF, para. 11.

⁵¹ DLUHC, NPPF, para. 11, fn. 7.

⁵² DLUHC, NPPF, p. 67.

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁵³

As set out above, significance is also defined 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁵⁴

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁵⁵

Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁵⁶***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

“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

⁵³ DLUHC, NPPF, p. 66.

⁵⁴ DLUHC, NPPF, pp. 71-72.

⁵⁵ DLUHC, NPPF, para. 195.

⁵⁶ DLUHC, NPPF, para. 197.

substantial harm, total loss or less than substantial harm to its significance.”⁵⁷

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁵⁸**

Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 201 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁵⁹**

Paragraph 202 goes on to state:

“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.”⁶⁰

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

⁵⁷ DLUHC, NPPF, para. 199.

⁵⁸ DLUHC, NPPF, para. 200.

⁵⁹ DLUHC, NPPF, para. 201.

⁶⁰ DLUHC, NPPF, para. 202.

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁶¹

Paragraph 207 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁶² (our emphasis)

With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-

designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶³

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to

⁶¹ DLUHC, NPPF, para 206.

⁶² DLUHC, NPPF, para. 207.

⁶³ DLUHC, NPPF, para. 203.

properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶⁴

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less

than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁶⁵ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁶⁶

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁶⁷

It goes on to state that:

“Well-designed places and buildings are influenced positively by:

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

⁶⁴ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁶⁵ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶⁶ DLUHC, NDG, para. 46.

⁶⁷ DLUHC, NDG, para. 47.

- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁶⁸

⁶⁸ DLUHC, NDG, paras. 48-49.

Appendix 4: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within East Devon District Council are currently considered against the policy and guidance set out within the East Devon Local Plan 2013 to 2031 which was adopted on 28 January 2016.

The policies relevant to the below-ground and above-ground historic environment are as follows:

EN6 – Nationally and Locally Important Archaeological Sites

Development that would harm nationally important archaeological remains or their settings, whether scheduled or not, including milestones and parish stones, will not be permitted.

Development that would harm locally important archaeological remains or their settings will only be permitted where the need for the development outweighs the damage to the archaeological interest of the site and its setting. There is a presumption in favour of preservation in situ in the case of nationally and locally important remains. Preservation of locally important remains by record will be required where the need for the development outweighs the need to preserve the remains in situ.

EN7 – Proposals Affecting Sites which may potentially be of Archaeological Importance

When considering development proposals which affect sites that are considered to potentially have remains of archaeological importance, the District Council will not grant planning permission

until an appropriate desk based assessment and, where necessary, a field assessment has been undertaken.

EN8 – Significance of Heritage Assets and their Setting

When considering development proposals the significance of any heritage assets and their settings, should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for ‘Assessment of Significance’ (and the English Heritage guidance “The Setting Of Heritage Assets”), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon local list.

EN9 – Development Affecting a Designated Heritage Asset

The Council will not grant permission for developments involving substantial harm or total loss of significance of a designated heritage asset unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site.*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.*

c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible.

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Where total or partial loss of a heritage asset is to be permitted the Council may require that:

e) A scheme for the phased demolition and redevelopment of the site providing for its management and treatment in the interim is submitted to and approved by the Council. A copy of a signed contract for the construction work must be deposited with the local planning authority before demolition commences.

f) Where practicable the heritage asset is dismantled and rebuilt or removed to a site previously approved.

g) Important features of the heritage asset are salvaged and re-used.

h) There is an opportunity for the appearance, plan and particular features of the heritage asset to be measured and recorded.

i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate.

Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable use. Favourable consideration will be given for new development within the setting of heritage assets that enhance or better reveal the significance of the asset, subject to compliance with other development plan policies and material considerations.

Appendix 5: Higher Holbrook List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1203315

Date first listed: 11-Nov-1952

Date of most recent amendment: 26-May-1987

Statutory Address 1: HIGHER HOLBROOK

County: Devon

District: East Devon (District Authority)

Parish: Clyst Honiton

National Grid Reference: SX 99409 91954

Details:

SX 99 SE CLYST HONITON

2/19 Higher Holbrook (formerly 11.11.52 listed as Holbrook Farmhouse and barn) – II

House, former farmhouse. Early C17 with late C17 refurbishment and late C19 modernisation; barn rebuilt circa 1980. Main walls of plastered cob on rubble footings, late C17 stair and dairy extension of late C17 brick and part of rear block rebuilt with late C17 brick-nogged timber framing; stone rubble stacks with late C19 brick chimney shafts; thatch roof, replaced with tile to former barn. L-shaped house with the main block facing south-west and having a 3-room and cross-passage plan. The inner room at the left (north-western) end has a slightly projecting end stack. The hall has a front projecting lateral stack and the service end room has a rear lateral stack. Both passage partitions have been removed. There is a contemporary 3-room rear block at right angles to rear of the service end room although the front partition has now been

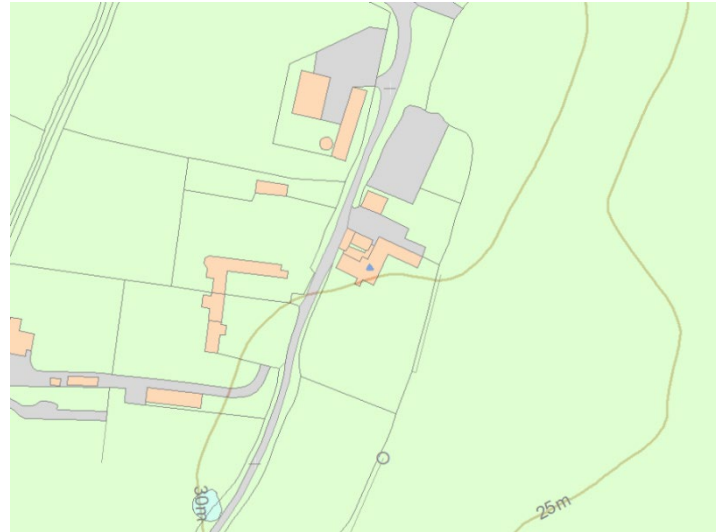
removed. The rear block fireplace backing onto the service end fireplace was rebuilt with late C19 brick. A stair turret in the angle of the 2 wings blocks the rear of the passage. A late C17 extension to rear of the inner room and overlapping the hall houses the main stair and a dairy. A former barn at right angles to the right (south-eastern) side of the rear block was rebuilt as a large parlour circa 1980. Main house is 2 storeys. Irregular 4-window front of circa 1984 casements with glazing bars. The ground floor left (inner room) has contemporary French windows. The ground floor windows all have low segmental arches over suggesting that the embrasures are built of brick. The front doorway lies right of centre and contains a late C19 4-panel door and overlight with glazing bars behind a C20 porch with hipped and thatch-roofed porch. The roof is gable-ended to left and hipped to right as it returns along the rear block. The outer (south-eastern) side of the rear block has an irregular 3-window front of C20 casements, most with glazing bars and a contemporary central door. There shows internally a blocked late C17 oak 3-light window with flat-faced mullions and internal ogee mouldings. The rear end of the rear block has a C17 7-light oak framed window with chamfered mullions and iron glazing bars, now reduced to 3-lights by the removal of alternate mullions. Above are 2 C19 horizontal-sliding sashes under half-hipped end of the roof. On the inner side of the rear block the roof is extended to form a pentice. Here there is another C17 4-light oak window frame with chamfered mullions and a timber-framed first floor. Interior: the structure is essentially early C17. The hall is ceiled by a series of upended joists which are thought to be original. It has a red conglomerate ashlar fireplace with a soffit-chamfered and scroll-stopped oak lintel. The rear wall has a late C17 cupboard with shaped shelves but missing its doors. The inner room shows only its late C19 finish. The service end room also has upended joist ceiling but here the joists are scratch-moulded. The fireplace here is limestone ashlar with an oak lintel which is soffit-chamfered with scroll stops and rests on oak pads. It has

some curious blockings around the sides and rear and also hollows carved or worn on the chamfered sides, all of unknown function. In the rear block the kitchen fireplace is of late C19 brick, and all C17 features are hidden by C19 plaster. The winder stair to rear of the passage is probably late C17 since it rises from the corridor between rear and front blocks rather than rising from the cross passage. The late C17 main stair rises from the rear of the hall at its upper end. It is an open well stair with closed string, square newel posts, moulded flat handrail and turned balusters. Although some of the first floor crosswalls are probably early C17 the layout was adapted in the late C17 and most of the joinery detail is also late C17. There are lobbies on both stair heads and a corridor between. Most of the doors on this level are 2-panel and many are still hung on H-L hinges. The roof structure is early C17 and intact throughout both wings; A-frame trusses with low pegged lap-jointed collars to the main front wing and similar with higher collars to the rear wing. The trusses have carpenters assembly marks. The barn, though rebuilt, reuses its original C17 truss members in the present roof. A well-preserved C17 house with an unusual layout and good late C17 added detail.

Listing NGR: SX9940991954

Legacy System number: 352340

Legacy System: LBS





Appendix 6: Denbow Farmhouse List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1203405

Date first listed: 11-Nov-1952

Statutory Address 1: DENBOW FARMHOUSE

County: Devon

District: East Devon (District Authority)

Parish: Farringdon

National Grid Reference: SY 00602 91685

Details:

SY 09 SW FARRINGDON

3/30 Denbow Farmhouse 11.11.52

GV II

House, formerly the principal rooms of the former farmhouse. Late C17, divided off from the kitchen and former barn, now known as Denbow Thatch (q.v.), circa 1980. English bond locally-made brick; brick stacks and chimney shafts; slate roof. 2-room plan house facing south-east and attached to right (north-eastern) end of Denbow Thatch. Each room, both ground and first floors, are served by projecting rear lateral stacks still with their original diagonal chimney shafts. Between the rooms is the entrance hall and main

stair. The present house occupies the principal rooms of the former farmhouse. It is 2 storeys with attics in the roofspace and a cellar. Surprisingly asymmetrical 3-window front with a plain plat band at first floor level. The windows are C19 replacement mullion-and-upper-transom casements with glazing bars, 3 lights at the right end, the rest 2 lights. Those on the ground floor and the doorway left of centre have segmental arches over. Doorway now contains a C19 6-panel door and overlight with glazing bars. 2 gabled dormer casements with glazing bars to the attics. The roof is hipped each end and on the front only is an eaves cornice with a series of regularly-spaced plain brackets. The rear has the external cellar door and 2 blocked stair windows. Interior was modernised in the C19 but apparently only superficially so. The right room has late C17 bolection-moulded wainscotting. The chimneypieces are C19. The original dogleg stair has a closed string, square-section newel posts, heavy turned balusters and a moulded flat handrail. Roof not inspected but is believed to be original. Denbow is an attractive and apparently little-modernised late C17 brick farmhouse.

Listing NGR: SY0060091774

Legacy System number: 352351

Legacy System: LBS



Appendix 7: Denbow Thatch

Heritage Category: Listed Building

Grade: II

List Entry Number: 1328737

Date first listed: 26-May-1987

Statutory Address 1: DENBOW THATCH

County: Devon

District: East Devon (District Authority)

Parish: Farringdon

National Grid Reference: SY 00594 91674

Details: SY 09 SW FARRINGDON

3/31 Denbow Thatch -

GV II

House, formerly the kitchen and an adjoining barn attached to Denbow Farmhouse (q.v.). This part is also the much-altered core of the original farmhouse. Early- mid C16 origins, extended in the late C16-early C17, much rebuilt in the late C17, modernised in C19 and extensively refurbished circa 1980 when it was divided off from the main part of Denbow Farmhouse. Plastered cob on rubble footings, parts rebuilt of C19 brick and circa 1980 concrete blocks; large stack and adjoining lobby of late C17 brick; thatch roof, slate to circa 1980 workshop and porch. The house faces south-east adjoining the left (south-western) end of the present Denbow Farmhouse (q.v.). The right end adjoining the main farmhouse is the gable end of the former kitchen crosswing which projects neither front nor back from

the former barn to the left. The barn roof is on the same axis as the main farmhouse and now contains 2 rooms and the stairs. A single storey workshop and entrance lobby projects forward at right angles; it was mostly rebuilt circa 1980 but one earlier cob wall survives. The former kitchen has a large projecting rear stack with a small gabled lobby alongside adjoining Denbow Farmhouse. Irregular 3-window front of circa 1980 casements with glazing bars interrupted by the gable-ended workshop. Of the 2 windows left of the workshop there is a shallow projecting bay left of French windows and the thatch lifts up over first floor half dormers. The gable end of the crosswing is C19 plastered brick and the windows have low segmental arches over. The end of the former barn roof is half-hipped and a little lower than the former kitchen. The workshop has 2 circa 1980 casements with glazing bars on the outer side and on the inner side the front door behind a slate monopitch roofed porch. All the rear windows are also similar circa 1980 casements. Interior was extensively modernised circa 1980. The former kitchen has a late C16 - early C17 crossbeam; soffit-chamfered with late step stops. The fireplace is late C17 and brick with a plain oak lintel. Here the ovens were relined in the late C19. Above this room the roof is carried on a C19 king post truss but buried in the front gable is an early - mid C16 jointed cruck truss. It is smoke-blackened indicating that the original house was open to the roof and heated by an open heath fire. Furthermore this block once extended further forward. The former barn was brought into domestic use circa 1980 and is much rebuilt. However, it does include a late C16 - early C17 side-pegged jointed cruck roof truss.

Listing NGR: SY0060091774

Legacy System number: 352352

Legacy System: LBS



Appendix 8: Barn Approximately 8 Metres North West of Denbow Thatch

Heritage Category: Listed Building

Grade: II

List Entry Number: 1203420

Date first listed: 26-May-1987

Statutory Address 1: BARN APPROXIMATELY 8 METRES NORTH WEST OF DENBOW THATCH

County: Devon

District: East Devon (District Authority)

Parish: Farringdon

National Grid Reference: SY 00579 91690

Details:

SY 09 SW FARRINGDON

3/146 Barn approximately 8 metres north- - west of Denbow Thatch

GV II

Threshing barn. Late C17. Local brick laid to English bond; corrugated iron roof over original thatch. Gable-ended threshing barn on a north-east/south-west axis with central full height doorways on each side. Only the north-west front is exposed, the other is covered by C20 garage although it seems quite intact. The north-west front shows the large central doorway flanked by short

projecting midstrey walls. The 2 windows are C20 insertions. The eaves of the roof are carried down as a small hood over the door. Interior is open to the original 6-bay roof comprising tie-beam trusses with pegged lap-jointed collars and retains its original trenched purlins and couples of common rafters. A very complete late C17 brick barn which was probably built at the same time as Denbow Farmhouse (q.v.) was re-organised and extended.

Listing NGR: SY0057991690

Legacy System number: 352353

Legacy System: LBS



Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
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