

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	243207 + 243208
Address:	Stanford End Farm, Barge Lane, Swallowfield, RG7 1SY.		
Proposal:	243207: Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage works. 243208: Application for Listed Building consent for the proposed demolition of the existing attached outbuildings, barns and conservatory and the erection of a single storey extension to the existing dwelling; changes to fenestration and refurbishment.		
Heritage Asset:	- Stanford End Farm(house)–grade II listed building status since 1967. - Barn situated 15 metres to N of Stanford End Farmhouse – historic barn, once part of the Stanford End Farmstead, now used for commercial purpose. Considered to be curtilage listed. - Barn situated 45 metres to NE of Stanford End Farm(house) -historic barn once part of the Stanford End Farmstead. Considered to be curtilage listed. - Stanford End, Risley (Swallowfield) Area of Special Character – local authority identified distinctive character area (of non-designated heritage asset status). Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes -19/-3/25		

Summary Of Recommendations

From a heritage stance there is overall **no objection** to the proposals, subject to the satisfactory provision of further requested details of work being acceptable or alternatively for the additional details to be dealt by means of conditions (as advised below).

The proposed alteration works to the designated heritage asset of Stanford End Farm(house) are considered overall not to diminish the significance held by this historic farmhouse, with the proposed scheme to extend the dwelling seen as a means to secure its long term future and upkeep.

Comments On Proposal

This current pair of applications, for planning permission and listed building consent, comprise of works to repair, refurbish and have altered the Georgian era redbrick historic farmhouse, a designated heritage asset. The proposals also call for the removal of the non-historic mid/late 20th century conservatory structure built across the back door to the property, along with later historic single storey additions to the north-west side of the farmhouse. It being proposed to replace those side extensions and a large modern barn attached to them, along with a detached modern open fronted store, with a substantial single storey extension to the farmhouse, intended to create a much enlarged residential dwelling that meets with modern day residential expectations.

Planning Background

These current applications are made following a previous pair of planning and listed building consent applications (respectively made under 223583 and 223584) that were submitted in 2022, for a similar proposal for a new large extension to the side of the farmhouse but which had also intended a much greater level of alterations to the interior of the historic farmhouse itself. Those 2022 applications however were withdrawn by the applicant following receipt of feedback to the proposals. Subsequently, a revised scheme was submitted by the applicant under pre-application (231250) for comment back on the changes made to their scheme proposals that sought to address those concerns with the original scheme.

From a heritage stance the changes made to the revised scheme of the pre-application that parred back the intended internal alterations to the historic farmhouse were positive changes even though a new rear first floor window opening was still intended. Whilst a need to establish the significance of the side lobby, store and office structure to be demolished still remained. Whilst the concerns over the size of the new extension compared to the historic host building and a fears the historic farmhouse will become the less significant component part of the intended enlarged residential dwelling, were again voiced.

Current Applications

With these current applications the scheme now being applied for is more or less that submitted for the pre-application, albeit with the key following changes having been made:

- The previously proposed green roof is omitted from the flat roof of the link element.
- Changes made to number and size of some of the windows on the new extension.
- In widening the hall, store and pantry that are situated along one side of the main cross-wing, containing the kitchen, dining and family room of the extension has resulted in a taller pitched roof element to the hall/store/pantry running perpendicular to the cross wing roof compared with that of the pre-application scheme.

New Side Extension & Link Element

From a heritage stance the additional changes made to the form and exterior treatment for the large new extension, do give the new extension a more harmonious agrarian appearance to it that better sits with the historic farm and countryside setting. Whilst the now proposed flat roofed modern form of the link having improved it in terms of both being subservient in height, and in its contrasting form gives more emphasis to the Georgian architecture of the farmhouse. That said, those changes do not necessarily remove those previously raised underlying concerns with respect to the overall size/footprint of the new extension, compared to that of the historic host building.

Removal of Rear Conservatory & Side Structures

The proposals call for the removal of a conservatory structure added to the rear of the farmhouse enclosing the centrally located exterior back door. The conservatory appear to be of a mid/late 20th century date and is not considered to hold any historic significance in itself. The removal of this existing conservatory is a positive change, in that the original rear form of the building is revealed again.

With respect to the demolition of the existing lobby, store and office that are built directly off the north-western side of the historic farmhouse, in order to facilitate the new glazed, flat roofed, link element, the additional evidence and assessment in the heritage statement with these current applicants has provided further insight into the age and historic contribution held by these elements. The evidence is for the lobby, store and office structure to be latter additions to the farmhouse and whilst they are of an age and form such that they hold some degree of historic interest, in that they represent later phases in the farmhouse's development. That said, as the assessment has concluded, the subsequent alterations to these structures has largely robbed them of the historic interest they once held to the point that as it is stated (under para. 3.13) it 'these structures are not of special historic interest', with now 'actually of little historic interest.' The assessment and conclusions reach are considered to be a fair judgement. The removal of these structures are therefore considered to be acceptable in that their loss would not impact the overall significance of Stamford End Farm(house).

Alterations To Stamford End Farmhouse

With this revised scheme it is considered, compared to its predecessors, now proposes a lighter touch, in terms of the alterations to the historic farmhouse, with the intention to now retain the old pantry that is to become a laundry room. From a heritage stance the intend light touch to changes within the historic farmhouse is welcomed and is not expected to lead to harm or loss of the designated heritage assets significance. That said it is still proposed to add new first-floor window on the rear elevation, where there is no evidence of there being previously a window opening in the historic brickwork.

With respect to the proposed new rear window opening this would be to a room already served by a large window, on the south-eastern elevation of the farmhouse. It is understood the new window is primarily intend to allow views from this first floor room out across the valley of the River Loddon and to allow for more natural light into the room. From a heritage stance the new window is not necessarily supported. The formation of the window opening would result in the loss of historic fabric/brickwork to the rear elevation, albeit a relatively small area. That said,

ultimately the introduction of a new window to the rear elevation of the farmhouse does not really impact what is at the heart of significance about Stanford End Farmhouse.

In support of these current applications, a heritage statement, dated August 2023, has been provided, which updates that originally provided with the withdrawn applications, to now include an additional assessment on the heritage value of the structures to the side of the farmhouse that are to be demolished. It is to be noted that as with the original submitted heritage statement, the revised one also has the same Appendix I to it, that of condition survey document from E. B. McEvedy Historic Building Consultants. The condition survey highlights the farmhouse to be in a poor condition with 'here is considerable amount of structural movement to the house', a basement that floods and damp issues on the ground floor.

It is to be noted the withdrawn application had included details for remedial works for repair the cracking evidently running through the brickwork of the external elevations of the farmhouse, with drawings from Archibold Shaw, showing the cracking to be repaired and was accompanied with details from Quadrafix for masonry crack stitching. Seemingly from the evidence of the condition survey and the inclusion of measures to undertake stitch repairs to the brickwork of the building's elevation, had apparently been deemed necessary back in 2022. With the current application however the Archibold Shaw drawing and the Quadrafix details have not been submitted, whilst the E. B. McEvedy condition survey, which appears to be at the least around three years old and does not seem to have been updated since then.

Having visited the farmhouse back in March of this year, for these current applications, it was clearly apparent the building has visibly further deteriorated since having originally visiting the property back in January 2023. Despite there being the obvious continued deterioration of this historic farmhouse the current applications seemingly contain no stated intended measures to repair the building under the application for which listed building consent is being sought, as the extent and nature of the repair works to walling would be something for which consent would be required for. Likewise, with respect to any measure to deal with the flood/damp issue of the basement and quite potentially the damp to the ground floor walls and the similar issues with respect to the bind weed coming through the floor of the south-eastern ground floor sitting room.

Having visited the farmhouse it is also evident that whilst the ceiling of the formal ground floor rooms have been replaced there remain traditional lath and plaster ceilings elsewhere in the building especially on the upper floors, some of which appeared to exhibit a degree of slumping. Furthermore, the timber floor to, it is believed bedroom 5, had quite a discernible slant to it. With the submitted drawings making no mention or indication that any of the existing ceilings and/or flooring set to be repaired or replaced under the works being applied for.

Despite it being indicated on the listed building consent application form under the section headed 'Listed Building Alteration' of intended external and internal works including any intended 'stripping out of any internal wall, ceiling or floor finishes...' There being the expectation, in this particular case, to also make clear what if any

of the interior and/or exterior doors are to be replaced, and likewise with respect to the roof covering and /or rainwater goods. There being a stated requirement on the application form to 'provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed'. Whilst with respect to this latter requirement those documents listed on the application form do not however seem to meet the stated requirements. As such, these details and any other relevant ones effecting the historic fabric or features of the farmhouse do need to be confirmed, which whilst ideally should be done prior to determination of the applications can however be dealt with by the means of a condition.

Given the requirement under the building regulations that seek to improve the thermal efficiency of a property, it is noted no such details have been submitted under the application for listed building consent, as works to thermally insulate the interior face of exterior walls, floors, ceilings and/or the roof as would seek to be an expectation in the intention bring the farmhouse up to more modern standards. Such insulation measures would be expected to be part of the alteration works for which consent is being applied for as the details for such works would be needed so as to ensure, as with the stripping out and repair works, no harm or loss of what is of significance about the farmhouse, as designated heritage asset.

And in respect of the level of information being adequate to be able to understand the works being proposed that would affect particular heritage elements within the farmhouse it is considered there to be a requirement for additional detail with respect to the intention to create a laundry room within the historic pantry food store labelled 'utility' space on the existing ground floor plans that clarify how the existing historic elements, notable that of the long, large slate shelf, but also the flooring, are to be retained, and just how services (water and drainage) are to be provided, as it is believed these do presently exist in the utility space. Such details whilst ideally should be provided prior to determination of the applications can however be dealt by means of a condition. Similarly, with respect to the retention of the historic back door to the farmhouse, including its historic fitting, namely the large metal door lock (with key) although it is acknowledged there may well be a need to make upgrades to it for make it secure and functionable. Such works will require the need for consent and are expected to see the door and its fittings retained as far as is possible.

Summary

From a heritage stance further the clarification as the exact extent and nature of works to repair and upgrade the historic farmhouse being found to be acceptable, the proposed alterations that would see the removal of later additions to the side and rear of the property and changes to some room layouts, along with the formation of a new rear window open are considered overall not to diminish the significance held by this historic farmhouse. With the proposed scheme to extend the dwelling seen as a means to secure its long term future and upkeep. Although the previously raised concerns remain with respect to the size/footprint of the extension being proposed when compared to that of historic host building, such that the historic farmhouse may become a lesser significance element of the much enlarged dwelling house, with many of the key functions being transposed to the extension.

Advised Conditions

(CN1) Detailed drawings

The hereby permitted works shall be not commenced, including any works of demolition and/or stripping out, until detailed drawings and schedules showing all those parts of the building to be removed, dismantled or stripped out [including the removal of internal features, floors, and wall or ceiling surfaces] have been submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the approved details.

(CM7) Further details required

Prior to the commencement of works hereby granted consent the following details are to be submitted to and approved in writing by the local planning authority. The works shall then be undertaken in accordance with the details as approved.

- a) A Schedule for Repair Works to the farmhouse, to included details of the means to be used, with it to be clearly shown where such works would be taken out,
- b) Schedule detailing works and methodology for basement to deal with damp and timber structure within the basement,
- c) Methodology for the formation of the new rear first-floor window opening,
- d) Full details of all measures to introduce thermal insulation to walling, flooring, ceilings and roof,

CN7 External brickwork

Any areas of external brickwork required to be re-instated in accordance with the approved plans shall match the existing brickwork, with bricks of the colour, face finish and size as the existing, along with the brick bond, pointing (mortar mix, colour and finish).

CN8 Re-pointing

No re-pointing of the external brickwork shall be carried out until [and other than for] a discreet sample area showing the proposed mortar composition and colour and method of pointing has been prepared on-site and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the details so approved.

Extraction Vents, Gas Flues, External Pipework, Ducting &/ Utility Boxes

Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, services ducting, soil pipe and/ or utility boxes or EV charging points to the external elevations and/or roof of the historic farmhouse itself, other than those shown on the plans as approved unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Existing Doors (external & internal) to be Retained.

Notwithstanding the details submitted, other than those doors shown to be replaced on the hereby approved plan, this listed building consent otherwise does not extend to cover any replacement or alteration of the existing exterior and interior doors (historic front and back doors, all existing internal doors) and their fittings (door handle, locks, hinges etc.) of the Stamford End Farm(house), unless otherwise

agreed in writing by the local planning authority prior to any replacement of the door in question. Full joinery and fitting details for the replacement door (and door frame if required to be replaced) will need to be submitted to the local planning authority along with a statement to justify the need to replace the door and will be required to be submitted and found to be acceptable by the local planning authority before replacement of the door would be allowed.

Existing Windows to be Retained.

Notwithstanding the details submitted, other than those window shown to be removed and/or replaced on the hereby approved plan, the listed building consent does not otherwise extend to cover replacement of any of the existing windows of the Stamford End Farm(house), unless otherwise agreed in writing by the local planning authority prior to any replacement of the window in question taking place. Full joinery details for the replacement window along with a statement to justify the need to replace the window will be required to be submitted and found to be acceptable by the local; planning authority before replacement of the door would be allowed.

Window & Door Joinery Details

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door(s)/roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External finishes to be stated.

Installation of the new window(s) and/or door(s) is to then be undertaken in accordance with the details as approved.

Rainwater Goods To Existing Farmhouse

Notwithstanding the details submitted none of the existing rainwater goods (guttering, brackets, hoppers and downpipes) to the farmhouse is to be replaced and/or added to, until the manufactures details for the rainwater goods have, along with plans that clearly show where on the building these are to be used, been submitted to and approved in writing by the local planning authority. Details required would the profile and measurements of the replacement/additional rainwater goods and state what material the rainwater goods are made of and the colour finish. The installation of replacement/new rainwater goods shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

These conditions below would only be required on the planning permission.

Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatments (including gates) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

New Build External materials

Prior to works being undertaken beyond that of the foundations for the hereby approved new extension until samples and details of the materials to be used in the construction of the external surfaces of the new extension shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so approved.

To ensure that the external appearance of the building is satisfactory. Relevant policies CP1 and CP3

Date:	24/07/25	Signed:	Keith Frost Built Heritage Officer
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