



Napton Holt Farm

Planning Permission to Erect Agricultural Worker's Dwelling within the Setting of a Listed Building, June 2018

Case

Working with Fisher German, in February 2018 The Heritage Advisory produced a Heritage Statement in support of proposals to develop an agricultural worker's dwelling within the setting of a Grade II listed building, designated in 1986.

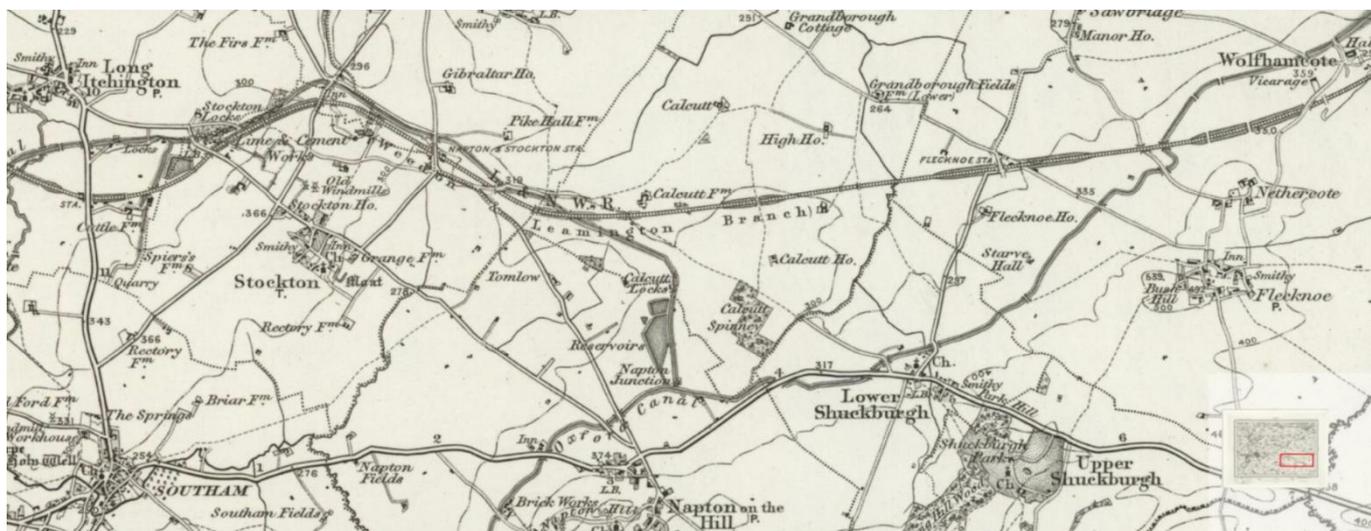
The listed building comprised a farmhouse of coursed, squared ironstone with attached stables dating to the mid to late seventeenth century, along with more general, later eighteenth century additions and both nineteenth and twentieth century additions.

Following earlier phases, subsequent periods of expansion and intensification of the farm resulted in the construction of additional barns or other outbuildings, which have assumed a linear pattern of development extending eastwards from the farmhouse and toward a main road.

This development obviously facilitates the practical, ongoing functioning of the site over the long-term and its continuing viability as a dairy farm,

however, located within the near setting of the listed building, these structures have considerably altered the manner in which the host property is perceived or appreciated from the public realm and nearby thoroughfares.

Proposals sought to erect a single dwelling within the more remote setting of the listed building, more generally utilising later structures - intervening between the heritage asset and the application site to effectively act as a visual buffer - designed to deliberately and directly accord with local policy.



Napton Hill, 1899

Outcome

The Heritage Statement submitted in support of the scheme successfully justified proposals for the single agricultural dwelling configured to accord with local policy.

As such, proposals proved to be of a *high quality, sensitively designed and integrated with their historic context* whilst informed by an understanding of the significance of the historic asset and environment, securing the conservation of heritage assets and integrating into the historic environment.

This was amply exercised and demonstrated by supporting documentation and planning permission was successfully obtained in June 2018.