

Charmydown Barn St Catherine Bath & NE Somerset  
Supplementary Heritage Statement.



JME Conservation Ltd.

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# JME CONSERVATION LTD

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## Research parameters

This Supplementary Heritage Statement has been prepared at the request of the Council in order to set out in detail the alterations that have been made to the previously-approved schemes for residential conversion of Charmydown Barn. It also assesses the impact of a number of other proposed alterations to the approved scheme that have not yet been implemented. Charmydown Farm lies within the Cotswolds AONB and was first listed at grade II on the 10th February 1984 under Bath-easton Parish and curiously subsequently listed at grade II on the 27th February 1985 under the adjacent parish of St Catherine. This second listing is clearly a mistake as the parish boundary runs along the north side of the farmhouse and the farmhouse is wholly within Batheaston parish. Separately from this assessment we have asked Historic England to correct this error and we understand this additional listing is currently being reviewed.

The farm buildings passed into separate ownership in 1985 but were considered to be curtilage listed by the Council when their list status was assessed in relation to applications for repair and conversion to residential use submitted in 2008. Case law and interpretation of listed building curtilage has changed since that assessment and we have therefore started this assessment by looking again at the issue of their curtilage list status, and the Council is asked to reconsider their assessment of curtilage listing of these barns as a consequence of our review.

In 2008 the farm buildings were largely derelict and in poor condition and the extent of remedial works was such that it was not until 2012 that a comprehensive scheme of repair and conversion was submitted to the Council.. This included a comprehensive Heritage Statement that provides a detailed historical and architectural appraisal of the buildings and this is not repeated here. This Supplementary statement looks solely at the impact of the changes to the previously approved scheme of conversion of 2012 as amended in 2016 and through discharge of conditions in 2014.

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# Charmydown Barn, St Catherine Bath & NE Somerset. Supplementary Heritage Statement.

## **Brief description of Charmydown Barn and its setting:**

Charmydown Farm is sited within the Cotswolds AONB on a south east facing hillside overlooking the Avon valley and Batheaston. It is served by a private lane that runs from Upper Swainswick that skirts Charmy Down before arriving at the southwest end of the historic farmstead. This historic access has been divided so that the 19th century access from the west now serves as a private access to the listed farm house and its associated outbuildings. These buildings lie on the south side of the lane and are separated from the former farm buildings and cottages by mature planting and boundary walls.

A modern spur serves the former farmyard and runs parallel to the original track along the north side of a historic belt of trees that screened the farmhouse from the farmyard. Adjacent to this new access track at the entrance to the former farmyard, is a recently-restored former pair of farmworkers cottages (now a single dwelling), centrally positioned within its own curtilage. This new access track, opens into the former farm yard which is divided into two levels with a higher level farmyard to the rear (northeast) of the main barn and a lower level to the south and east of the main barn. Historically the west access served the farmhouse with gates to either side but continued past a farm pond to emerge in the southwest corner of the lower farmyard. Another access skirted round the north side of the cottages to enter the farmyard from the northwest.



Fig 1. The barns seen from the modern upper access track with the converted cottages on the left and on the right the 19th century belt of trees screening the farmyard from the farmhouse.

### **Review of curtilage list status of Charmydown Barn:**

Whilst it is recognized that both the Council and Historic England concluded in 2008 that the barns at Charmydown Farm lay within the curtilage of the grade II listed Charmydown farmhouse, this relationship has to be re-examined in the light of current (2018) Historic England Guidance on curtilage. This guidance, supported by a series of illustrative examples, relies heavily on the 2008 Jews Farm decision and under this guidance the degree of spatial separation between the farmhouse and farmyard is such that the barns clearly lie outside the curtilage of the farmhouse and can no longer be considered to be curtilage listed.

However, this is a matter for the Council and ultimately for the courts to determine and the Historic England guidance is not in itself conclusive. It was however noted that the degree of visual and spatial separation between the farm and the farmyard is unusual, with no intervisibility and a separate access for each part of the former complex.



Fig 2. The listed farmhouse seen from the footpath running down the hillside below the farmyard. The belt of woodland on the right screens the house from the farmyard which is out of view to the right.

In considering the Calderdale tests, it is clear that the buildings were in the same ownership at time of listing and that there would have been a functional relationship between these former farm buildings and the farmhouse. The third test - that of the physical relationship between the buildings - is less clear.

Historic maps show that until the early 19th century the farmhouse was accessed from North End, Batheaston via Ramscombe Lane and a late 18th century map shows the farmhouse and a second building to the north, presumably a barn, on the west side of this historic lane which ran northwards to Charmy Down. The farm house was remodelled and enlarged in the early 19th century and the farm cottages to the north, and farm buildings to the east of the lane were erected at the same time. These buildings are first shown on the first small scale Ordnance Survey map of 1817 and again on the 1822 Greenwood map and on both these maps the historic lane clearly separates the barns from the farmhouse and cottage and remains the only access to the site.



Fig 3. Only in oblique views from the south and southwest are the farmhouse and barns visible together, but separated by the 19th century belt of planting along the north side of the original west access.



Fig 4. The 19th century west access lane emerged into the farmyard to the left of the grey van, with the belt of 19th century planting on the right. A chimney of the farmhouse is distantly just visible beyond the hedge.



Fig 5. The 1817 one inch Ordnance Survey map shows the farmhouse with the farm cottages and barn to the north on either side of the access track running northwards to Charmy Down.



Fig 6. The 1822 Greenwood map shows the site more clearly with the access track separating the farmhouse from the farm buildings and cottage.

This lane clearly remained in use into the mid-20th century because it is still shown on the 1922 OS map. The current west access is first shown on the 1883 Ordnance Survey map but may have been present but not marked on the tithe map of 1840.

This tithe map clearly shows the farm, with the farm cottages separately enclosed to the north and west of the farmyard whilst the barn and pigsties (or more probably open fronted animal shelters) lie to the northeast. The farmhouse and stables are separated by a series of enclosures from both the farmyard and farm cottages. The same enclosures appear on the more detailed 1883 1st edition



Fig.7. The 1840 tithe maps show the farmhouse separated by a series of enclosures from the farm cottages and barns. The same enclosures are shown in more detail on the 1883 OS map below.

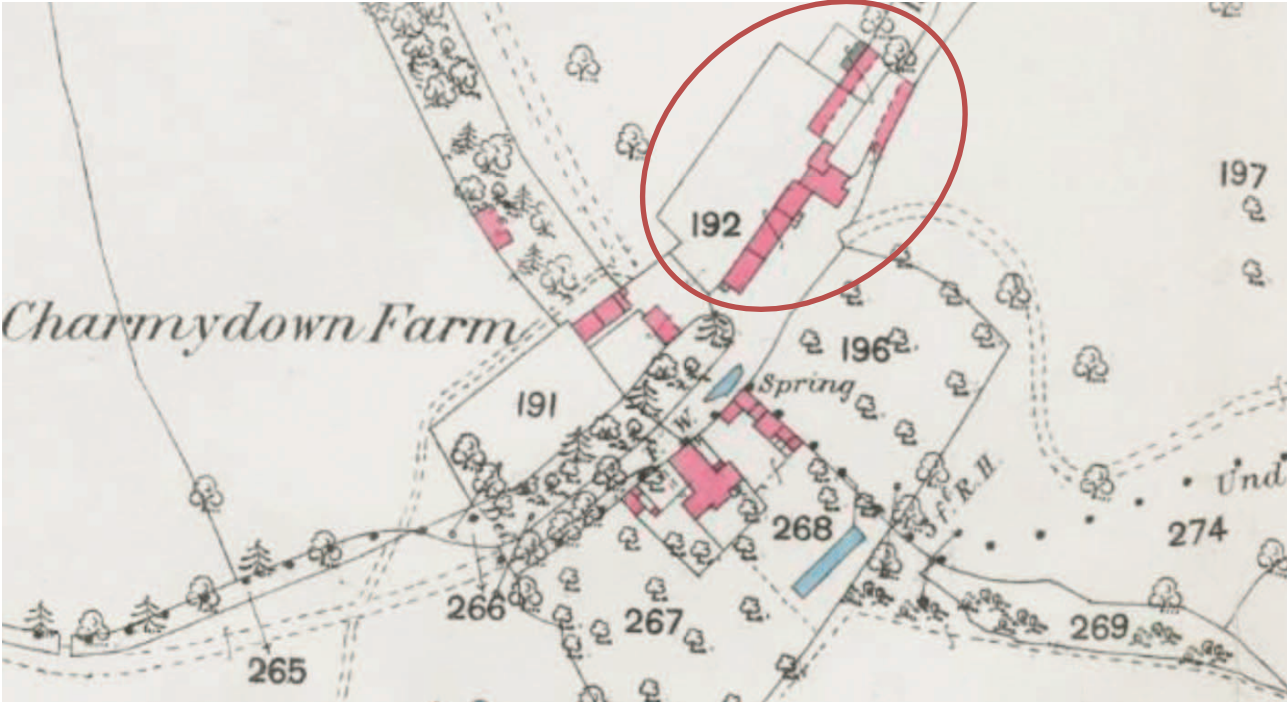


Fig.8. The 1883 OS map shows the same enclosures with ornamental specimen trees on the north side of the farmhouse, a separate farm access via the north side of the farmyard and trees in the adjacent fields.

large scale Ordnance Survey map. They contain a belt of mixed ornamental woodland trees on either side of the west access lane which has gates at either end of the wooded area presumably to keep out farm traffic, and a farm pond partly blocks the track to the east of the gated section. The belt of trees would have screened the farm house from the farmyard as it still does, and this spatial separation is emphasized by the change in relief with the barns and cottages set on significantly higher open ground whereas the house and stables are set further down the hillside screened by this historic planting and planting within the fields to either side of the house and stable yard. As if to further emphasize this visual and spatial separation the house and stables are within Batheaston Parish whilst the farm cottage and farm buildings are within St Catherine's Parish.



Fig.9. The 1936 survey ordnance survey map shows the same arrangement survived into the mid-20th century . The gated west access track is clearly shown as is the original lane running to the north and south of the farmyard.

Furthermore, the close relationship between the farm cottages and the farmyard across the lane to the east implies that at the time of construction of the new farmyard, the farm work was to be primarily undertaken not from the main house but by workers within these cottages, and it is assumed that it was only when these cottages fell into disrepair that the functional relationship moved to the farmhouse.

Therefore, even if the current Historic England guidance on curtilage is set aside, the degree of spatial and visual separation - which dates back at least to 1840 (and presumably to the original construction of these farm buildings and the farm cottages in the early 19th century) is unusually great. On the basis of this historic mapping it is suggested that this visual and spatial separation means that the third curtilage test, that of the physical layout of the site and the relationship between the principal listed building and the other farm buildings, is not met.





Fig. 10. In contrast to the farmhouse, the former farm cottages on the right are clearly visible from the farmyard and relate closely to it.

In summary, when applying the Calderdale tests, although the farm buildings were in the same ownership as the farmhouse and would have had some functional relationship with it at the time of listing, they did not share a sufficiently close physical relationship to be considered to lie within the same listed building curtilage either at the time of listing or indeed from at least 1840.

Whilst curtilage listing is a matter for the Council to determine, it is argued that in the light of the current (2018) Historic England guidance on curtilage listing the previous conclusion that the barns are curtilage listed has to be reconsidered. The Council is invited to agree with this more detailed analysis that these barns and indeed the former farm cottages can no longer be considered to be curtilage listed in relation to the former Charmydown farmhouse and as a consequence the works that are the subject of this application should only require planning permission.

The statement considers these former farm buildings as non-designated heritage assets and assesses the impacts of the proposals on their character as former farm buildings in this light. It also considers the impact of the changes on the setting of the principal listed building.

### Brief description of the farm buildings

The main historic early 19th century barn is described in detail in the Heritage Statement and comprises a long two storey range with a single-volume barn set at right angles at its northeast end. The central section is the earliest and is understood to date from c.1802 with the northeast cross barn being added in the 1820's, together with a contemporary extension range to the southwest side of the 1802 range, detailed with a series of four arched door openings. A further small extension to the west end side had been added by 1840. Seen from the south, the front elevation of this long range appears to be of two storeys but because of the sloping ground it appears as a single storey range from the north.



Fig. 11. The southeast elevation of the main barn, comprising the older central section with its reused arched first floor opening, and to the left of the taller steps an extension with four arched ground floor openings and a further extension to the left. The attached full height cross barn is just out of sight on the right.



Fig. 12. The full height northeast cross barn with its off-centre midstorey and on the right the rebuilt retaining wall to the upper farmyard. The levelled material in the foreground is to be removed.

At the northeast end of the two storey range is an attached full height cross barn that breaks forward in front of the southeast elevation. Its northeast elevation detailed with an off-centre midstrey, that breaks forward in front of the elevation. Beyond this substantial farm building was a third yard which was partially terraced and separated from the higher level yard to the rear by a tall stone retaining wall. This eastern yard contained two open fronted ranges facing towards each other, both of which were derelict and roofless in 2012. The north range built against the tall stone retaining wall to the upper yard retained the remains of circular stone columns which would have supported the roof. The rebuilding of this outbuilding formed part of the 2012 scheme.



Fig 13. The former open fronted building in 2008 showing its derelict condition prior to rebuilding.



Fig. 14. The restored former open fronted outbuilding at the eastern end of the former farmyard.

## Comparison between the previously-approved scheme for residential conversion and the current application.

The historic barn and its associated flat-roofed extension to the north:

Northwest (rear) elevation:

The exposed section of the rear elevation of the historic barn is as approved in 2012 with the exception of the omission of three approved rooflights. The flues were approved under a separate application for discharge of conditions in 2014.



Fig. 15. The northwest elevation of the barn omitting the three approved rooflights. The electricity supply boxes on the west gable are temporary

### **Flat roofed rear extension**

To the rear of the main barn and extending beyond it to the north behind the retaining wall to the upper yard was the flat roofed extension approved in 2012. The approved detail was for this slightly raised flat roof to be finished with gently sloping landscaping finished with a rubblestone parapet detailed as a stone wall linking the eave of the cross barn to the rebuilt former piggery (see landscaping description below). The 2012 approval had a single pyramidal rooflight set into this roof. As constructed this has been repositioned and two small walk-on rooflights have been introduced and the parapet wall has been lowered. For safety it is proposed to install a non-reflective glass balustrade in place of the parapet wall

### Impacts:

It is considered that these alterations will have a small positive impact on the significance of the rear elevation of the building; and an overall neutral impact on its immediate setting.

### **Southwest gable elevation:**

This remains as approved, although currently an attached board carries the temporary electricity supply which will be removed as part of the ongoing M & E works. The southwest side elevation of the cross barn is also unchanged as is the southwest elevation of the long barn.

### Impact:

None



Fig. 16. The previously approved flat roofed rear extension with two rooflights rather than one, and omission of the parapet wall between the barn and outbuilding. It is proposed to install a low glass screen for safety in order to reduce the impact of the wall on the barn and former piggery range.

**Southeast (front) elevation:**

The only changes to this elevation are to two small openings at the southwest end at ground floor level. A new door approved in 2012 has been retained as a window whilst the adjacent window in a blocked doorway has been deepened slightly. These changes retain more historic fabric. In all other respects this elevation is as-approved.



Fig. 17. The right hand window just visible here has been retained rather than replaced by a second door as approved.

### **Northeast elevation of the cross barn:**

A new flue is proposed on the roof to this barn. A new door opening has been formed to the right (north) side of the midstrey incorporating a pair of French doors. This has been detailed with an exposed oak lintol and dressed stone quoining to the sides and has replaced a single arrow slit ventilation slot. Historically, the ground level rose along this side of the barn, with the adjacent retaining wall to the right being partially underground, and this levelling formed part of the 2012 approval.



Fig. 18. The northeast elevation of the barn with the inserted opening replacing a former ventilation slot.

### **Impacts:**

This additional opening has caused harm to significance arising from the loss of historic fabric and the harm is increased by the introduction of quoining to each side of the opening. It is argued that similar quoining is found elsewhere on the barn and that as this part of the elevation is tucked into a corner behind the midstrey opening so is obscured from public view, the impact upon the character of this former farm building and its setting has been minimised.

### **The former rubblestone retaining wall between the barn and former pigsty:**

This former retaining wall forms the southeast and northeast elevations of the approved 2012 flat-roofed extension. As approved it was to retain a historic slight change in alignment along the front of the new flat roofed extension behind. It has been rebuilt as a right-angled wall between the barn and former pigsty and it has been terminated at flat roof level instead of rising to eave level on the main barn in order to provide a low parapet to the flat roof behind.

As constructed the wall is finished 0.9m below the eave of the barn, and it is now proposed to finish the wall with a low glazed parapet using non-reflective glass, in order to reduce the visual impact that the taller wall would have upon the adjacent barn and former pigsty.



Fig. 19. The rebuilt front wall to the flat roofed extension between the main barn and the former pigsty building. The angle has been changed slightly and the wall is to have non-reflective glass parapet

### Impacts:

The rebuilding of this wall and the adjoining former pigsty formed part of the 2012 permission and the reconstruction of this wall on the slightly changed alignment has no impact upon the character of the approved scheme or the setting of the listed farmhouse.

The introduction of the glazed balustrade will, if undertaken in non-reflective glass, read as a modern intervention which will have minimal impact upon the character and setting of the converted barns. Because of the sloping ground to the south it is considered that the relocated pyramidal roof light (described above) on the flat roof behind is unlikely to be visible from the lower terrace or in distant views from the valley and it is not considered that this change will cause harm.

### **External elevations of the studio (former pigsty) at the east end of the site:**

The 2012 permission for the reconstruction of the former pigsty had a central four-bay open-fronted pergola with a glazed roof, with a four-bay studio set behind a glazed screen and boarded door to the left, and a changing room and plant room in the two bays end to the right set behind a boarded screen incorporating a door and window.

As built the rear retaining wall has been completely rather than partly rebuilt to its original height and only the eight bays at the southwest end of the lean-to range have been reinstated. Of these only the east (right hand) end bay has been retained as an open store and the proposed glazed roof section has been omitted and the roof fully tiled. The seven remaining bays are to have a rendered front wall set back behind the carefully rebuilt stone piers and finished in recessive colours, incorporating two pairs of glazed French doors with slender windows to each side and two two-light case-ment windows.

Internally the building has been altered to provide a studio and study with associated en-suite facilities allowing the studio to be used flexibly for family and guests. At the northeast end the remaining bays have been left unrestored because it was felt that their restoration would compromise the immediately adjacent mature trees. It is proposed to restore the outer wall as a drystone boundary wall.



Fig. 20. The rebuilt former pig sty with its fully tiled roof and altered front wall. The omission of the glazed roof is regarded as a significant enhancement and if the render and fenestration is finished in recessive colours these alterations are considered to have an overall neutral impact on the character of the restored building.

#### **Impacts:**

The impact of the altered front elevation is reduced by being set back behind the carefully rebuilt stone piers and the introduction of a carefully detailed fully tiled roof is a significant enhancement over the previously approved glazed roof section.

If the surviving sections of the rear and gable wall of the remaining collapsed end bays of this former open fronted farm building are carefully repaired together with the adjacent stone boundary wall, any harm arising from the failure to rebuild these end bays would be offset by the retention of the historic form of the rear and gable walls.

In the context of the 2012 approved scheme, the scheme as implemented has an overall neutral impact upon the character and significance of the outbuilding and the settings of the other farm buildings.





Fig. 21. The end bays of the former open fronted range have not been restored in order to protect the adjacent mature trees whose roots have encroached into the former gable wall.

### **Internal works**

As these barns are considered to be non-designated heritage assets these internal works do not require permission but the assessment of their impacts is included for information,

#### First floor level:

The 2012 application approved the introduction of a mezzanine, accessed via a spiral staircase, at the north end of the barn and the formation of a new door opening from the mezzanine into the long barn. These changes have not been implemented in order to retain the cross barn as a full-height uninterrupted space .

#### Impacts

These omissions retain more historic fabric and enhance the open character of and significance of the cross barn.

#### Ground floor level

The 2012 approval introduced a retaining wall below ground floor level constructed 2m behind the rear wall of the long barn, that extended as far as the new flat roofed basement extension to the rear of the cross-barn. The exposure of the rear wall during this construction showed that the previously-concealed ground floor section of wall had been poorly constructed and needed extensive remedial work. In addition to repairs to the first floor of the long barn, the 2016 permission was for the rebuilding of the northeast half of the rear wall below ground level in blockwork faced with stone internally as far as the cross barn. The remainder of the rear wall was to be repaired and consolidated.

The southwest section of the rear wall proved to be in worse condition than anticipated, and in order to restore the structural integrity of the retained rear wall above ground level, the whole of the rear wall of the long barn below ground level has been rebuilt.



Fig. 22. The northwest wall of the barn following excavation for the 2m wide service trench and new retaining wall approved in 2016. This revealed that the southwest end of the wall was also seriously defective (as can be seen in this photograph) and this section was also rebuilt in faced blockwork to match the rest of this wall.

At the same time the approved new below ground retaining wall has been repositioned 4m beyond the line of the rear wall of the long barn instead of 2m as approved. The additional space has allowed a series of small rooms to be provided for services and storage which has allowed more of the historic interior of the former barns to remain open. Internally, the rebuilt rear ground floor barn wall and the new retaining wall behind are faced with rubblestone with brickwork to the central kitchen section. Three new openings have been created in the rebuilt sections of the rear wall of the barn in order to provide access into the new below ground extension to the rear.

Within the cross barn, the approved mezzanine and spiral stair have been omitted opening up the entire space. In addition to the new external opening on the east elevation (described above), the previously-approved internal door into the new basement as been repositioned and widened slightly.



Fig. 23. The proposed dining room prior to commencement of the works with the rear retaining wall apparently in reasonable condition on the left. The first floor structure was in poor condition and approved for replacement in 2012.

Impacts:

Rebuilding the remaining half of the rear wall has involved further loss of historic fabric, however it was clear from the 2016 permission that the approval of the new retaining wall was to address the poor structural condition of the rear wall of the long barn and the submitted structural report stated: *“The works are to be approached with a view to retaining as much of the existing building fabric as possible but inevitably at the western end more extensive works are likely to be required to ensure the long term integrity of the walls”*.

In addition the officer report stated that the rear wall was in a *“seriously unstable condition .... substantial rebuilding works are required to address water penetration and structural failure”* and that *“They are considered essential to safeguard the future of the historic structure and its retention”*.

In the light of this information it is unsurprising that additional rebuilding was required once work commenced and as the photograph above shows the exposed wall was in parlous condition such that it would have been impractical to delay work on the west end of the wall once it had been exposed in order to ensure the safety of the remaining historic rear wall above ground level.

Whilst the additional rebuilding has resulted in loss of additional historic fabric much of this was defective and in urgent need of repair. The additional rebuilding has secured the long term preservation of the building and the changes are not visible externally and internally they are read in the context of the approved scheme of residential conversion. In addition, the omission of the mezzanine and spiral stair from the cross barn has significantly enhanced this space .



Fig. 24. The additional length of rebuilt ground floor rear wall in the new kitchen showing the new opening into the rear basement extension.. The extension walls and this section of rear rebuilt wall is faced in brick-work over blockwork.

The three new openings in the rebuilt rear wall provide access into the underground plant room, storage, rear kitchen and a small office. The smaller openings read as doorways with boarded doors and when closed they would read as appropriate for the former barn. The larger central opening be-



Fig. 25. The approved rebuilt rubblestone faced rear wall within the proposed dining room with the cross barn beyond. The new opening on the left opens into the new below ground extension

tween the kitchen within the barn and the rear basement kitchen will have greater visual impact emphasized by the surrounding brickwork within the largest room within this long range, however these changes have to be considered in the context of the approved residential conversion with this space with its previously approved series of ground floor fireplaces diminishing its former agricultural character. In this context it is hard to see how the use of brick lining to the modern rear wall together with this new opening in a rebuilt wall causes anything other than minor additional harm.



Fig. 26. The full height cross barn without the approved mezzanine and spiral stair at the far end. On the right beyond the midstrey is the new external door opening, and the slightly enlarged opening into the flat roofed rear extension in the far gable.

On balance it is considered that these internal changes have an overall neutral impact on the significance of the barn when viewed in the context of the previously approved scheme for residential conversion of this former farm building.

**Proposed landscaping to the site:**

The approved 2012 scheme included a swimming pool set on a deepened raised terrace in front of the new studio range within the reinstated piggery. A public right of way runs along the south side of this site, and in order to provide privacy the approved scheme enclosed the new garden area immediately to the south of the converted barn and new studio building with a new stone wall. This extended southwards from the southwest corner of the long barn, before turning to run alongside the public footpath and continuing at an angle to meet the southeast wall running alongside the pool terrace and new studio. Hedgerow planting inside the walls in front of the long barn strengthened the privacy; and the whole of the enclosed garden was laid out with a mix of hard and soft landscaping.

The area to the southwest of the barn was to be hard surfaced to provide a driveway leading to an informal parking area in the southwest corner of the site; however the main hard surfaced vehicular

access was into the upper farmyard area to the north, where it leads sinuously through areas of soft planting to a hard surfaced area in front of a new garage building, in the form of a traditionally detailed open-fronted farm building, which was the subject of an earlier planning application. Immediately to the left of this garage a small kitchen garden is concealed behind a hedgerow.

The landscaping scheme showed the reinstated historic steps along the southwest side of the long barn, rising to a terraced area of formal landscaping which runs along the rear elevation of the barn. This comprises a c.2m wide strip of hard surfacing running alongside the long range barn, with steps running between small terraced planting areas enclosed with walling and rising to the upper circulation area. Stone walls separate this area from the turfed flat roof to the previously-approved subterranean extension; and also separate the western half of the former upper farmyard from the remainder of the farmyard to the northeast.

To address the change in levels at the eastern end of the former farmyard, stairs rise from an opening in the rear wall of the proposed pergola within the former open fronted barn to the higher level to the northeast of the flat roofed rear extension. This area is shown on the accompanying sections to be regraded, and to be enclosed on its northwest and northeast sides by additional hedgerow planting.

In the current proposal, the new swimming pool in front of the former open fronted buildings is to be omitted and the terrace is to be accessed via new steps at the west end from the slightly lower terrace in front of the threshing barn. Steps also lead from this terrace down to an area of lawn which extends across in front of the new studio range and runs into the existing meadow, to the east of the former farmyard which will contain a new natural pond. It is understood that introduction of this pond will include some regrading of the wider site, which will be the subject of separate applications.

The landscaping within the lower former farmyard area is essentially as previously approved, except that the south wall enclosing the garden in front of the converted barn only extends sufficiently to the southeast to provide privacy from the footpath to the formal terraced areas to each side of the converted farm buildings .

To the rear of the converted long barn, the 2m strip of hard surfacing adjacent to the building is retained, the design of the former terraced area has been replaced with a wide strip of limestone boulders which were removed during the creation of the underground extension;. This has been laid to form a rockery, with a set of steps introduced between the rocks to give access to the higher level parking area. A narrower rockery strip separates the turf roof above the originally-approved extension from the west half of the historic farmyard, with steps leading up into this area. These amendments do not require any alteration to the finished ground levels arising from the introduction of the new underground extension.

#### Impacts:

Compared to the previously-agreed landscape proposal, it is considered that the alterations to the lower and middle areas of former farmyard will enhance the setting of the converted barn, particularly in the public views from the adjacent footpath, but also in wider views from the south and east. Provided the regrading to the wider area is sensitively undertaken it is considered that these works are likely to have a neutral impact on the wider setting of the converted farm building. The altered landscape proposals to the rear (northwest) side of the former farm building will have a neutral impact on significance. Generally, these changes will have a neutral impact on the significance of the setting of the Grade II listed farmhouse, or of the setting of Charmydown Lodge.

**Conclusion:**

It is argued that in the light of current guidance and case law the barns should no longer be considered as curtilage listed buildings but as non-designated heritage assets. Notwithstanding this, the previous approvals sought to secure the long-term survival of this group of substantial and sensitively located former agricultural buildings that were derelict and part collapsed. The current scheme achieves this aim whilst seeking to regularize minor changes that have taken place to the previously approved scheme most notably the widening of the underground extension to the rear of the main barn, and rebuilding of more of the unstable below-ground section of the rear wall of the barn.

It is also considered that these additional alterations will have a minimal impact on the external appearance of these converted agricultural buildings and no effect upon the setting or significance of the principal listed building which is now in separate ownership and screened from view by mature planting.

Whilst the adjacent landscaping appears extensive it is primarily required to remove the extensive former concrete farmyards and reinstate a softer landscape setting for these converted buildings. It is considered that once the surrounding traditional stone boundary and field walls and traditional hedges are restored, the setting of these former agricultural buildings and the listed farmhouse will be substantially enhanced. In addition, the removal of the prominently located swimming pool from the previously approved scheme will provide a significant enhancement to the setting of the barns and in conjunction with the removal of the rooflights from the main barn and glazed pergola from the open fronted outbuilding have significantly enhanced their external appearance as traditional former agricultural buildings and their contribution to the special character of the AONB and the wider setting of the listed farmhouse

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