

From: Sarah Whiteley (Economy Transport and Environment)
<Sarah.Whiteley@derbyshire.gov.uk>
Sent: 14 August 2018 14:55
To: Ann Garfield
Cc: Steve Baker (Economy Transport and Environment)
Subject: RE: 9/2018/0522 CONVERSION OF BARNS INTO 3 RESIDENTIAL UNITS AND THE
ERECTION OF GARAGE BLOCK WITH STORAGE ABOVE AT BARNS FARM WARDS
LANE STANTON BY BRIDGE

Dear Ann

Thank you for re-consulting us on this application in the light of the Historic Buildings Assessment and Heritage Statement which has recently been produced. This document provides a thorough analysis of the history and development of the farm buildings in question. It also provides an assessment of their current condition and identifies surviving features which contribute to their significance as non-designated heritage assets.

The heritage significance of the buildings is considered on page 29 of the report, in paragraphs 43 -49. We would support the recommendations in paragraphs 46 to 49 regarding the impact of the current re-development proposals, and would suggest that further advice be sought from the Authority's Conservation Officer with relation to suggested changes to the current design proposals for buildings B, C and D in order to achieve more sensitive results.

We would support the recommendation that the sunken midden area be retained (paragraph 46). Should this not be the case we would recommend that the following condition be attached to any grant of planning permission for this scheme:

"a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured."

This will ensure that a record of the feature can be made in advance of any works to it and is in line with NPPF para. 199 which requires developers to record heritage assets which are to be lost.

Regards

Sarah

Sarah Whiteley BA(Hons) MCIfA
Development Control Archaeologist
Conservation, Heritage & Design

From: Garfield Ann [mailto:Ann.Garfield@south-derbys.gov.uk]

Sent: 07 August 2018 10:52

To: Sarah Whiteley (Economy Transport and Environment) <Sarah.Whiteley@derbyshire.gov.uk>

Subject: RE: 9/2018/0522 CONVERSION OF BARNS INTO 3 RESIDENTIAL UNITS AND THE ERECTION OF GARAGE BLOCK WITH STORAGE ABOVE AT BARNS FARM WARDS LANE STANTON BY BRIDGE

Hi Sarah

Following your consultation response below the applicant has commissioned an Historic Buildings Survey and Heritage Statement which is now available on the Council's website. Would you be able to provide comments on it please before our deadline of 20th August (10 working days)? The application is due to expire on 20th August 2018. Any problems just let me know.

Kind regards

Ann Garfield Dip. TP
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From: Sarah Whiteley (Economy Transport and Environment) [<mailto:Sarah.Whiteley@derbyshire.gov.uk>]

Sent: 25 June 2018 15:38

To: Garfield Ann

Cc: Stephen Baker (Economy Transport and Environment)

Subject: 9/2018/0522 CONVERSION OF BARNS INTO 3 RESIDENTIAL UNITS AND THE ERECTION OF GARAGE BLOCK WITH STORAGE ABOVE AT BARNS FARM WARDS LANE STANTON BY BRIDGE

Dear Ann

Thank you for consulting on the above planning application.

The application involves a complex of traditional farm buildings. These buildings are not listed but would be considered to be non-designated heritage assets. The farm appears on the 1st edition O.S. map and therefore the early buildings were in existence by the late 19th century. Photographs which have been included in the various reports with this application show that the buildings which survive from this period are in good condition and retain features which reflect past agricultural practices.

The current proposal is for conversion of the buildings to residential use, with a small component of new build. Whilst a scheme that secures the future of these buildings is to be welcomed, the proposals will also involve significant impacts to historic fabric and a change in the character and appearance of the structures through the addition of new openings and re-roofing. Taking this in to account we would recommend that the applicant's commission an historic building appraisal of the buildings which are to be converted. The buildings appraisal should be produced to a written scheme of investigation to be approved by ourselves. It should include:

- a map regression exercise to show development of the footprint of the building(s) through time
- a diagram illustrating phases of development of the fabric of building.
- internal and external photography of the structure with specific reference to features which reflect its past use.
- an assessment of the significance of the structure based upon this assessment.
- an assessment of the impact that the proposed development will have on the historical significance of the building.

The report should be produced by a suitably qualified heritage professional. We would recommend that the work is undertaken by a Chartered Institute of Archaeology Registered Organisation. We can give guidance on such specialists who might undertake this work.

NPPF para 128 requires that applicants establish the significance of heritage assets, and the level of proposed impact to that significance through the development proposals. The applicant must also show that the proposals represent 'sustainable development' – in that they that they "contribute to protecting and enhancing our natural, built and historic environment" (NPPF para 7). The requested building appraisal will achieve this with regard to the heritage asset involved. We would recommend that the application is not determined until the results of the buildings appraisal are available to inform its sensitive re-development.

Regards

Sarah

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Development Control Archaeologist
Conservation, Heritage & Design

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