



Heritage Impact Assessment

Higher Berse Farm, Higher
Berse Lane, Wrexham

Mr. and Mrs. Wakefield

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hendersonheritage.co.uk

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Higher Berse outbuilding

Executive Summary

This Heritage Impact Assessment has been prepared by Henderson Heritage in support of a planning application and listed building consent for the extension and conversion of an existing barn conversion into two units at The Barn, Higher Berse Farm, Higher Berse Road, New Broughton, Wrexham. The barn is located adjacent to and within the grounds of Higher Berse Farmhouse, which is listed at Grade II. The barn was converted from an existing disused milking parlour/barn into residential use in 2007. The farmhouse is early 19th century in origin, and The Barn is a combination barn that was probably built at the same time, at one point joined up with the farmhouse to create a U-shaped range. The building is a curtilage listed building; and its overall form has local interest, and group value with Higher Berse Farm and the other outbuildings. Its architectural language is that of a rural domestic barn conversion near other structures within the former farm group.

Planning permission and listed building consent is being sought for a single storey east extension and subdivision into two dwellings. This Heritage Impact Assessment has been written to identify the significance of the building and the impact of the development on that significance. This is in accordance with national planning guidance on the historic environment.

The significance of The Barn derives from the planned farm development at Higher Berse of the early 19th century, and its origins from this period as a combination barn, with features of that period that can still be seen, within a courtyard setting. These features have remained and are expressed externally as part of the conversion to residential.

The proposed extensions and alterations are minor and have been designed to respond to the historical and current references of the building fabric and layout to avoid any adverse impact on the setting of the listed building, Higher Berse Farmhouse, and on the form of the barn. The design is sympathetic, and the changes are a neutral addition to the barn, which does not adversely impact on its domestic character, or the setting of the original farm group. As such, the application should be respectfully supported.

1.0 Introduction

- 1.1 This heritage impact assessment has been prepared by Henderson Heritage for Mr. and Mrs. Wakefield in support of a planning application and listed building consent for the conversion and extension of an existing domestic barn conversion into two units at The Barn, Higher Berse Farm, Higher Berse Road, New Broughton, Wrexham.
- 1.2 The purpose of the assessment is to describe the significance of nearby heritage assets and their setting. It provides: -
- The identification of the relevant heritage assets affected by the development proposal.
 - A context of the history and development of the application site.
 - An assessment of the significance of relevant heritage assets in relation to the application site.
 - An assessment of the impact of the development in relation to legislative and policy tests
 - The identification of any mitigating measures, where necessary, to address this impact.
- 1.3 This report has been prepared following a site visit in April 2023. The assessment is based on a visual inspection, relevant historical research and is to be read in conjunction with other associated documents in relation to the planning and listed building consent application.

2.0 Legislative and policy background

- 2.1 Under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities must give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 as amended by the Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment no 2) Regulations 2017 introduced the obligation to submit a Heritage Impact Assessment with all applications for listed building consent.
- 2.2 The Historic Environment (Wales) Act 2016 enables Welsh authorities to give more effective protection to the historic environment by further improve procedures for its sustainable management and to provide further transparency on decision making. This is read in conjunction with Planning Policy Wales and Technical Advice Note 24: The Historic Environment.
- 2.3 National guidance is within Planning Policy Wales (edition 11, 2021): Chapter 6: Distinctive and Natural Places. This places great emphasis on protecting the natural and built environment for historic, scenic aesthetic and nature reasons, recognising that they give places their unique identity and distinctiveness. This includes the protection of historic buildings, preserving sites on the register of historic parks and gardens and the character and appearance of conservation areas and setting, based on their significance and the impact of changes.
- 2.4 Historic assets are described within PPW as historic buildings, parks, gardens, landscapes, townscapes, and archaeological sites. Nationally important historic assets will normally be designated.

- 2.5 Wales Technical Advice Note 24: The Historic Environment, (October 2017), sets out national planning policy in respect to the conservation of the historic environment. It states that the planning system should look “to protect, conserve and enhance the significance of historic assets.” The impact of any planning decisions that change the historic environment in terms of its significance and heritage values where they contribute to the character of place must be fully considered by the decision maker. Section 7 states in 1.7 that “In policy terms, the historic environment is defined as 6: “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.”
- 2.6 The historic environment is in described in Wales Technical Advice Note 24: Historic Environment, (October 2017) as “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”
- 2.7 Setting is not a heritage designation. However, “the setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset but has value derived from how different elements may contribute to the significance of a historic asset.” TAN 24 (paragraph 1.25)
- 2.8 The definition of significance in relation to heritage policy is defined in Conservation Principles for the sustainable management of the historic environment in Wales (Cadw, 2011). “To identify the heritage values of an asset, its history, fabric, and character must first be understood. The relative significance of the different values then needs to be considered. It will be necessary to compare the values of the asset under consideration with others in the locality, region or even nationally, depending on its importance.” Other relevant Cadw guidance is contained in the ‘Setting of Historic Assets in Wales, Cadw (May 2017), ‘Heritage Impact Assessment in Wales, Cadw (May 2017). Managing Change to Listed Building in Wales (2017).

- 2.9 There is a balanced view required on use, viability, and conservation. If harm is identified, the degree must be given sufficient weight and balanced against the public benefits generated by the proposals. In the Bramshill case in the Court of Appeal, Lord Justice Lindblom stated “what amounts to “substantial harm” or “less than substantial harm” in a particular case will always depend on the circumstances. Whether there will be such “harm”, and, if so, whether it will be “substantial”, are matters of fact and planning judgment.”
- 2.10 In terms of assessing setting, special regard should be had for preserving the setting of a listed building. Case law has determined that preserve means to not cause harm to the setting, rather than to not change the setting. If there is harm, whatever magnitude, then the harm, must be evaluated in terms of assessing and mitigating positive and negative impacts in a holistic and balanced manner. This is to establish an overall conclusion on the level of harm, the weight that could be attributed to each element, seasonal effects and non-visual impacts and mitigating measures including public benefit.
- 2.11 Relevant local plan policies are in the Wrexham Unitary Development Plan: 1996 - 2011; adopted 2005. Policy EC9 relates to listed buildings and stipulates the legislative requirements. The Wrexham County Council local planning guidance note 'Converting Rural Buildings' is relevant to some degree, albeit that the building has already been converted. Local planning guidance note 20: House extensions – may also be relevant.

3.0 The application site and identified heritage assets.

- 3.1 The application site is The Barn, Higher Berse Road, New Boughton. The site is within open countryside and has a rural setting. It is accessed from Higher Berse Road. The barn is a curtilage listed building to Higher Berse Hall Farmhouse listed at Grade II in 1995. The barn was converted into residential use in 2007. A second outbuilding, a former stable, to the north of The Barn, was granted permission and consent into residential accommodation in 2013. A second outbuilding to the south is in use as a garage. Collectively the former outbuildings and the farmhouse have group value that contribute to the site's special architectural and historic character and interest.
- 3.2 The farmhouse is sat on higher ground to the barn and is separated by a retaining wall with hedgerow in front. The farmhouse faces south and has a double east facing gable that overlooks the garden of The Barn with a former service wing to the north. The Barn is set close to the north road boundary and is positioned further back from the frontage of the farmhouse, at right angles to it. The frontage faces south overlooking a lawned garden. It is collectively read together with the farmhouse the dominant building on the site because of its position on higher ground and its character and appearance, which is Georgian. The landform within the site is gently undulating from west to east and there is a separate access to the farmhouse from the south off the A525. The site is self-contained with an 18th century dovecote and icehouse within the grounds.
- 3.3 The designated heritage assets that are relevant in considering the proposed development are identified below:
- Listed Building: Higher Berse Farmhouse (Grade II)
 - Curtilage listed building: Barn to Higher Berse Farmhouse (the application site)



Fig 1. Site Location Plan and Site Plan (Copyright Portman Surveyors Ltd)

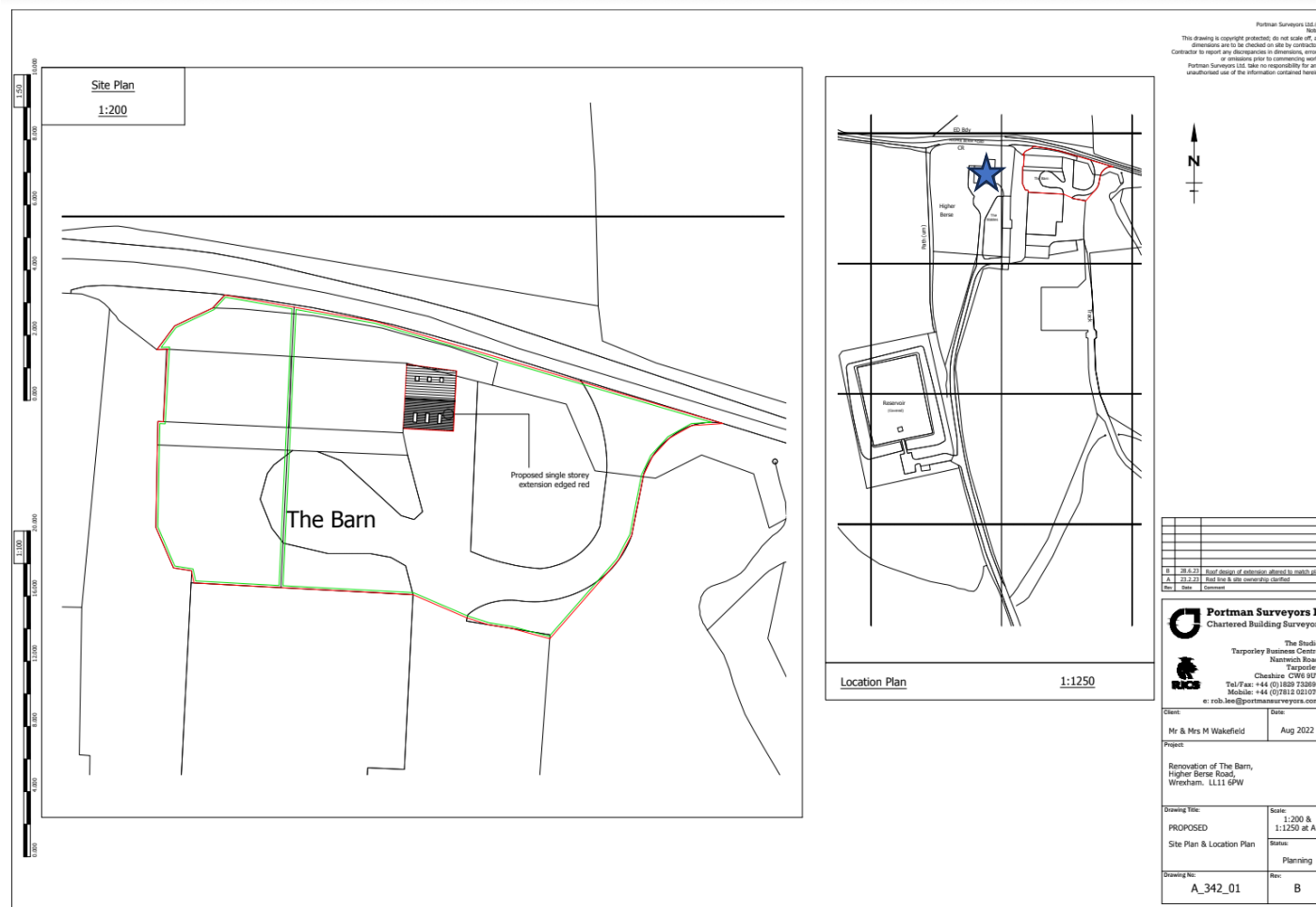


Fig 2. Location of Relevant Heritage Assets

Blue stars – Grade II listed buildings relevant to the proposed development.

4.0 Historical context and heritage assets

- 4.1. Higher Berse Farm is an historic site, dating from around the mid 15th century. It was owned by the Puleston family, then the Drelincourts of Berse Drelincourt, and acquired by the Plas Power Estate in 1814, when the present house was built. The house is dated on rainwater heads 1815.
- 4.2. The Plas Power Estate, centred in Wrexham, was a significant size and was established in the 17th century. Land in its ownership was in several county areas including Denbighshire, Flintshire, Merionethshire, Montgomeryshire, Cheshire, Shropshire, and Lancashire. Its income was created over subsequent generations of owners by quarrying and mining rich mineral deposits including coal and stone in the townships of Bersham, Esclusham, Broughton, Brymbo, Minera and Bodfari. Plas Power was established by Sir Henry Power, of Bersham in 1620, and sold to Mary Myddelton, of Chirk Castle in 1733. On Mary Myddelton's death in 1747 Plas Power was bequeathed to William Lloyd, tenant of Plas Power, and who was made a trustee of the Chirk estate. William Lloyd's second son, William, succeeded him at Plas Power, and on his death without issue in 1816 the estate passed to his nephew, Thomas FitzHugh, son of Thomas FitzHugh of Portland Place, Marylebone, London, and Mary, the sister of William Lloyd (junior). Plas Power remained in the possession of the FitzHugh family, until the twentieth century.
- 4.3. The tithe map in the township of Bersham in the Parish of Wrexham (1841) states that the farmhouse was called Upper Berse. It is described as a house, garden, yards, and buildings, (Plot 309) plus fields for arable and pasture use. It was occupied by John Humphreys, and the land was owned by Thomas Fitzhugh Esq.
- 4.4. The tithe map shows the house to the west of an attached, linear U-shaped range of outbuildings in a formal courtyard. The barn, the application site, is attached to the farmhouse and backs onto a lane, which is now Higher Berse Road. There is also an L-shaped range between the house and courtyard facing the courtyard. The dovecote is also on the map, located to the south of the L-shaped barn. Piggeries lie to the north of the barn, across the lane. The formal access to the house is off the A525. The setting of the site was rural with arable and pasture fields surrounding the site.

- 4.5 The next available map, the first Ordnance Survey Map six inch map of 1872 shows that farmhouse is now called Higher Berse. It shows a regular courtyard plan on four sides. The setting of the site has changed slightly with the Great Western Railway (Wrexham and Minera branch) to the north west below Broughton Hall Iron Works to the north.
- 4.6 The first Ordnance Survey Map 1:25,000 of 1909 shows a regular courtyard plan on four sides. The mapping of the barn shows that there was a central cart opening through the building from Higher Berse Road to the central courtyard, and lean-to structures to the north. Historic photographs show what the barn looked like. It appears that part of the barn has been demolished, including the cart shed opening, to create an access between the house and the barn. The setting of the site has changed significantly, with the New Broughton Colliery to the north of the site and a sewage works associated with the colliery to the west. The Wrexham and Minera railway line is to the north west.



Fig 3. From left to right. The tithe map – Plot 309 shows the house and attached farm range to Upper Berse. The Ordnance Survey Map Denbighshire Sheet XXVIII, Surveyed: 1872, Published: 1879 shows that it is Called Higher Berse and there area some small changes to the site, namely extension to the outbuildings suggesting a degree of agricultural productivity. The Ordnance Survey Map Denbighshire XXVIII.7 Revised: 1909, Published: 1912 shows a regular courtyard, plus an L-shaped range, and the cartshed opening. The piggeries have been relocated to the left of the farmhouse. The situation hasn't changed in 1954 – see the Ordnance Survey Map Denbighshire Sheet XXVIII.NE Revised: 1949, Published: 1954



Fig 4. A watercolour, showing the house to the right with the attached farm buildings to the left. The barn that remains today now is on the far left of the tree. The remainder, from the cartshed opening to the house, was demolished in the 20th century.



Fig 5. Left: An early photograph showing The Barn and the cart shed range, plus note the L-shape single storey return to the east. Right: the truncated converted barn today – this part is seen on the historic photograph to the left. The building is easy to identify by the stonework and the oculus windows – former hay pitching openings - at first floor level, the ground floor has been altered to accommodate the residential conversion, but single door openings are still broadly in line with the original apertures.

5.0 The significance of the heritage assets

5.1 Assessing significance is embedded in national planning policy. Heritage values that contribute to a greater understanding of significance are identified by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) as being: -

- Evidential
- Historical
- Aesthetic
- Communal

5.2 There are six commonly accepted levels of significance. These are as follows: -

- | | |
|----------------------|--|
| • Outstanding | Highest level of importance, SAMs, WHS, Grade I / II* listed buildings, Historic Parks & Gardens |
| • High (significant) | Grade II listed buildings, Historic Parks and Gardens and conservation areas |
| • Medium (moderate) | Locally listed buildings, and those buildings that contribute to a listed building's setting. |
| • Low (limited) | Limited heritage value |
| • Neutral | Neither positive nor negative features |
| • No significance | Features that detract from the heritage values |

5.3 Heritage Values – Higher Berse Farmhouse (Hall) (Grade II)

Evidential Value - High	The area has a history of use that has gradually evolved over time, as evidenced in archival and archaeological records. This includes historic use, including the shape and boundaries, which are well preserved as indicated by historic mapping sources and reports. It has historical connections with the Plas Power Estate, one of the most significant in the region in the 18th and 19th century, and the site has earlier connections with prominent local families. The building makes a positive contribution to the site, as the principal structure within the farm complex, and where the plan and layout are still visible.	Overall significance High 
Historical Value – High <i>(Special Historic Interest)</i>	The house is a small two storey gentry house, built of the local yellow sandstone in a late Georgian style. The house was subdivided from the outbuildings in the past, and only recently brought back into one family ownership. The garden area of the house was formally subdivided from the working area of the farm, which remains the case today. The historic formal driveway is still in existence and the building retains many original features, which is particularly evident externally.	
Aesthetic Value – high <i>(Special Architectural Interest)</i>	The frontage has been finished as a tooled ashlar local stone; the remaining elevations are roughly coursed and squared rubble. It has a double plan hipped slate roof with deep overhang to eaves, brick end wall and rear stacks. The frontage has a three window entrance front with a full-height two storey recessed central arch articulating the doorway and window above. The doorway has a reeded pedimented architrave, with an interlace fanlight over a 6-panelled door. The windows are twelve and sixteen pane sliding sash window with cambered and wedge stone lintels and casement windows to the side and rear. Its character is principally defined as a small Georgian country farmhouse. It is listed as “a fine example of an early 19th century gentry farmhouse, retaining a high degree of integrity”.	
Communal Value - medium	It has local interest for the wider community in which it is located, and national interest as a listed building.	

5.4 Heritage Value – Higher Berse Hall Barn (Curtilage listed)

Evidential Value - High	The site has a history of agricultural use, as evidenced in archival records, until relatively recently. The building is an example of an early 19th combination barn that has incorporated an earlier structure and is now in residential use. It has a slate pitched roof and is mostly of yellow sandstone. It shows evidence of a hayloft to the first floor as well as historic evidence of an open double height cart shed opening - now demolished. It has been heavily altered inside for residential purposes. The rural setting of the asset can still be appreciated which adds to its historical interest.	Overall significance Medium 
Historical Value – medium <i>(Special Historic Interest)</i>	The site has historical and social interest in the identification of farming tenure types of the early 19th century. It has historical connections with the Plas Power Estate, one of the most significant in the region in the 18th and 19th century. The farmyard layout is an historic feature that contributes to the wider rural landscape, but it has been substantially modified in the 20th century with the loss of important features. The building was modified from an early 19th century combination barn, constructed at the same time as the farmhouse, as part of planned farm development during the High Farming period of the 19th century, and reduced to a much smaller structure.	
Aesthetic Value - medium <i>(Special Architectural Interest)</i>	The barn has aesthetic value that is still read as relating to the agricultural practices and social hierarchy of farming of the early 19th century. The scale and massing, and simplicity of the building's form and shape reads as a converted farm building, and its simple linear form, openings, roof line and materials have been retained. It has a locally distinctive character by virtue of its building materials. Its appearance has changed by virtue of it being adapted and it has a clearly domestic character and setting, although the conversion has been undertaken sensitively. Pitching holes, ventilation slits, and door apertures remain, although doors and windows are clearly domestic in character.	
Communal Value - medium	The building has limited communal value as an historic farmstead. The building was an outbuilding ancillary to the functioning of the farm but has now been converted to independent residential use.	

5.5 The setting of heritage assets

- 5.5.1 Although setting is not a heritage asset, it still requires assessment. To understand how adjacent designated heritage assets are experienced it is important to define the contribution that the existing site makes to their significance. The assessment is based on aspects of setting, following the staged approach recommended by Cadw in their technical guidance on the Setting of Heritage Assets in Wales. Step 1 of Cadw's approach is to identify which heritage assets and their settings are affected. Step 2 is to define and analyse the settings to understand how they contribute to the significance of the historic assets and the ways in which the assets are understood, appreciated, and experienced.
- 5.5.2 Higher Berse Farm is set close to the road and there are glimpses of it from Higher Berse Road. Whilst the farm group forms part of the wider setting of the farmhouse, the location and orientation of the Barn is set below the garden area, and is read as a secondary structure, forming part of a collection of outbuildings converted to residential use. There remains a hierarchy of structures, and the conversion of the outbuildings has not resulted in the dilution of that. The farmhouse remains the principal building within the site. The site is visible from the east facing west on Higher Berse Road, with a composite of structures at different levels; the farmhouse the highest and framed between outbuildings. From the west, because of extensive vegetation the site is much more private, with glimpses of lawned and landscaped gardens behind sandstone walls of cock and hen coping., From the road, arriving from the west, the barn is the dominant structure, where the rear is fully visible from the road, forming part of the original curtilage boundary to the lane.



5.6 Key Points of Significance:

- The historic association as a 19th century farm building to Higher Berse Farm associated with the former Plas Power Estate
- Its relationship and context with adjacent farm buildings, designed in the same period, in a planned farmyard context, that contributes to its group.
- value and sense of place.
- The planned farmyard layout and setting and their inter-relationship with each other and the farmhouse.
- Its locally distinctive context, materials and character that helps to define its sense of place.
- Its relationship to the wider countryside setting in which the building is still read as forming part.
- The architectural alterations associated with its former and current use, which can be read by differences in openings, ventilation slits, pitching holes, straight, joints, domestic windows, and doors.
- The contribution that the listed buildings make to the wider understanding of the historical development of the area.

5.7 Key Points of Significance relevant to the barn:

Of outstanding significance and particularly sensitive to change:

Nothing

Of high significance and sensitive to change:

The frontage to the courtyard which still retains original features and door openings.

The west gable, which retains traditional features and is closest to the farmhouse.

The setting to the listed farm house

Of medium (moderate) significance and opportunity to change:

The east gable end and the rear elevation, both of which have clearly domestic door and window interventions.

Of Low (limited) significance and of limited heritage value and opportunity to change:

The plan form.

Of Neutral or no significance with neither positive nor negative features, of detracting from the building and opportunity to change:

Modern features and fitting



Fig 6. The barn. From left to right: The west gable, the rear north elevation facing the road, the farmhouse east gable facing the courtyard, with the front elevation of the truncated barn just visible; and the barn's east gable. Note domestic openings to the gable end –full length French doors to ground and first floor and Juliet balcony.

6.0 Impact of The Development Proposal on The Heritage Assets

- 6.1. The proposal is for a single storey extension to the east elevation of the barn and the subdivision of the barn into two dwellings.
- 6.2 This impact assessment employs national advice provided by 'Managing Change to Listed Buildings in Wales' by Cadw (2017) which sets out a checklist of factors that may influence change in its context.
- 6.3 The existing barn has been greatly truncated prior to conversion. Nonetheless is still has a distinct agricultural character, which has been retained as part of the conversion approved in 2007. It makes a positive contribution to the setting of Higher Berse Farmhouse, directly reflecting the former history of use as an agricultural building.
- 6.4 The building's original size has been reduced to a considerable degree, removing the physical link between the farmhouse and outbuilding and truncating the original form, leading to a lack of appreciation of the original function and purpose. Nonetheless, whilst the size of the former combination barn is considerably smaller than original, it continues to contribute to historic interest because its former use and status is still appreciated.
- 6.5 The principle of an extension has been agreed following discussion with the case officer, based on supporting historical evidence of what it looked like previously, which was a size that was considerably larger than today. The linear form of the building is an important attribute to the architectural character and aesthetic value of the building. After review of the original plans submitted, it was felt that a contemporary extension would not suit the locally distinctive character of the barn, nor would it sit conformably within the wider setting of the farmhouse. The extension, with associated materials and flat roof, was felt to cause significant and unacceptable harm to the character of the building.

- 6.6 Following a review of the site and the historical mapping and photographs, a design solution was achieved that better reflects the simple roof form and linear character of the barns, using the historical scale of the single story structure at right angles to the retained barn shown on the photograph on page 15. The roof is a simple pitch to match existing in terms of materiality, with low eaves and fully glazed windows. The character of the extension is subservient in form, scale, and massing. The massing or three-dimensional silhouette height and bulk is appropriate in relation to the barn's proportions, and the extension is in scale with the host building and its neighbours. The barn's solid to void ratio, whilst greater than the barn, is low key and honestly expressed. The architectural vocabulary is consistent with the geometry of the building and its plan.
- 6.7 The key change to the east gable end, which is prominent from Higher Berse Road when facing west. The extension to this gable has enabled the removal of the large double height French doors and Juliet balcony, which was very dominant in the view of the barn gable and collection of buildings contributing to the setting of Higher Berse Farm. The introduction of a gabled roof, and oculi window above the ridge, with two smaller windows to each side of the roof allows light into the upper rooms but reintroduces a more agrarian character to the gable end, which helps to refocus the view from the gable to the farmhouse, as the gable becomes less prominent.
- 6.8 Other minor changes include the introduction of a further two oculi windows to the south frontage, to allow for extra light, and the removal of the modern timber open porch. This declutters the frontage to allow the original frontage to be read as a simple barn conversion. There is no great loss of any fabric, and it will not lead to a diminishing of character, given the barn's previous approved changes as part of the original conversion.
- 6.9 The proposed extension has been sensitively designed, with respect to form, materiality, grain, and context with the site, and carefully positioned. It is of a modest scale with materials that are sympathetic to the wider pallet of the building. It adds a new dimension and establishes an order and sequence of architectural development that is legible and very modest. The unity and expression are similar, allowing the new kitchen function within the extension to be honestly expressed. Overall, the changes have little material impact on the building's architectural or historic interest because the features of the original building are still appreciated, and the full glazing to the south frontage means the principal facade of the barn is given greater prominence. There is an appropriate balance between the scale of alteration and that proposed.

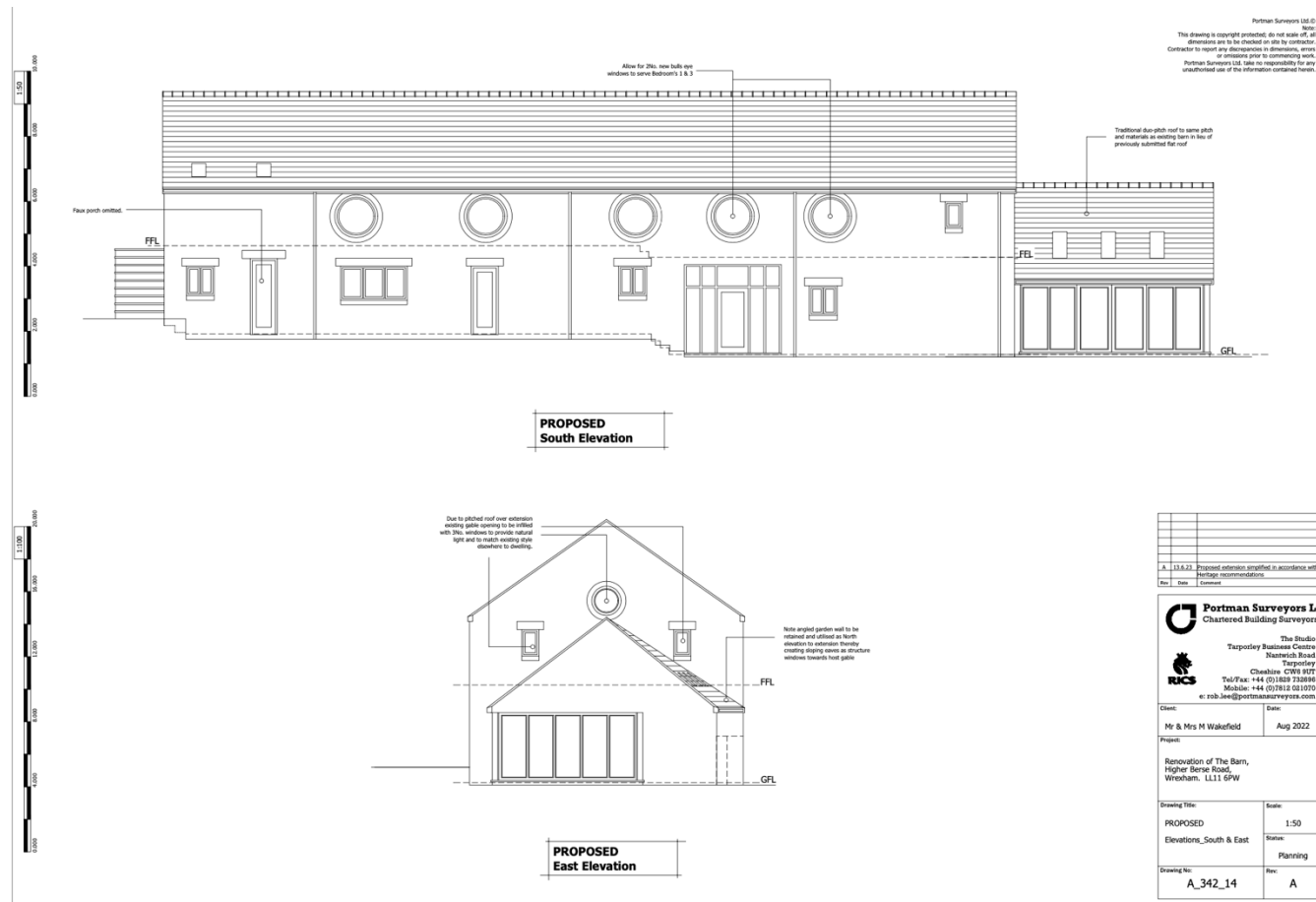


Fig 7. Proposed elevation (Copyright: Portman Surveyor's Ltd)

6.10 Assessment of Heritage Impact of the proposed works

Proposal	Features affected	Heritage values	Significance	Scale of Change	Heritage Impact	Justification
Single storey extension to accommodate the division of the building into two.	External facade east, south, and north elevation.	Evidential Historic Aesthetic	East and north elevation – moderate South – high	Moderate	Positive – no harm	The new linear single storey extension includes materials that have a similarity of colour and its juxtaposition with the host building will not adversely impact on its character. It will bring a well-mannered and contemporary character to the east gable that removes a very domestic appearing gable end. It removes double height French doors and a Juliet balcony. Design cues echo the key features of the existing building, such as a large, roof. Vertical, windows cumulatively give the impression of a lightweight see through structure. Rooflights will bring light directly into the building but are designed to be relatively discreet. The simplification and unification of the design of the extension provide for a far neater visual expression than previously submitted. The size and massing of the extension is not considered to be out of scale or overwhelming. The former courtyard context is not compromised to any significant degree, given the loss of half the structure in the latter part of the 20th century.
Three new oculi	External facade east and south elevation	Evidential Historic Aesthetic	East elevation – moderate South – high	Minor	Neutral	This involves a small change to the front and gable end to allow for additional light following the removal of the large windows to the east gable approved in 2007. The windows have been evenly spaced so that they don't clutter the elevation. The style remains the character of the barn.
Removal of timber porch	South elevation	Evidential Historic Aesthetic	High	Minor	Positive – no harm	This will remove a domestic appearing structure, restoring to some degree the barn's simple agricultural character.

6.11 **The impact on the listed building and its setting** - The setting of adjacent properties is not adversely affected by the development proposals. The small single storey extension to the east elevation is a traditional type of extension that will not unduly alter the linear appearance, and the loss of fabric will all be reused. These proposals do not adversely impact on the setting of Higher Berse Farm, as the barns are already domesticated, and the changes are minor. The impact on the listed buildings and setting will remain largely unchanged. The order and sequence of development is legible, the unity and expression are similar, and allowing the building to be honestly expressed, retaining its agricultural character, but with clearly domestic references that reflect the changes elsewhere to the building already approved. The internal subdivision will have no impact on the internal space, which is modern fixture and fittings associated with the conversion in 2007.

6.12 Summary of heritage values and impact: -

- Evidential - The layout of the heritage assets has not changed to any significant degree.
- Historical - The historical significance of the heritage assets can still be appreciated.
- Aesthetic – The changes are in accordance with detailing approved as part of the original scheme.
- Communal – the subdivision has no adverse impact on the flow of space approved in 2007.

7.0 Conclusion

- 7.1 The Barn is of medium significance because of its context as part of the historic farming development of Higher Berse Farm in the 19th century and is now clearly read as a barn conversion with a distinctly domestic character within a domestic setting, that retains its courtyard character of the 19th century. The setting of the farm and farm group will not significantly change, and the proposed development will have aesthetic impacts that is in keeping with existing. The proposed development would not cause harm to their significance. It would not affect the ability to appreciate or understand the special architectural and historic interest of Higher Berse Farm and associated outbuildings. Its special interest would not be affected to any great degree by the proposed development.
- 7.2 The proposals follow the five principles outlined for 'new work or alteration to a significant place' in Section 28 of Cadw's 'Conservation Principles for the sustainable management of the Historic Environment in Wales', March 2011. These are:
- The need for the work is fully justified - The works are justified in terms of the understanding of the barn's original function and its subsequent conversion to residential. It allows the subdivision of the converted barn to be used in a beneficial and appropriate way. It harmonises new development with old in terms of scale, mass, proportion, and rhythm.
 - There is sufficient information to understand the significance of the building and the proposals upon it.
 - The proposals would not materially harm the values of the buildings which are reinforced or further revealed.
 - The proposals have a positive impact on the value of the heritage asset by retaining a beneficial and sustainable use and where the whole site is unusually in the same ownership.
 - The quality of the design and execution must add value to the existing asset. The designs and materials chosen are a carefully response to the building's character and historic fabric. There is a clear distinction between historic and new fabric.
 - The long-term consequences of the proposals are positive and the special interest of the group of buildings are preserved. It would positively affect the ability to appreciate and understand the architectural and historic interest of the building and is an evolutionary process of use and appearance.

- 7.3 The proposed development is not prominent or intrusive, and the effect on the wider setting is limited to the immediate surroundings. It is the degree of harm to the listed building's significance rather than the scale of the development that is to be assessed. As set out, the proposed footprint is small, and the massing is set furthest away from the principal listed building. The use of a single storey element serves to improve the present east gable end. It would not cause harm to the significance of the heritage assets.
- 7.4 The application should respectfully be supported.