



CONSERVATION AND DESIGN COMMENTS

Site Address: Holland and Holland

Planning ref: **16568/APP/2026/703**

Case Officer: Sally Robins

Conservation Officer: [REDACTED]

Date of comments: 2026

Proposal: Barn conversion and extensions

Objection	Harm	Comments	Conditions	Approval of Details
		X		

Site The site has now been analysed via a heritage statement which highlights the buildings within the complex of interest. It is a useful document which goes into detail and provides a useful understanding of the site. Although as noted and mentioned at pre app it would be easier to date the historic barn once the interior is cleared. Dating could prove challenging but it is clearly of heritage importance within the borough.

Comments

We would warmly welcome the scheme and recommend its approval. It is an excellent example of careful consideration of the historic environment combined with the desire to construct high quality new structures in a restored landscape. It exemplifies co-operative working at a pre application stage to reach a successful conclusion in relation to the historic environment and hopefully will result in a showcase development. This

results in positive outcomes for heritage assets at risk and preserves and restores these for future generations to appreciate and enjoy.

We would agree with the analysis of the farmhouse and welcome the repair / retention strategy proposed for a phase 2 of the scheme. We also agree with the revised dating. We would also agree that although unfortunate the loss of the U shaped courtyard could be adequately covered by recording of the building with a record deposited at GLAAS and similarly the 19th century timber framed barn. An additional condition would be necessary for this structure that it be:

Recorded prior to dismantling. That all timbers are numbered to match the record and any associated drawings. That it be stored in a secure, dry location with the timbers above the ground.

In relation to the historic barn further evidence may be brought to light at the beginning of the works once a clear out has been undertaken and the timbers can be more readily assessed. The extent of repairs required are also unclear at present (due to the condition being uncertain) although we would assume that the sole plates will need reinstated and possibly other structural/ missing timbers. In addition joints may need to be scarfed or redone. The historic first floor should not be removed as part of the works until further examination has been undertaken -Appendix A of the Heritage Assessment. Otherwise this schedule seems appropriate. Never the less we would recommend that it be conditioned as follows:

1 Following the clear out of the historic barn building and prior to works starting a measured recording of the timber frame be undertaken in both elevation form and the ground floor, first floor and roof plan showing the location of the posts, studs, bracing, rails, rafters, purlins etc. Full height sections should be drawn through the bays.

2 On a second drawing the missing timbers should be marked where replacement/ reinstatement/ repairs (including joint types) are required or necessary to better preserve its significance.

3 Following this the local authority shall meet on site and agree in writing the above repair strategy. This shall include timber type to be used. The objective will be to retain as much fabric as possible whilst preserving the building in the long term. Works shall be undertaken as per the written agreement.

4 Within 2 months of completion a concise written account of the building should be provided to the LA resulting from the analysis which should provide dating evidence, evolution of the building and significance within the context. This should include a drawing marking what has been undertaken to the frame as we would expect this to vary from point 2 as work proceeds.

5 The contractor will organise regular meetings on site with the local authority to ensure that the works are being carried out as per the above and to resolve issues or difficulties as they arise to avoid enforcement at a later date.

6 The works to the barn shall be completed prior to the first use of the workshop.

External Materials and finishes subject to approval.

Conclusion

This is a very positive scheme in relation to the borough's built heritage we would support it and recommend approval with the conditions identified above being added to the approval.