

From: Simon Davis
Sent: 14 November 2017 14:32
To: [REDACTED]
Subject: Application Y/58/17/PL Stakers Farm

Dear Paul,

I write to advise that our Conservation Officer, Clare Dales has had an initial look at the planning application and considers that the proposed barn and outbuildings are curtilage listed by virtue that they are ancillary to the Grade II listed Stakers Farmhouse. Clare notes that the Historic England draft Guidance note states that where a structure was extant prior to 1st July 1949, it is curtilage listed:

A listed building is commonly identified in the National Heritage List for England by an address only, although some more recent entries contain a plan showing a red line around the listed building (including its curtilage and any structures associated with it). In either case, unless the list entry explicitly says otherwise, the law (section 1(5) of the Planning (Listed Buildings and Conservation Areas Act 1990) says that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July 1948.

Full guidance notes are available at: <https://content.historicengland.org.uk/content/docs/guidance/170127--he-curtilage-guidance-note-consultation-draft.pdf>

Buildings can be considered not curtilage listed if the ancillary buildings were legally separated (i.e. with Land Registry), prior to listing. Stakers farmhouse was listed 20.9.84, so in Clare's professional opinion, the farm buildings form part of the curtilage listing.

For this reason, unless you have evidence to the contrary, a Listed Building Consent application should also be provided.

Kind Regards

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