

20260811

Thank you for notifying the Council for British Archaeology (CBA) of this application.

Filborough Farmhouse is a timber-framed building likely to date to around the sixteenth century. Within the farmstead there are also two surviving eighteenth-century buildings, a barn and granary. These three structures are all listed Grade II in recognition of the historical and evidential value of their traditional construction and function.

The farm complex as a whole acts as a record of evolving agricultural practices, land use, and construction methods and materials, and has evidential and historical interest.

The two agricultural buildings which are the subject of this application comprise a modern steel-framed building and a weather-boarded structure comprising of two timber-framed barns connected by an open-fronted structure. While the steel-framed barn is of limited heritage significance, an analysis of historic mapping suggests that the timber-framed barn dates to around the early twentieth century, and should be considered as a curtilage listed structure under the 1990 Planning (Listed Buildings and Conservation Areas) Act.

The CBA do not object to the principle of alterations to the steel framed barn, although it appears that an increase in height is proposed which may have a negative impact on the setting of the listed buildings. We recommend that any increase in scale for this building is minor and that the elevations and finishes should aim to retain its agricultural character to minimise the impact on the setting of the farmstead.

However, we do not consider that that proposed alterations to the curtilage listed timber framed barn have been adequately detailed or the impact discussed. Overall, we do not consider that the heritage statement provided meets the requirements of policy HE5 of the NPPF. The proposals would raise the building by a storey, infill and extend the open-fronted linking section, subdivide the building, alter the fenestration and convert the interior to domestic use. Cumulatively, this would result in a high level of change to the building, with an estimated demolition of up to 50% of its existing fabric. This will cause harm to the building's evidential value, the legibility of its former use and the function of the wider farmstead, and will have a wider impact on the historic farmstead through the change of scale and massing of the barn and the alteration to a more domestic character.

We request that a heritage statement is provided which permits an understanding of the heritage significance, surviving historic fabric, and historic usage of this building to allow us to assess the impacts of the proposals on the significance of the barn and the wider farmstead.

Once the significance of the barn and its context is understood, if necessary the proposals should be revised to reduce any harm to this significance, in line with policy HE6 of the NPPF.

If additional information is not provided, we recommend that this application be refused, as it does not meet the requirements of policies HE5.1, HE5.2, HE6.1 and HE6.4 of the NPPF.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

Dr Alison Edwards

Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021.