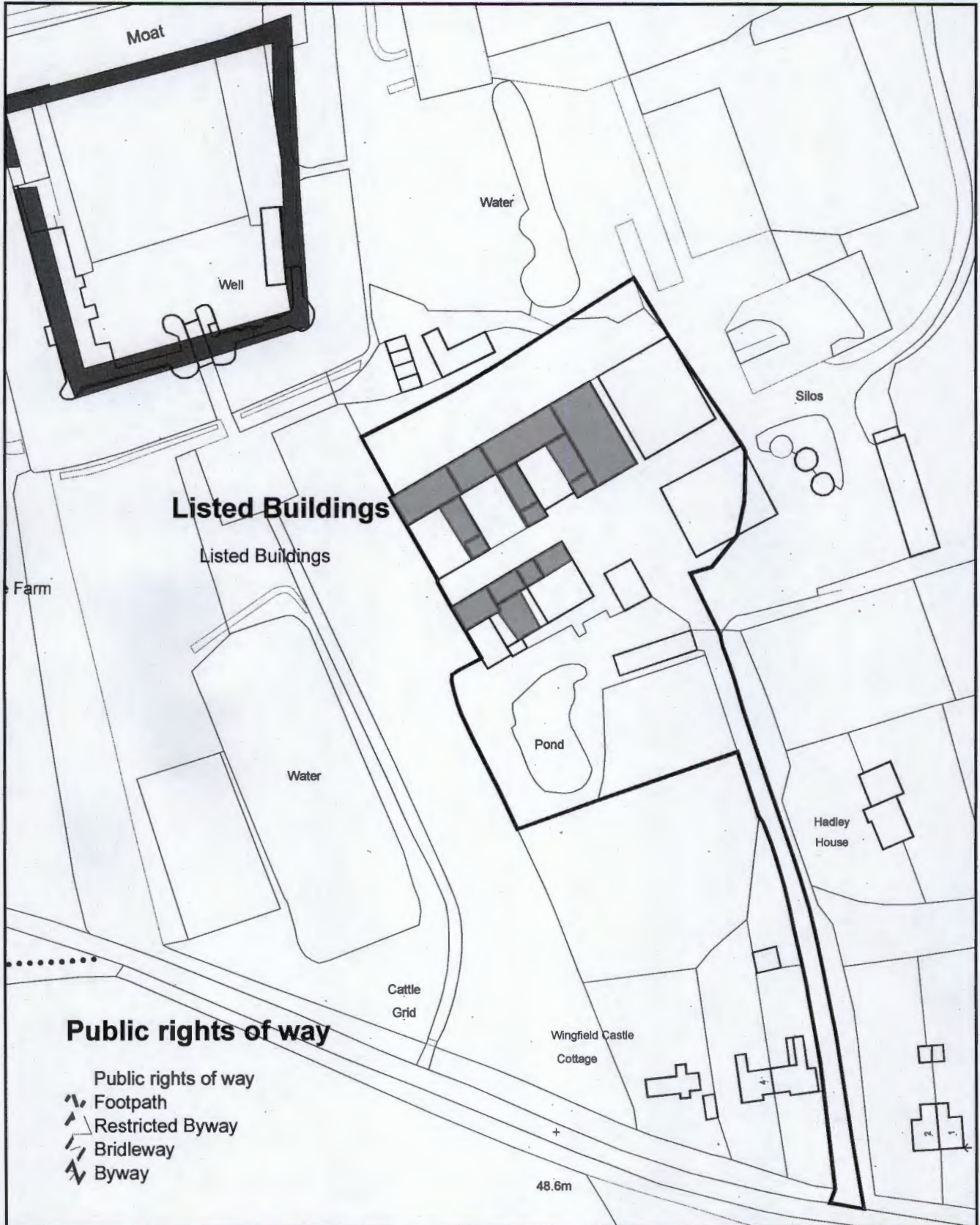


MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	4372/15 and 4373/15
Parish	Wingfield.
Member making request	CLLr Elizabeth Gibson Harnies.
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	The application is within the curtilage of Wingfield Castle which is of National Historical interest.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	There is a wider interest by Historic England for these listed buildings.
13.5 Please detail the wider District and public interest in the application	Wingfield PC are supporting the application, the owners of the Castle are not and they are calling witnesses.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	/
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Discussing the case with the Officer,

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
13 JAN 2016
ACKNOWLEDGED
DATE
PASS TO



Title: Constraints

Reference: 4372/15 & 4373/15

Site:



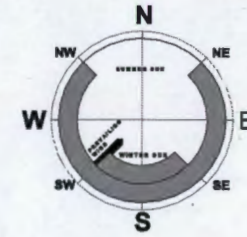
MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:1250


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Date Printed : 02/03/2016



2470

A 13.07.15 Notes added for road references
Rev

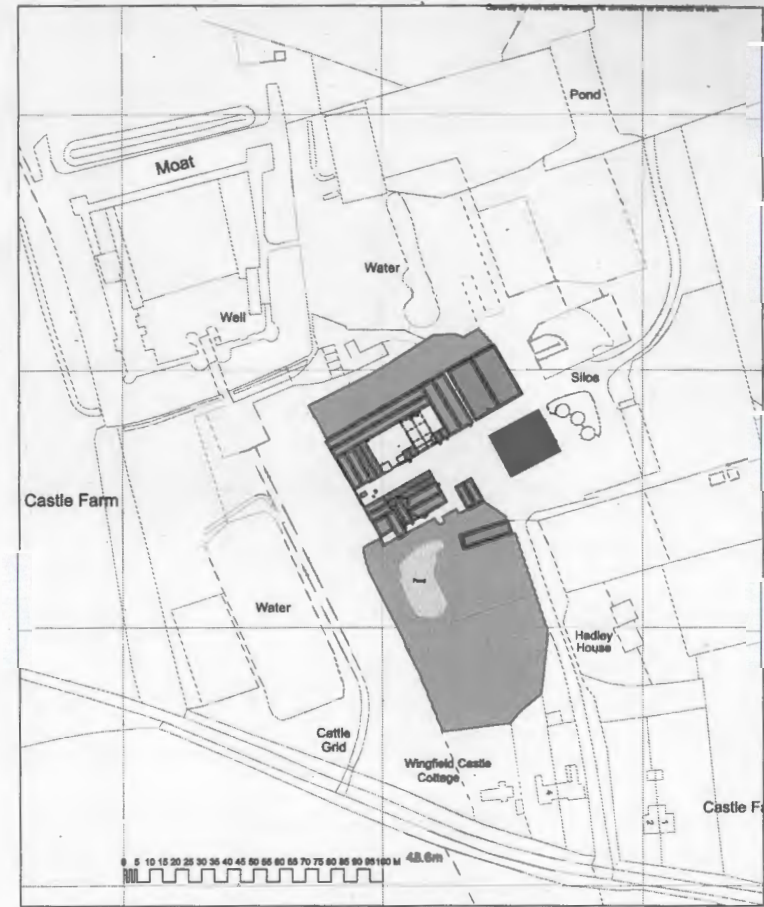
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CLIENT Warren Hill Farms			
PROJECT Castle Farm Vicarage Road Wingfield Suffolk IP21 5RB			
DRAWING Location Plan			
SCALE 1:1250 @ A3		DATE Dec 2014	
DRAWING NUMBER 00	JOB NUMBER 81	STATUS Preliminary	REV A

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Site plan 1:200 scale

NOTES



Site plan 1:1000 scale

241

- D 11.12.18 Updated for planning application
- C 13.07.18 Updated for planning submission
- B 08.07.18 Updated for planning submission
- A 06.05.18 Alls details included for planning submission

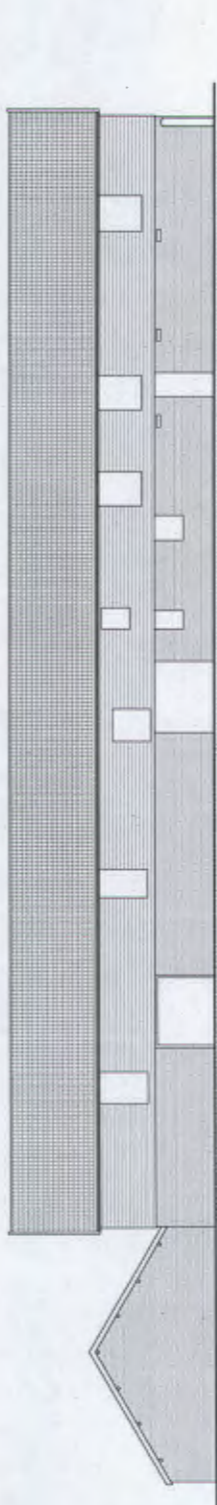
Beech			
www.beecharchitects.com		Beech Farm Barn No. 10 1000 1000 1000	
CLIENT Warren Hill Farms			
PROJECT Castle Farm Vicarage Road Wingfield Suffolk IP21 5RB			
DRAWING Existing Site plan			
SCALE	DATE		
1:200/1:1000 @ A1	De 2014		
DRAWING NUMBER	JOB NUMBER	STATUS	REV
01	B1	Preliminary	D



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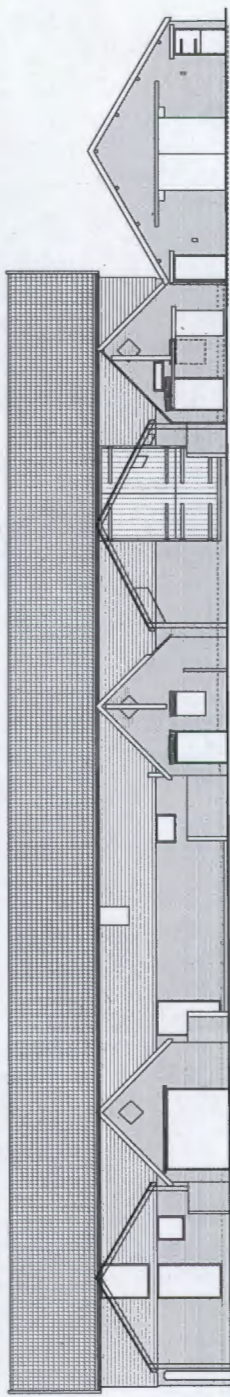
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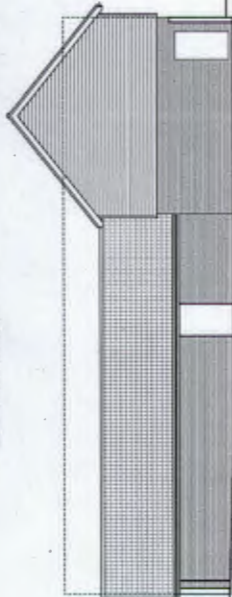


ELEVATION 1 - NORTH MAIN BARN

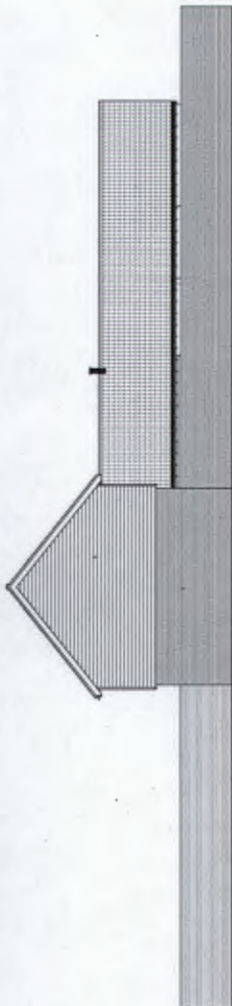
Building materials indicated by hatching. Details to be confirmed following opening up work.



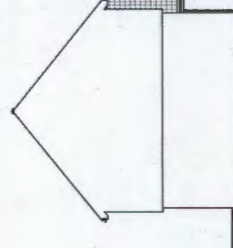
ELEVATION 2 - SOUTH MAIN BARN



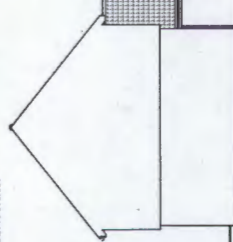
ELEVATION 3 - EAST MAIN BARN



ELEVATION 4 - WEST MAIN BARN



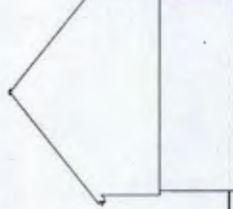
ELEVATION 7 - COURTYARD WEST



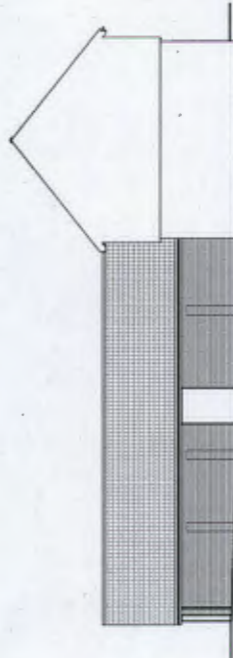
ELEVATION 8 - COURTYARD WEST



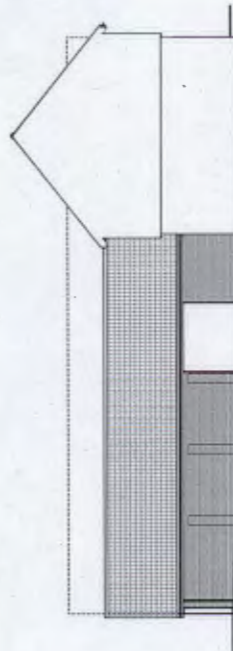
ELEVATION 9 - COURTYARD WEST



ELEVATION 10 - COURTYARD WEST



ELEVATION 6 - COURTYARD EAST



ELEVATION 5 - COURTYARD EAST

B 11.02.13 Updated for planning application
A 08.07.15 Updated for planning consultation
Rev



Clare & John Beech
Architects
100 The Quadrant
Bristol 7.1AP
01274 878467
www.beecharchitects.com

CLIENT

Warren Hill Farm

PROJECT

Wantage Road
Wantage
Oxfordshire
OX11 9RB

DRAWING

Existing Elevations Sheet 1

SCALE

1:100 @ A1

DATE

Dec 2014

DRAWING NUMBER

02

JOB NUMBER

01

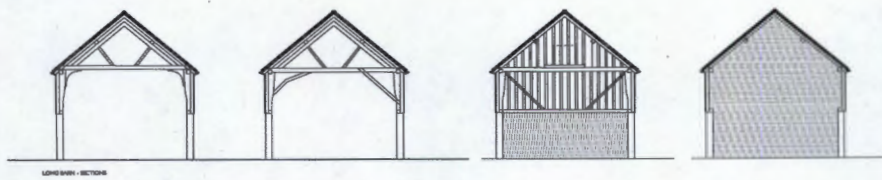
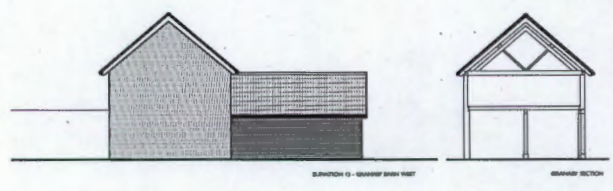
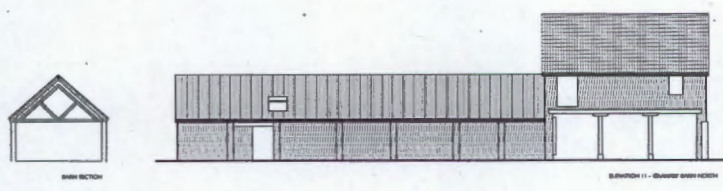
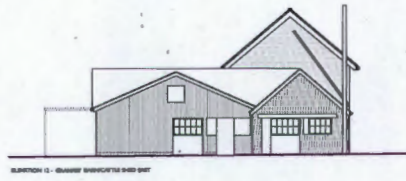
STATUS

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REV

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CLIENT
 Warren Hill Farms

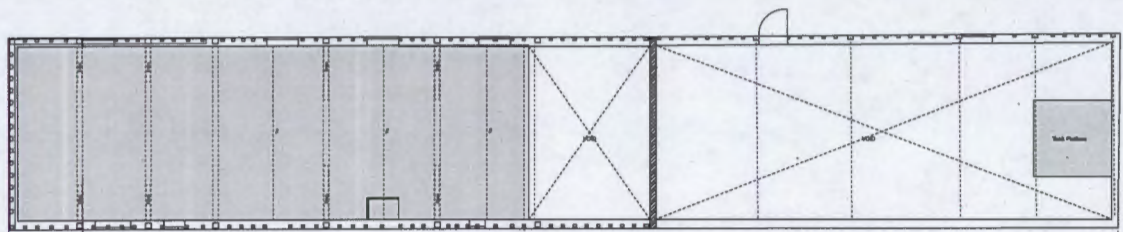
PROJECT
 Warren Hill
 Main House
 Kitchen
 Bath
 PDR

DRAWING
 Existing Elevations Sheet 2

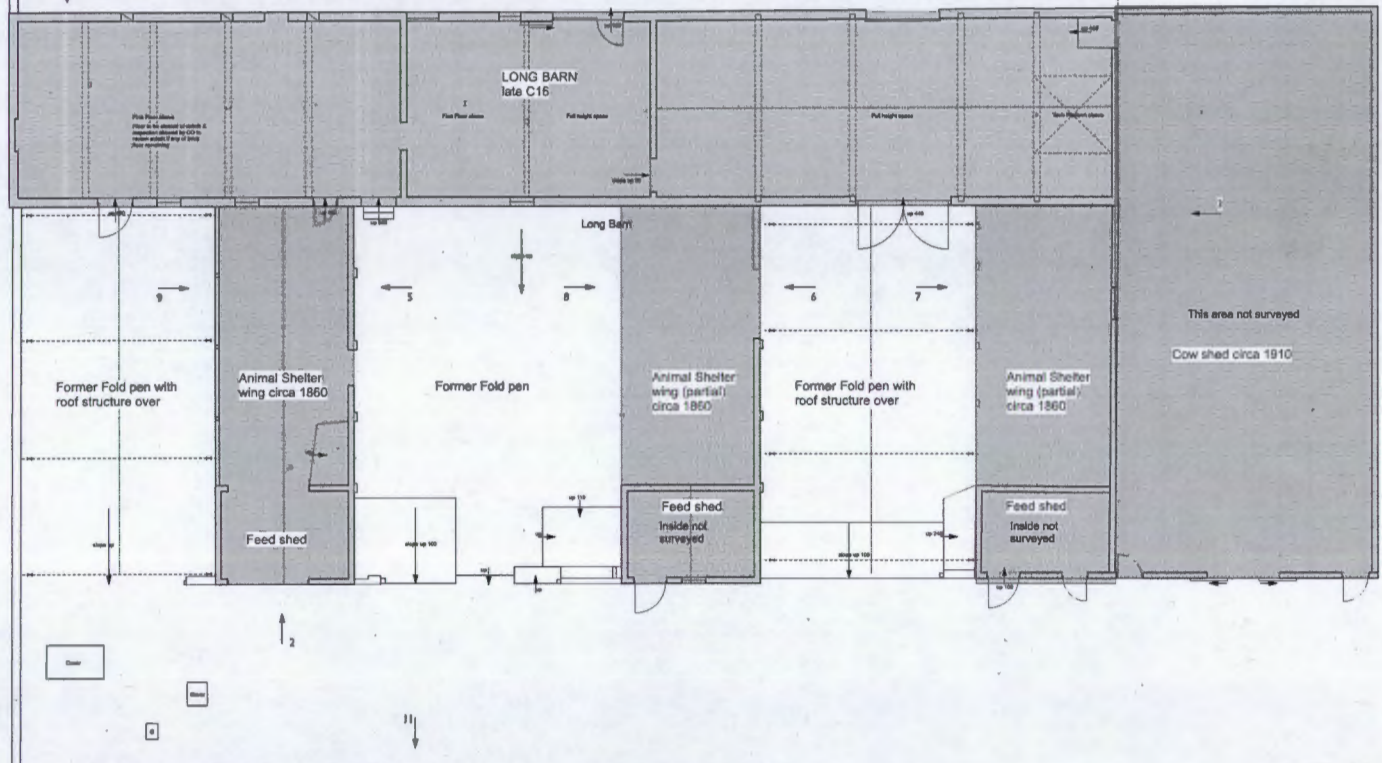
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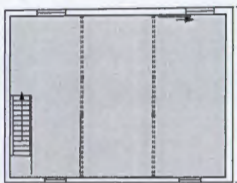
NOTES
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Long Barn First Floor Plan



Ground Floor Plan



Granary First Floor Plan

2444

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 A 08/07/15 Updated for planning submission

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CLIENT
 Warran Hill Farms

PROJECT
 Castle farm
 Vicarage Road
 Wingfield
 Suffolk
 IP21 5RB

DRAWING
 Existing Ground and First Floor Plans

SCALE 1:100 @ A1 DATE Dec 2014

DRAWING NUMBER	JOB NUMBER	STATUS	REV
04	81	Preliminary	B

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A 10/27/14 Updated for planning application

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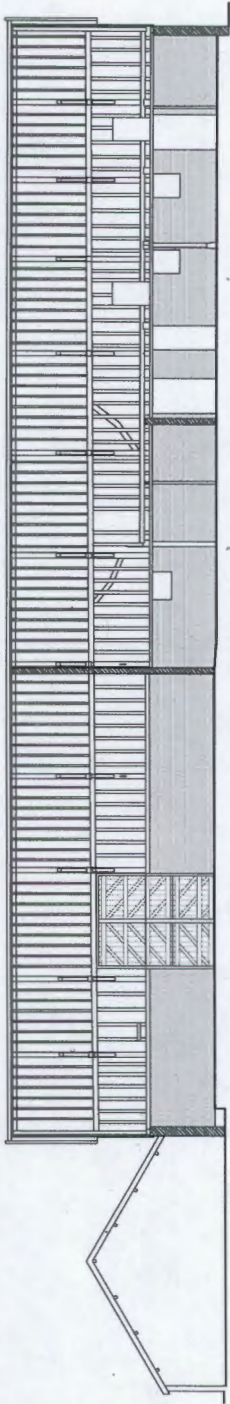
CLIENT
Warren Hill Farms

PROJECT
Caddy Farm
Vernage Road
Weymouth
Suffolk
IP21 5RB

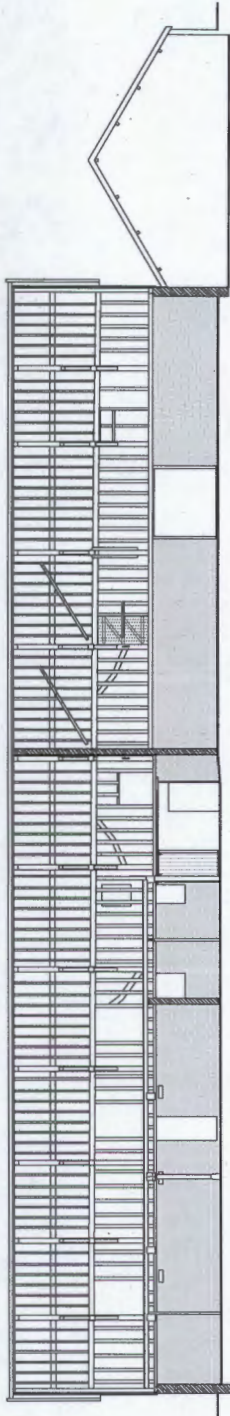
DRAWING
Long Barn Existing Internal Elevations & Sections

SCALE	DATE	STATUS	REV
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DRAWING NUMBER	JOB NUMBER		
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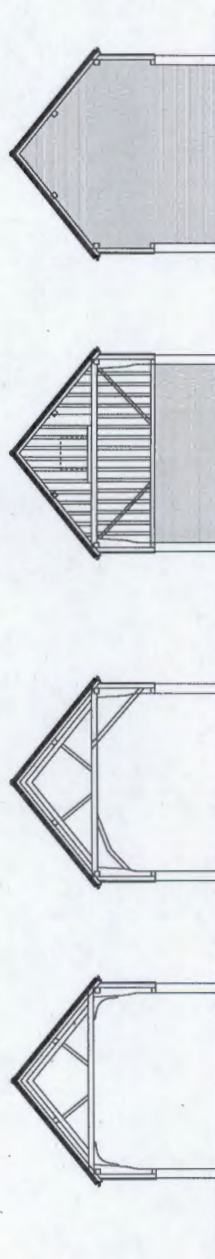
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Long Barn Internal Elevation facing north



Long Barn Internal Elevation facing south



Cross Sections Long Barn Main Space

Internal Elevation West Gable Long Barn Main Space

Internal Elevation East Gable Long Barn Main Space

246



B 11.12.16 Updated for planning application
 A 28.07.19 Updated for planning submission
 Rev

Beech

Church Farm Barn
 The Street
 London
 SE16 7JH
 www.beecharchitects.com
 group@beecharchitects.com
 01376 57642

CLIENT
 Warren Hill Farms

PROJECT
 Castle Farm
 Vicarage Road
 Wingfield
 Suffolk
 IP11 5RB

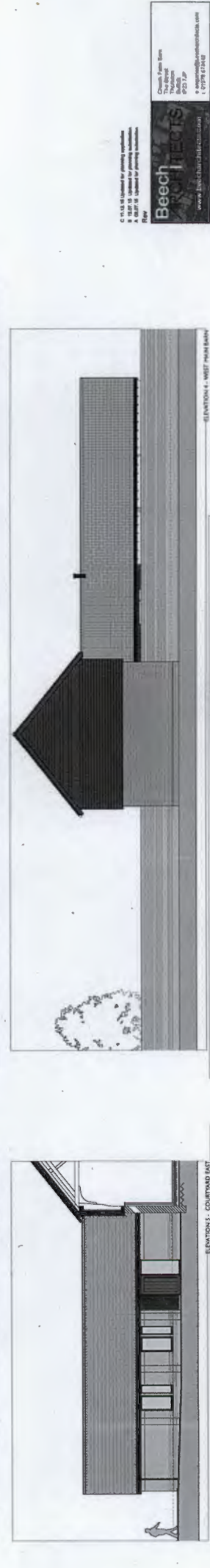
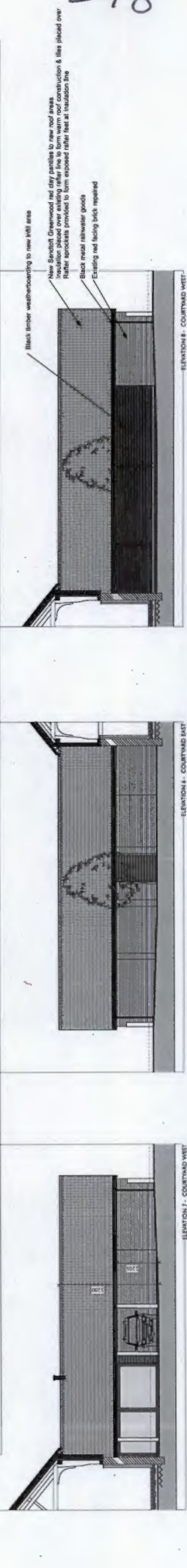
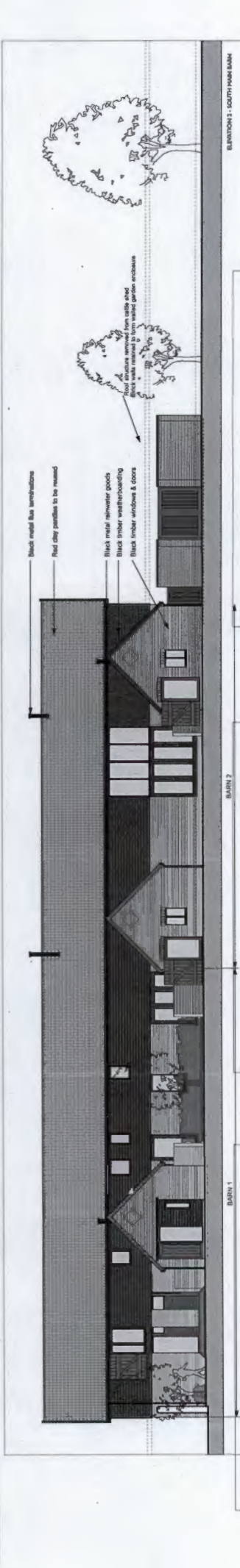
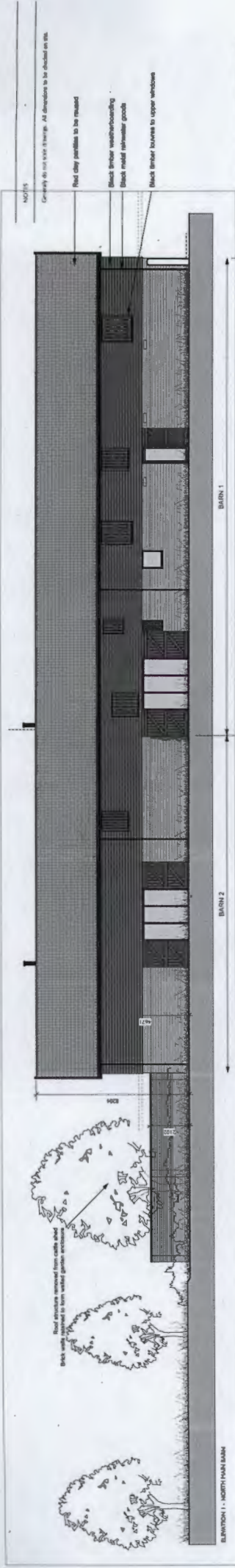
DISCIPLINE
 Overall Site Block Plan

SCALE 1:500 @ A1	DRAWING NUMBER 10	JOB NUMBER 81	STATUS Preliminary	REV B
				DJ VTE AS 19 2015

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248



CLIENT: Warren Hill Farm
 PROJECT: Castle Farm
 ADDRESS: Woodside Road, Woodside, Suffolk, IP21 8BB
 DRAWING: Proposed Elevations - Barn 1 and 2

SCALE: 1:100 @ A1
 DATE: Apr 2016
 DRAWING NUMBER: B1
 JOB NUMBER: B1
 STATUS: Preliminary
 REV: C

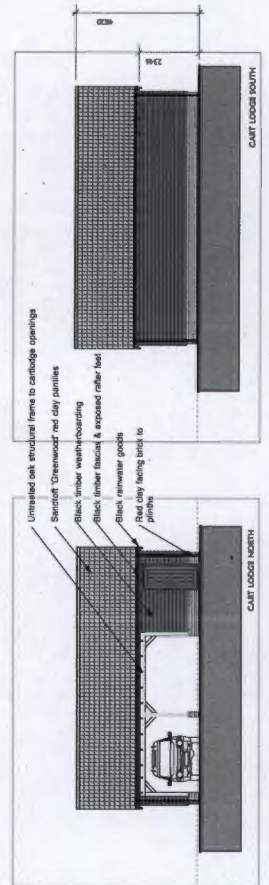
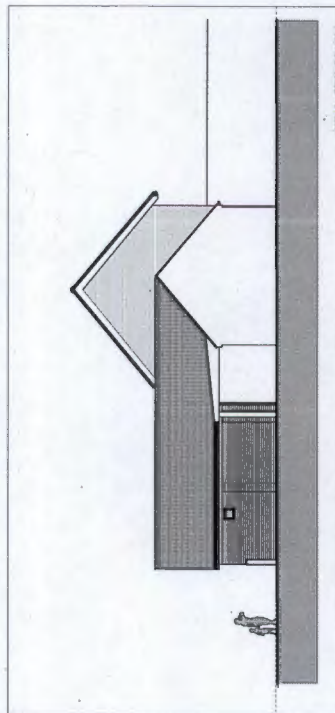
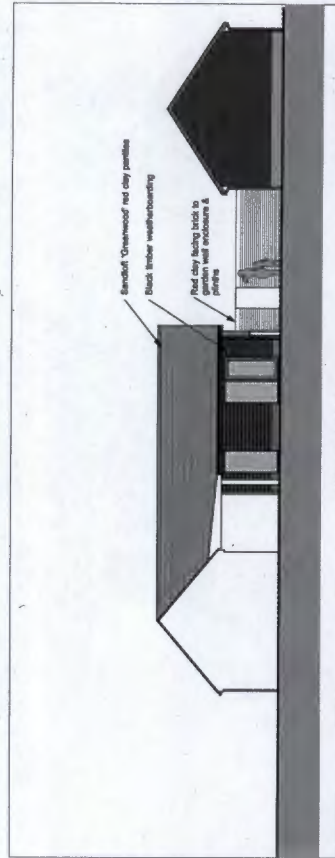
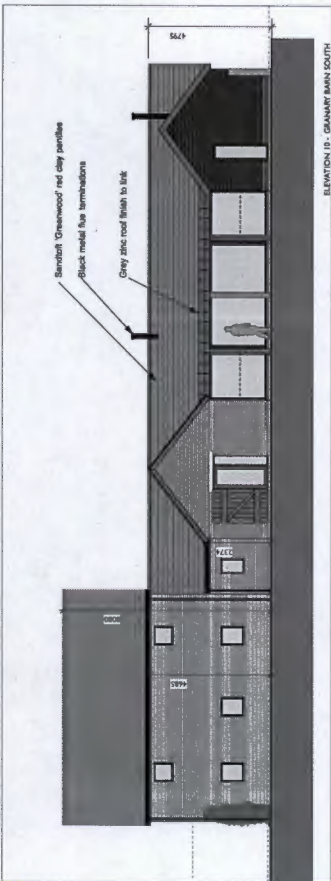
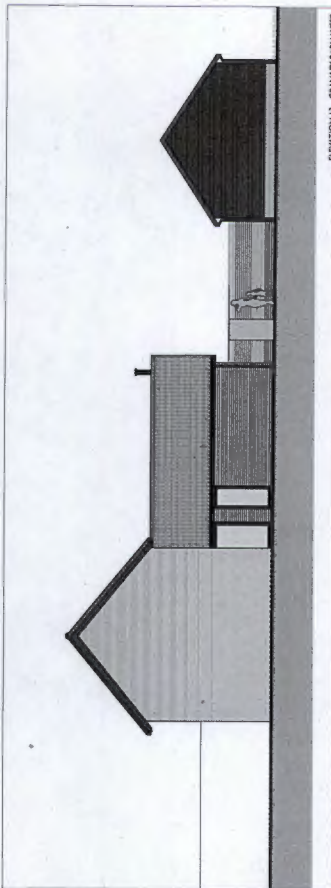
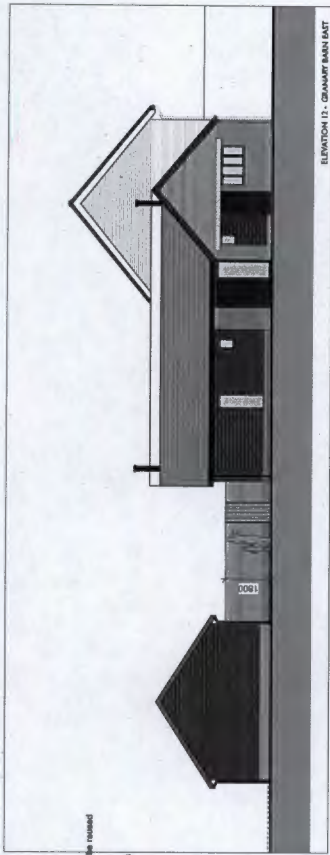
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NOTES

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11/15/18 Updated for planning application
12/17/18 Updated for planning conditions

Bar




CLIENT		Weyen Hill Farms	
PROJECT		Castle Farm Weyen Hill Road Weyen Hill Sturminster Newton DT10 1BB	
DRAWING		Proposed Elevations - Barn 3	
SCALE	DATE	JOB NUMBER	STATUS
1:100 @ A1	Apr 2018	81	Preliminary B
DRAWING NUMBER	JOB NUMBER	STATUS	REV
13	81	Preliminary	B

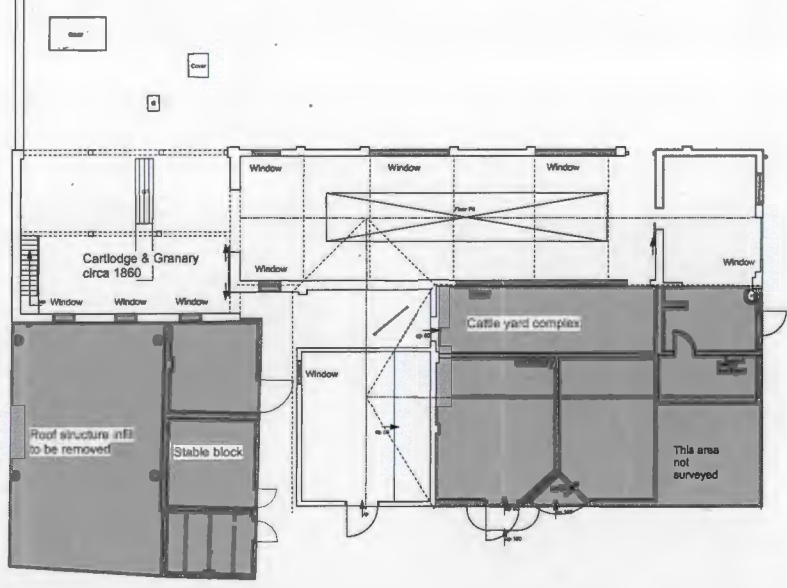
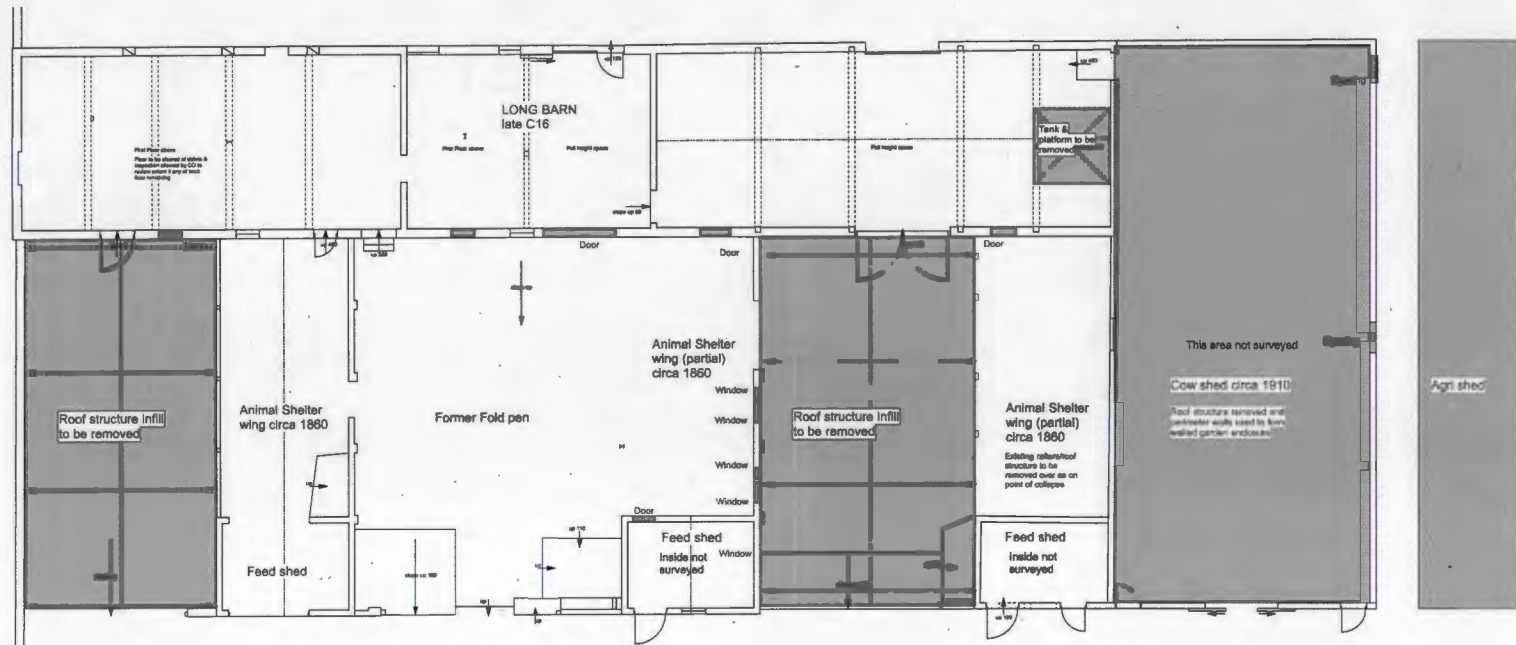
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NOTES
 Generally do not scale drawings. All dimensions to be checked on site.

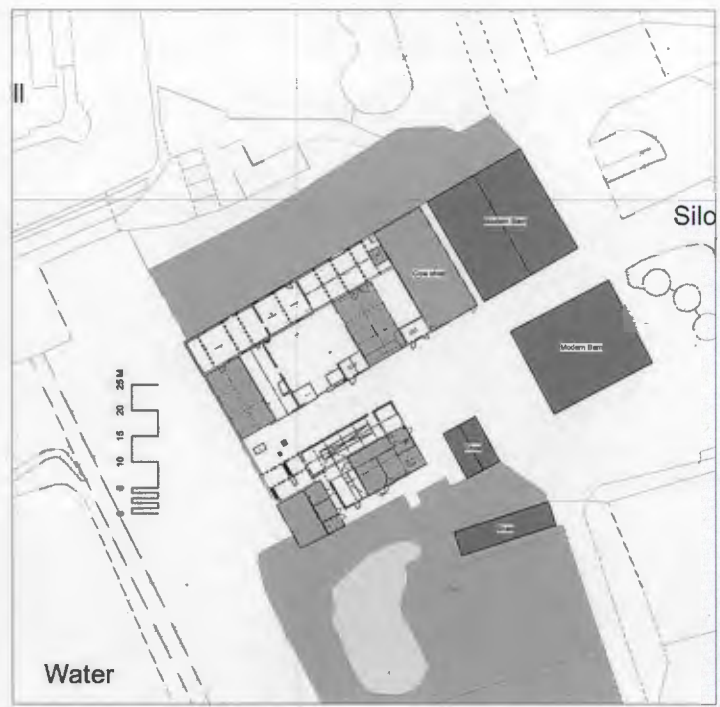
KEY



Area of Demolition - Removal of fabric or new opening created



Ground Floor Plan 1:100 scale



Site Plan - Demolitions 1:500 scale

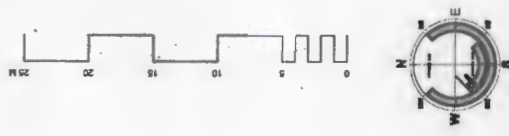
250

C 11.10.15 Updated for planning application
 B 10.07.15 Updated for planning submission
 A 06.07.15 Updated for planning submission
 Rev

Beech		Church Farm Barn The Street Thornham Suffolk IP23 1JF	
www.beecharchitects.com		e enquiries@beecharchitects.com t 01376 679442	
CLIENT Warren Hill Farms			
PROJECT Castle farm Vicage Road Wingfield Suffolk IP21 5RB			
DRAWING Proposed Demolitions			
SCALE 1:100 & 1:500 @ A1	DATE July 2015		
DRAWING NUMBER 14	JOB NUMBER B1	STATUS Preliminary	REV C

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- 1. 1000 Cherry Street, Asheville
- 2. 1100 Cherry Street, Asheville
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CLIENT: Warren Hill Farms

PROJECT: Castle Inn
 11000 Warren Hill Road
 Woodford, VA
 22601

DATE: Dec 2014

SCALE: 1/200 @ A1

DRAWING NUMBER: 15
 JOB NUMBER: 61
 STATUS: Preliminary
 REV: C

DRAWING: Landscape, Roof and Block Plan

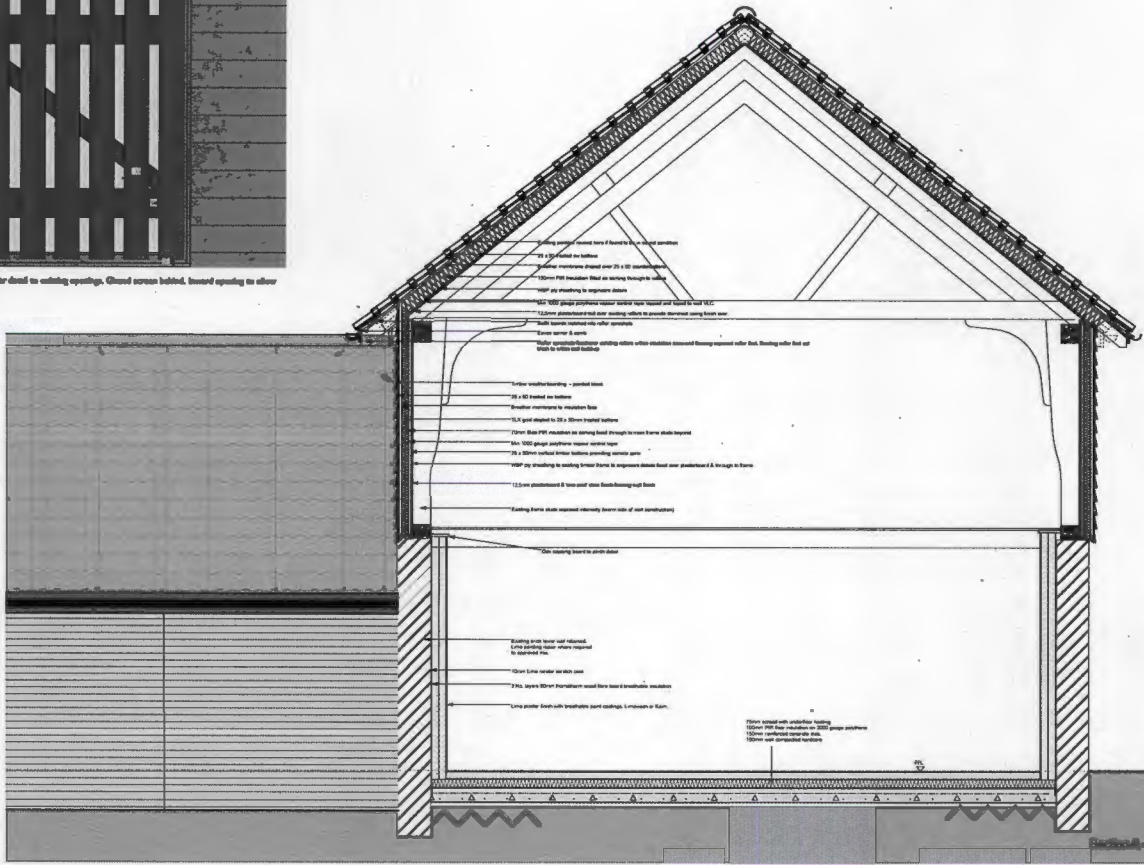
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AJ285
 Clearly do not with Storage. All dimensions to be checked on site.



Mesh screen detail to existing openings. Glass screen below, inward opening to allow for cleaning
 1:50



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Beech

Client: **Thomas 18 Farms**

Project: **Castle Inn Storage Shed**

Drawing: **Proposed Indicative Section Detail**

SCALE	DATE
1:20 @ A1	APR 2015

DRAWING NUMBER	JOB NUMBER	STATUS	REV
18	21	Preliminary	0

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Rev. A: 11.15.14 Updated for planning application

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CLIENT		DATE	
Wren Hill Farms		APR 2015	
PROJECT		JOB NUMBER	
Crest Farm Wren Hill Farm Wren Hill Farm Wren Hill Farm Wren Hill Farm		81	
DRAWING		STATUS	
3D Views Sheet 2		Preliminary	
SCALE		REV	
1/8" @ A1		A	
DRAWING NUMBER		REV	
18		A	

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Rebecca Biggs

From: Paul Harrison
Sent: 14 January 2016 08:51
To: Rebecca Biggs; Planning Admin
Subject: FW: LAND AND BUILDINGS AT CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB

Categories: Red Category

From: Nicolaas Joubert [<mailto:historicbuildings.haa@gmail.com>]
Sent: 13 January 2016 23:49
To: rebecca.biggs@westsuffolk.gov.uk
Cc: Paul Harrison
Subject: LAND AND BUILDINGS AT CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB

Dear Ms. Biggs,

Re: Application No 2471/15 & 2472/15

On behalf of my clients Mr. & Mrs. Lyndon-Stanford, I would like to take the opportunity to register their objection to the proposed application validated on December, 15th 2015.

They have previously raised an objection to a similar proposal in 2006 ref; Application Nos. 1296/06/FUL and 1379/06. Although the current planning application reflects an improved scheme, the impact of the proposed development will have a detrimental impact on the buildings and the setting of the adjacent Grade I Listed Wingfield Castle. This view was also strongly expressed by Historic England;

'The effect on the setting and significance of Wingfield Castle from the proposed development falls within the remit of Historic England to advise the Council, although the effect on the farm buildings and particularly the long barn would also be profound. Proposals to convert the farm to residential use have been made before and we have long expressed concern regarding this in terms of its impact on the character of the barns and the setting of the Grade I listed Castle. Conversion to residential use is usually considered to be the most damaging of the potential range of new uses for agricultural buildings because of its impact on their historic character, features and their setting. The requirements for modern residential use, both in terms of the fabric of the barns and change to their immediate surroundings could remove much of the essential character of the farmstead and affect the established visual relationship between the Castle and farmstead. This relationship is a vital part of both its character and that of the setting of the Castle.'

Further;

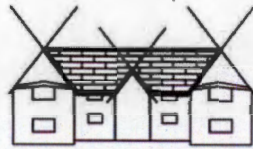
'The NPPF also states that the significance of listed buildings can be harmed or lost by alteration to them or development in their setting (paragraph 132) and that the conservation of heritage assets (in this case Wingfield Castle and the farm buildings) is a core principle of the planning system (paragraph 17). Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.'

Although the conversion of historic farm buildings to residential use are acceptable in circumstance where; they are no longer functional in their historic use and a conversion will not have a detrimental impact on the heritage asset's character, appearance and setting it is preferred to explore an alternative which will have the least impact. My clients have offered to purchase the barn and its associated buildings to ensure

that they are repaired and retained within their historical setting of the Grade I Wingfield Castle. This is the best option to ensure the preservation of the setting and conservation of the historical 19th century model farmstead for future generations.

The supporting documentation for this objection was lodged with Mid-Suffolk County Council in 2006. If further copy is required, please do not hesitate to contact me on 07717533498 or alternatively by email as shown above.

Yours sincerely,
Nicolaas Joubert, MSc Building Conservation.



Nicolaas Joubert (MSc.)
Historic Buildings Consultant

10 Bishops Croft,
 Barningham,
 Bury St. Edmunds
 Suffolk
 IP31 1BZ

On behalf of:

Mr. & Mrs. Lyndon-Stanford
 Wingfield Castle
 Wingfield,
 Suffolk
 IP21 5RB

Ms Rebecca Biggs
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Ipswich
 Suffolk
 IP6 8D

22 January 2015

Reference: Planning Applications Numbers 4372/15 and 4373/15.

On behalf of Mr. & Mrs. Lyndon-Stanford, and in my qualified capacity as a historic buildings specialist, I object strongly to the above mentioned proposed development. Our objection and concerns are upheld by the following parties to name a few:

- Historic England – David Eve
- SPAB - Elaine Byrne
- Suffolk Preservation Society – Richard Ward (DipTP MRTPI)
- Prof. David Watkin (University of Cambridge, Dept. Of History and Art)
- Prof. Rob Liddiard (University of East Anglia)
- Prof. Maurice Howard
- Tim Knox (Head of the Fitzwilliam Museum)

Statements by the above mentioned parties are available on request.

Setting of the Listed Buildings

As demonstrated in the listing particulars, Appendices A & B, Wingfield Castle and its historically associated farm buildings are of significant historical interest. The Medieval Grade 1 listed castle and the collection of post-medieval farm buildings within the setting of this nationally important building form a group. The farm buildings have been designated as a Grade II historical asset, and the historical value of this group of farm buildings were clearly demonstrated by Leigh Alston in his Historic Building Record published by the Suffolk County Council Archaeological Service. Below is an extract from his report:

'Despite the extent of its alterations in the mid-19th century the Tudor barn is still an imposing and nationally important example of its type. Its scale and external decoration was designed to extend the width and visual impact of the gatehouse when approaching from the south, and it forms part of a rare late Elizabethan 'seigniorial landscape' reflecting the status of one of East Anglia's most important families. It remains of vital importance to the historic context and integrity of the grade I-listed castle, and accordingly, in my view, merits listing at grade II*. The refurbishment of circa 1860 is of historic interest in itself as part of a well-preserved 'model' farm in the latest fashion of its day, and illustrates the wealth of the Flixton Hall estate to which it belonged.'

Prof. Rob Liddiard has carried out extensive research on the castle and its setting during a research project in 2009. In a subsequent letter dated 28th August 2015 he stated:

'The close proximity of the long barn and castle, as well as the invisibility between them, adds considerably to the historical importance of the whole. Wingfield is one of the few places in East Anglia where such an arrangement can still be seen on the ground.'

Both my associate Philip Aitkens (Historic Buildings Consultant) and I have assessed the castle and its setting during this project and on separate occasions. We are very concerned about the significant impact posed by a development to the farm buildings and to the historic setting of Wingfield Castle.

The farm buildings will require a large investment to repair and recover. Conversion to dwellings is generally considered as the most financially viable option to recover such investments. This should be a last resort as such conversions could have a very damaging impact on the fabric, setting and character of these buildings. Where an alternative use can be found, particularly; storage, commercial use or continued agricultural use, there is no justification for the conversion of such heritage assets to dwellings. Mr. & Mrs. Lyndon-Sandford have offered such an alternative which will not only preserve the very significance of the buildings but will also enhance the setting of the castle and farm buildings (paragraph 137, NPPF).

Paragraph 132 of the NPPF states that any impact on a heritage asset requires a clear and convincing justification. The substantial historical significance of the setting and heritage assets which will be negatively affected by the proposed scheme calls the justification for the proposed development into question.

Yours sincerely,
J. Nicolaas Joubert MSc.

Appendix A
Grade I listed Wingfield Castle

Listed Buildings Description

Remains of fortified manor house. Late C14, for Michael de la Pole, who was granted licence to crenellate in 1384. An irregular rectangle on plan, surrounded by a moat. Only the south curtain wall is intact, with a fine gatehouse, not quite central, and polygonal corner bastions. Flint rubble with stone dressings. Red brick embattlements, mostly rebuilt. Below the parapet a string course with gargoyles. Lancet and loop windows to ground floor, 2-light Decorated-style windows above. Gatehouse has 3-storey polygonal corner towers with flushwork panelling at the base. Outer entrance has moulded segmental pointed arch, dying into the impost. Moulded inner arch with original gates and wicket gate. In the jambs are square panels with the Wingfield and de la Pole arms and a portcullis groove. To courtyard a 4-centred arch. Inside the gateway 4 doorways with 2-centred arches. Evidence for vaulted roof. First-floor guardroom has original fireplace with stone buttresses terminating in corbels carved as human heads. 2-storey curtain walls; on the inner side there are several fireplaces and a piscina where living rooms and the chapel once stood. Foundations of the missing curtain walls and bastions can be traced. The present house is built into the remains of the west curtain wall, probably on the site of the castle great hall, part of which it may incorporate. Mid C16, with at least 2 phases of C17 alteration. An impressive range some 40m long. Part rubblework, colourwashed or plastered, part timber framed to the upper floor, with good C16 exposed close studding to the east. Roof plaintiled to east, glazed black pantiled to west. 2 storeys and attic. Various mullioned and mullion and transom windows: some original, others of later date and some C20 copies of C16 work. Fine diamond-leaded glazing with many stained glass panels, much of it old but all inserted C20 from elsewhere. 2-storey rubblework entrance porch: 4-centred arch, the hoodmould supported on stops carved with falcons, the crest of the Jernyngham family to whom the castle was granted in 1544. Above the entrance an oblong niche surrounded by guilloche work. Original doorframe and door. To north of porch a 3-storey stair tower: square, with splayed angles to ground and first floor. To the west a massive external stack with 4 octagonal shafts, 2 having moulded brick embellishment; star caps. 3 other external stacks, one with rebuilt octagonal shafts. Later axial stacks. Interior has a number of good 4-centre arched brick fireplaces. Main ground floor room has ovolo-moulded ceiling beams of c.1600. In the kitchen a blocked late C14 opening to the moat with a moulded arch. Fine C16 plain oak newel stair in 2 flights. Large first floor room with plain barrel ceiling. Much C17 work, especially partitioning. Mid C16 roof with clasped purlins and arched wind braces. The detached buildings within the line of the curtain walls are not included in the listing.

Appendix B

Grade II listed Long barn with fold yards and cartshed/granary with other outbuildings at Wingfield Castle Farm

Listed Buildings Description

Long barn with fold yards and cartshed/granary with other outbuildings. c.1550 and later C19. Red brick and timber-framed with weatherboarding. Pantile roofs. Long barn of 11 bays has 3 fold yards and ancillary buildings projecting southwards and a further outbuilding on the east end. The mid C16 barn has a ground floor underbuilt in brick in the later C19 when the main posts were probably cut, but retains the first floor of close-studded timber-frame with mid rail, jowled posts, wall plates and tie beams. Some curved and cranked wind bracing remains. The end bays are floored and were originally probably for stabling on the ground floor. Most of the main frame is of chamfered timbers with ogee stops and is very similar to the framing in the residential range of the adjacent Wingfield Castle (q.v.), which was built shortly after 1544. The roof is later C19 as are the rest of the buildings. Standing south of the fold yards is the 3-bay cartshed with granary over and a further single-storey outbuilding attached to east.

These C16 and C19 farm buildings are of special interest in themselves and form part of a very significant group both visually and historically with Wingfield Castle which stands close by to the northwest. The barn is almost certainly contemporary with the Tudor part which was built by Sir Henry Jerningham shortly after he was granted the castle in 1544. This unusually long barn must have been the principal estate farm barn and the framing is of the high quality which one would associate with such a barn.

The main barn with the survival of the whole first floor of fine framing of the main estate barn of the Jerninghams and the C19 attached fold yards and adjacent cartshed/granary building make up with it a good example of a later C19 farmstead as well. The buildings are of special architectural and historic interest and are part of a very significant group. The group value with the Castle is very significant both visually, since these buildings have a close visual relationship, and historically. The group makes up part of the early Tudor estate complex resuscitated after the Jerninghams took over the estate following the fall of the de la Pole family (Earls of Suffolk) who built the castle in the late C14. The main barn of such an estate was normally sited where the present building stands to one side of the base court which in the case of Wingfield Castle was to the east away from the residential part of the castle which in the south-west corner.

In size the barn compares with the examples at Framsdon hall (12 bays), Winston Hall Farm and Roydon Hall (10 bays). In date there is also the comparison with the barn at nearby Wingfield College (q.v.) dated to c.1527. Suffolk moated manors and their farmsteads are very important in a national context and the early Tudor period appears to be one of expanding crop volumes leading to large barns being built. This one is also of interest in that part was floored with probably stabling below.

Electronic Message Received

Message Type: DCONLINECOMMENT

CaseFullRef : 4373/15

Location : Castle Farm, Vicarage Road, Wingfield IP21 5RB

An electronic message was submitted to Acolaid on 07/01/2016 and was processed on 07/01/2016

Online Comment**Contact Name:** Mr STEVEN TEEDER**Address:** 1 Castle Farm Cottage

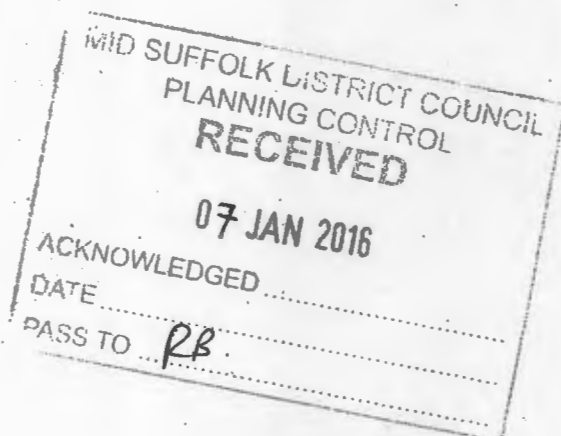
Vicarage Road

Wingfield

Diss

Postcode: IP21 5RB**Email Address:** steventeeder@btinternet.com**Representation:** OBJ

Comment: i strongly disagree with this development it infringes on all of us that live here and near vicarage road farm barns its going to be loads more traffic noise dust and more importantly wildlife disturbed little owls barn owls sparrows hawks kestrels newts from the pond ditches stoats and lots more wildlife going to suffer waist heavy vehicles i mean the tractors have already ripped up the tarmac at the approach to farm entrance on vicarage road its a nice and peaceful place we are in the heart of the countryside which is why we brought this house in this location that will no longer be the case and most on us on this road feel the same . but the wild life cannot speak out only suffer as a result from this



Consultation Response Pro forma

1	Application Number	4372/15, 4373/15 Castle Farm barn, Wingfield						
2	Date of Response	25.2.16						
3	Responding Officer	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Name:</td> <td>Paul Harrison</td> </tr> <tr> <td>Job Title:</td> <td>Enabling Officer</td> </tr> <tr> <td>Responding on behalf of...</td> <td>Heritage</td> </tr> </table>	Name:	Paul Harrison	Job Title:	Enabling Officer	Responding on behalf of...	Heritage
Name:	Paul Harrison							
Job Title:	Enabling Officer							
Responding on behalf of...	Heritage							
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • less than substantial harm to designated heritage assets because of compromise to the building's historic character arising from the change of use, and because of intrusion in the setting of the adjacent listed building; however, because the harm is limited and minimised and offers an important public benefit, the proposal is considered acceptable. 2. The Heritage Team recommends approval with appropriate conditions. 						
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Legislation The Council is under duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their settings. Accordingly harm to a building or its setting is to be given great weight in decision making, and in NPPF terms requires clear and convincing justification such as by way of public benefits, and by demonstration that harm has been minimised.</p> <p>Listed building at risk The building in question has appeared on the Council's Buildings at Risk register since 2009 when the condition of the roofs threatened decay to the historic frame. Since then repairs have been carried out to the main roof, but it has proved difficult to prevent deterioration of the single storey elements resulting from theft of roof tiles. Securing a viable long-term use for the building is considered a substantial public benefit.</p> <p>Planning history A previous scheme was refused on grounds of its impact on the setting of the Castle. Upon appeal, the Inspector considered whether a change of use was fully justified, but he found the external alterations acceptable and was ultimately unconvinced that residential use would be harmful to the setting of the Castle. However, he found the internal subdivision of the building harmful and</p>						

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	<p>dismissed the appeals on these grounds. Since his decision, Heritage officers have joined planning colleagues in informal discussion with agents on amended schemes, resulting in applications in 2015 (withdrawn), and in the present scheme. The Heritage Team have expressed support for proposals on the basis that they appeared to successfully address the issues which resulted in dismissal of the appeal.</p> <p>Appraisal The application is accompanied by a Heritage appraisal which assesses the building's historical significance in exemplary manner, shedding new light on the original form and subsequent evolution of the building, and its role in the setting of the Castle.</p> <p>Drawings There appear to be discrepancies in the survey drawings in the layout and detail of the timber frame between the plan and elevation, and between these and other survey drawings such as those in the heritage appraisal (although these in turn may rely on someone else's drawing); in particular the first floor layout plan may not be reliable in relation to position of frame members, trusses, and existing openings. These appear to result in discrepancies in the positions of windows at first floor in the western part of the building.</p> <p>Buildings In the main barn the existing subdivision, dating from about 1860, is retained unaltered apart from a floor inserted in one bay. The Inspector found the degree of subdivision to be the main fault of the previous scheme, and by limiting the conversion to two units in this building the present scheme has substantially reduced harm in this respect.</p> <p>Setting of the Castle Reducing the number of units can also be expected to result in reduced levels of activity. On the rear elevation, facing the Castle and its outbuildings, the application scheme uses existing openings, adding only one first floor window, fitted with louvres. On the south elevation again there are new openings, also reduced from the withdrawn scheme, but on the whole the impact is considered much the same as the appeal scheme, although it is regrettable that the barn doors are to be lost. When considering the impact of the scheme on the setting of the Castle, the Inspector found that the rear elevation treatment of the previous scheme did not warrant dismissal, and in that context it is</p>
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Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>considered that this additional opening would not critically add to harm. It should also be noted that an 1800s building and a more recent outbuilding stand between the Castle and the barn, introducing a degree of domestication to the area. The Inspector also noted that steps can be taken to control activities in the area immediately north of the barn.</p> <p>The Heritage appraisal draws new attention to the position and orientation of the barn, concluding that it forms part of a designed, formal approach to the main barn, a point which has not been explicitly addressed before. The Inspector's view was that any use, including continued agricultural use, would result in some level of disturbance and intrusion, but removal of 1900s additions and buildings would enhance the setting of the barn, and the wider setting of the Castle. The integrity of the physical layout of the barn and Castle, as now understood, is compromised by the 1800s additions and alterations which partly screen the farm buildings from the Castle grounds. This new understanding of the significance of the layout is not considered to amplify the level harm beyond what the Inspector found acceptable.</p> <p>Summary The Heritage Team is satisfied that harm to the significance of the application building and to the setting of the Castle has been minimised, and is outweighed by the benefit to the public of securing a viable ongoing use for an important heritage asset.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>The accuracy of the survey drawings should be confirmed, and if necessary the proposal drawings adjusted accordingly.</p> <p>Partly because of the discrepancy of the various survey drawings, recording by measured survey of extant fabric should be considered. The Archaeologist may have a view on this point.</p>
7	<p>Recommended conditions</p>	<p>Timber survey and repair schedule. Insulation details, notwithstanding. Fenestration. Materials. Schedule of repairs to single storey wings.</p>

Please note that this form can be submitted electronically on the Council's website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Council's website and available to view by the public.



265
Historic England

EAST OF ENGLAND OFFICE

Ms Rebecca Biggs
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

Direct Dial: 01223 582721

Our ref: P00491790

11 January 2016

Dear Ms Biggs

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

CASTLE FARM, VICARAGE ROAD, WINGFIELD, IP21 5RB
Application No 4373/15

Thank you for your letter of 22 December 2015 notifying Historic England of the above application.

Summary

The application proposes the conversion of the barn and associated farm buildings at Wingfield Castle Farm to form residential dwellings. Historic England has given advice on two previous applications for the residential conversion of the group and consistently expressed concern in relation to this change of use because of the impact on the buildings and the setting of the adjacent grade I listed Wingfield Castle. The present application includes minor amendments to the design but does not address our concerns.

Historic England Advice

The Castle Farm complex consists of a long barn with fold yards, a cartshed/granary and other outbuildings, listed Grade II, which were constructed as the farmstead to Wingfield Castle which lies immediately to the northwest, itself listed Grade I. The complex is significant both intrinsically as surviving agricultural buildings of the sixteenth and nineteenth centuries and because of its group value with the Castle. The dominant building in the farmstead is the long barn which dates from the mid sixteenth century. The timber framing of this period which survives on the first floor is similar to that found in the residential range of Wingfield Castle which was constructed shortly after 1544. The barn was under-built in the later nineteenth century when the other farm buildings were constructed, creating a good example of a farmstead of this period. The significance of the Castle and farm group, both historically and visually, is clearly expressed in the listing description. It is the long historical association between the two heritage assets, the close physical proximity of the farmstead to the Castle and



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the inter-visibility between the two that lends added significance to the farm buildings. It also makes the farmstead particularly sensitive to change.

Proposals to convert the farm to residential use have been made before and we have long expressed concern regarding this in terms of its impact on the character of the barns and the setting of the Grade I listed Castle. Conversion to residential use is usually considered to be the most damaging of the potential range of new uses for agricultural buildings because of its impact on their historic character, features and their setting. The requirements for modern residential use, both in terms of the fabric of the barns and change to their immediate surroundings could remove much of the essential character of the farmstead and affect the established visual relationship between the Castle and farmstead. This relationship is a vital part of both its character and that of the setting of the Castle.

The farm complex historically operated as an integral part of the Castle's estate for a considerable period of time and still remains an integral part of the surrounding landscape. There is a strong inter-visibility between the Castle and the farm buildings. Much of the complex is visible from the within the Castle and its grounds, including the roof of the principal barn, the north elevation and area of land adjacent to this, the western elevation and part of the southern elevation including the fold yards, the western and part of the north elevation of cartshed/granary and the southern elevations are only shielded by an area of vegetation. The farm buildings frame views of the Castle on its principal approach and are prominent in general views of the Castle from fields beyond. The traditional agricultural character and use of the site is a key part of its relationship with the Castle.

A previous application for conversion of the farm to four residences was submitted in 2006 (application number 1296/06/FUL). We expressed great concern about the impact on both Castle and farm buildings in our letter to the Council of 31st July 2006. The application was refused permission, a decision subsequently upheld at appeal. In his decision (paragraph 10) the Planning Inspector questioned the appellants' assertion that an alternative to residential use could not be found as little evidence had been submitted of efforts to secure such a use. He particularly suggested countryside stewardship support and also noted that at the time 'the adjoining owner [was] willing to acquire the buildings for agricultural use and to put them into a good state of repair. In those circumstances an alternative use is not urgently required in order to secure preservation of the listed building and the proposed conversion to residential use is not warranted.' We share the Inspector's view that the onus is on the applicant to put forward a convincing case for why the site cannot be used for an agricultural, storage or other low-key business uses.

New applications for conversion of the farm buildings to three residences were submitted in 2015 (numbers 2471/15 and 2472/15). The Design and Access Statement accompanying the applications stated that the buildings are not capable of



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modern agricultural use, but did not address any other uses alternative to residential or contain any supporting evidence. The Statement also failed to consider the Castle's historic setting and its development or how the farmstead might be seen from other directions, including after the modern farm structures have been removed. Despite this the document drew conclusions about the level of visual impact.

In our letter of 26th August 2015 we noted the potential for the farm buildings' new use to be clearly apparent from the Castle and from the land between them. We raised specific concerns about the treatment of the northern and western sides of the main barn and the need to protect the highly sensitive space between barn and castle from gaining a domestic character. We also commented on the south elevation of the barn and both the north and south sides of the granary/cartshed and how they might appear in views. We also drew attention to the detail of alterations to the interior of the historic farm buildings and how in his 2006 decision the Planning Inspector, when rejecting the scheme for residential conversion stated that subdivision of the long barn would mean 'it would no longer be possible to appreciate the full effect of its existing spaces, particularly on the first floor. The interest of the cart shed/granary would also be diminished by subdivision. The listed building as a whole would be substantially changed and it would not be preserved in a form consistent with its essential agricultural character' (paragraph 9).

The current application is mainly comprised of information submitted with the previous scheme and does not have any further information justifying the change of use. There have been some modifications to proposals to convert the barn. These do not fundamentally change the interior of the barn's residential scheme or address all the issues we raised concerning its northern elevation. We therefore do not feel the current application has addressed the concerns expressed by the Inspector in consideration of the 2006 application, or those of Historic England.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that in considering applications for listed building consent the local planning authority shall have special regard to the desirability of preserving the building or its setting (paragraph 16.2). Similarly, in considering applications for planning permission for development which affects a listed building or its setting local planning authorities shall have special regard to the desirability of preserving the building or its setting (paragraph 66.1).

The National Planning Policy Framework builds upon the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of listed buildings can be harmed or lost by alteration to them or development in their setting (paragraph 132) and that the conservation of heritage assets (in this case Wingfield Castle and the farm buildings) is a core principle of the



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planning system (paragraph 17). Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.

This application seriously raises concerns about the impact on the setting and significance of Wingfield Castle by the proposed development. As the Castle is grade I listed it is in the top 2.5% of listed buildings nationally. The NPPF states that the conservation of heritage assets should be given 'great weight' in the planning system. The importance of the Castle and sensitivity of its setting makes that particularly pertinent here.

Paragraph 128 of the NPPF requires applicants to submit sufficient information on the significance of heritage assets to allow assessment of a development's impact upon that significance. While the analysis of the historic barn is good there is insufficient information on the setting of the heritage assets, its historical development and how it contributes to their significance as well as the visual impact of certain aspects of the development. Given the significance of the heritage assets concerned this information is important and we do not consider the application has satisfied the requirements of paragraph 128.

Based on the information that has been submitted we are concerned that conversion of the historic farm buildings to residential use would result in harm to the significance of Wingfield Castle in terms of the NPPF paragraphs 132 and 134. This would be caused by the permanent curtailing of the agricultural use and bringing domestic activity into a part of the Castle's immediate setting which was an ancillary service area. The detail of the design would also result in harm to the significance of the grade II listed farm buildings and in particular some of the external alterations to the farmstead would have a harmful impact on the Castle's setting and significance. The amendments made to the proposed designs do not address these concerns.

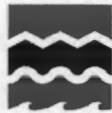
The farm buildings are in need of repair and being brought into use. This and the removal of modern farm structures adjacent to them could be considered a public benefit in terms of the NPPF paragraph 134 for the Council to weigh against the harm to the heritage assets. However, the NPPF paragraph 132 required a 'clear and convincing' justification to be made for 'any' harm. We do not feel sufficient justification has been made for the proposed use. Furthermore, the impact on the most significant areas of the farm buildings and the changes to the exterior of the buildings which would have a harmful impact on the Castle has not been justified. We leave it to the Council to consider any public benefit resulting from the development but if the justification for the harm required by the NPPF is not made we recommend the application is refused.



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Recommendation

Historic England is concerned by the proposal to convert the farmstead to residential units which would result in harm to the significance of the barns and Wingfield Castle in terms of the NPPF paragraphs 132 and 134. The amended plans do not address these concerns and we do not consider the justification required by the NPPF has been made for the proposed use, the impact on the most significant areas of the farm buildings and the changes to their exterior which would have a harmful impact on the Castle. We leave it to the Council to consider any public benefit resulting from the development and if the reuse of the buildings could be achieved without harm to the heritage assets but if the justification for the harm required by the NPPF is not made we recommend the application is refused.

Yours sincerely

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