

LAND SOUTH OF BERRINGTON
SHROPSHIRE
SY5 6HA

BUILT HERITAGE STATEMENT

PREPARED BY PEGASUS GROUP ON
BEHALF OF ECONERGY INTERNATIONAL LTD

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DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

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ON BEHALF OF: ECONERGY INTERNATIONAL LTD

Prepared by: Simon Britt MRTPI IHBC

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1. Introduction

1.1 Pegasus Group have been commissioned by Econergy International Ltd to prepare a Built Heritage Statement to Consider the proposed application For Planning Permission at land south of Cliff Hollow, Shrewsbury, Shropshire, SY5 6HA. As shown on the Site Location Plan provided at Plate 1.

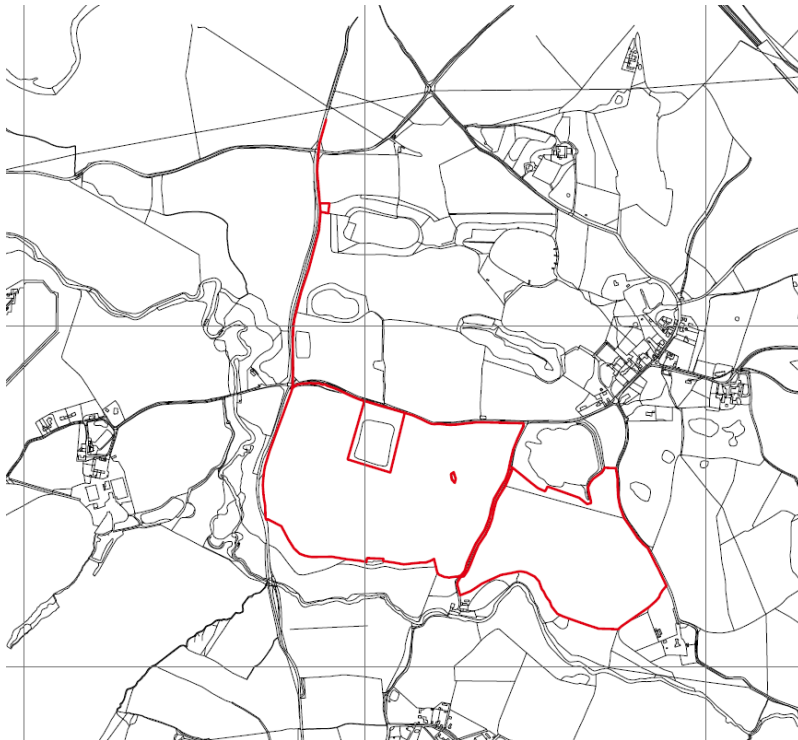


Plate 1: Site location.

1.2 The proposals are for the installation and operation solar photovoltaic (PV) array (tracker systems) with associated infrastructure and a total export capacity of up to 30MW.

1.3 The site comprises two arable / pasture fields to the west of the settlement at Berrington. The fields are separated by a single-track lane.

1.4 The site does not contain any designated heritage but within the 1 km of the of the site boundary are thirty-one designated heritage assets.

1.5 The site does not contain any Locally Listed Buildings (non-designated heritage assets) and only one is within vicinity of the site that might be affected by the development proposals.

1.6 This Built Heritage Statement provides information with regards to the significance of built Heritage Assets to fulfil the requirement given in paragraph 194 of the Government's

National Planning Policy Framework (the NPPF¹) which requires:

*"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*²

- 1.7 To inform an assessment of the acceptability of the scheme in relation to impacts to the following paragraphs 199 to 203 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

As required by paragraph 194 of the NPPF, the detail and assessment in this Report is considered to be *"proportionate to the asset's importance"*³

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, July 2021).

² MHCLG, *NPPF*, paragraph 194.

³ MHCLG, *NPPF*, paragraph 194.

2. Site Development and Planning History

Map regression and historic ownership.



2.1 The preliminary Ordnance survey map drawn in 1817 shows the site and the contours with the dividing lane providing access to Cantlop Mill.

- 2.2 At the time of the tithe map in 1844 the site was divided into 15 field parcels or plots all owned by Sir Edward Joseph Smythe, 6th Baronet of Acton Burnell Hall.⁴ The apportionment records all fields as either pasture or arable with the occupation (tenancy) of the fields split between John Meire and Thomas Whitfield. John Meire is recorded as occupying a house at plot 278 within the northeast corner of the site. This house is no longer standing, and thereby perhaps was in a poor condition at the time. The tithe apportionment also records John Meire occupying several other houses in the village, including Berrington Farmhouse. The Meire family were renown breeders, especially of Shropshire Down Sheep⁵ in the 19th century and previously Hereford Cattle. The parish churchyard contains the family memorials.
- 2.3 Plots within the eastern parcel of the application site were occupied by Thomas Whitfield, the miller at Cantlop Mill (to the south of the application site).



Plate 3: Tithe map for the township of Berrington 1844- arrow highlights former house location at plot 278.

⁴ The Hall became a college in 1973, known as Concord College.

⁵ Donaldson, J. 1860. British Agriculture, containing the cultivation of land, management of crops, and the economy of animals. Illustrated with 240 plates of implements, animals, etc.

2.4 By 1888 the Ordnance Survey map shows several of the fields had been amalgamated to create larger fields and the house in the northeast corner had been demolished.

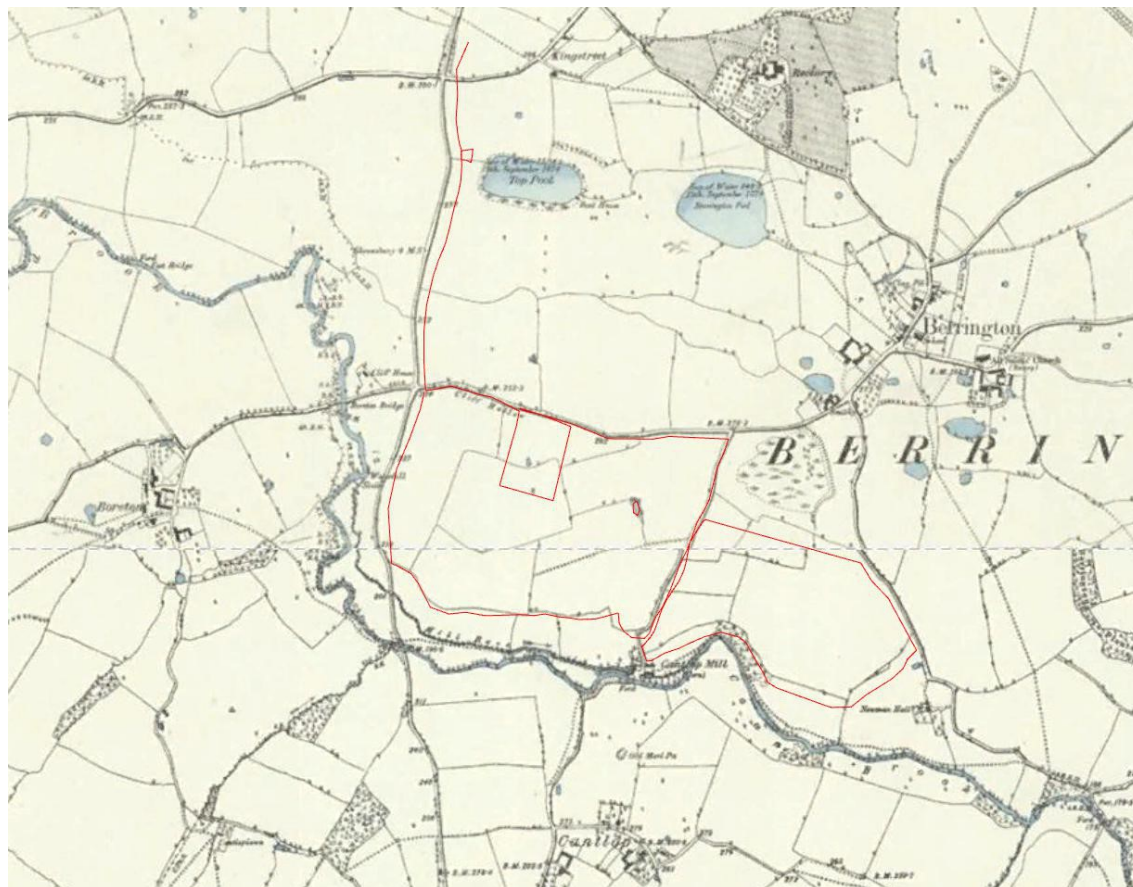


Plate 4: Ordnance Survey map, 1888.

3. Methodology

3.1 The aims of this Built Heritage Statement are to assess any contribution that the site makes to the heritage significance of the surrounding built heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

Sources of information and study area.

3.2 The following key sources have been consulted as part of this assessment:

- The National Heritage List for England for information on designated heritage assets;
- The Shropshire Historic Environment Record (HER) for information on the recorded heritage resource; and
- Archival sources, including historic maps, held at the online.

3.3 For digital datasets, information was sourced for a 1km study area for designated heritage asset non-designated heritage assets (Local Listings), measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site.

Heritage assets in the wider area were assessed as deemed appropriate, see Section 5.

Site Visit

3.4 A site visit was undertaken by a Heritage Consultant from Pegasus Group on 25th January 2022 during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

3.5 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the site and the surrounding areas could be established.

Limitations

3.6 Access was not obtained from private property to assess views. On the date of the site visit, access to Cantlop was not possible due to road closures. Where access has not been obtained statements on impact are qualified by the term 'anticipated' in any assessment.

Photographs and Photomontages

3.7 Photographs included in the body text of this report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated they are not accurate visual representations of the development proposals or conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note

06/19. However, photographs are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment of significance

In the NPPF, heritage significance is defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*⁶

- 3.8 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁷ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.
- 3.9 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in

⁶ MHCLG, *NPPF*, pp. 71-72.

⁷ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

English Heritage's *Conservation Principles*.⁸ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁹ and the online Planning Practice Guidance on the Historic Environment¹⁰ (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

3.10 The PPG provides further information on the interests it identifies:

- Archaeological interest: "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- Architectural and artistic interest: "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- Historic interest: "An interest in past lives and events (including pre-historic). Heritage assets can illustrate

heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28-32.

⁹ MHCLG, *NPPF*, p. 71.

¹⁰ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."¹¹

- 3.11 Significance results from a combination of any, some or all of the interests described above.
- 3.12 The most-recently issued guidance on assessing heritage significance, Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,¹² advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.
- 3.13 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the NPPF:

*"Significance derives not only from a heritage asset's physical presence, but also from its setting."*¹³

¹¹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

¹² Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

¹³ MHCLG, *NPPF*, p. 72.

Setting is defined as:

*"The surroundings in which a heritage asset is experienced. 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."*¹⁴

- 3.14 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

- 3.15 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹⁵ (henceforth referred to as 'GPA 3'), particularly the checklist given on page 11. This advocates the clear articulation of "what matters and why".¹⁶
- 3.16 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance

¹⁴ MHCLG, *NPPF*, p. 71.

¹⁵ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹⁶ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

- 3.17 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.
- 3.18 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)¹⁷:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed

building in its surrounding landscape or townscape” (paragraph 56)“.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Levels of significance

- 3.19 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.
- 3.20 In accordance with the levels of significance articulated in the

¹⁷ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

NPPF and the PPG, three levels of significance are identified:

- Designated heritage assets of the highest significance, as identified in paragraph 200 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;
- Designated heritage assets of less than the highest significance, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- Non-designated heritage assets. Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.¹⁸

Additionally, it is of course possible that sites, buildings or areas have ***no heritage significance***.

Assessment of harm

3.21 Assessment of any harm will be articulated in terms of the policy

¹⁸ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

¹⁹ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

3.22 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;¹⁹ and
- Less than substantial harm. Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”²⁰

3.23 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

²⁰ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

- 3.24 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.
- 3.25 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.²¹
- 3.26 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".²² Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.
- 3.27 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to

setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating "what matters and why". Of particular relevance is the checklist given on page 13 of GPA 3.

- 3.28 It should be noted that this key document also states that:

"Setting is not itself a heritage asset, nor a heritage designation..."²³

- 3.29 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

- 3.30 With regards to changes in setting, GPA 3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".²⁴

- 3.31 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.²⁵

²¹ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

²² Historic England, *GPA 2*, p. 9.

²³ Historic England, *GPA 3*, p. 4.

²⁴ Historic England, *GPA 3.*, p. 8.

²⁵ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

Benefits

- 3.32 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.
- 3.33 As detailed further in Section 6, the NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.
- 3.34 Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 and 202.
- 3.35 The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to

a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation."²⁶*

- 3.36 Any 'heritage benefits' arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

²⁶ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

4. Planning Policy Framework

4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the site, with a focus on those policies relating to the protection of the historic environment.

Legislation

4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,²⁷ which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*²⁸

In the 2014 Court of Appeal judgement in relation to

the Barnwell Manor case, Sullivan LJ held that:

*"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*²⁹

4.4 A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.³⁰

4.5 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate

²⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

²⁸ Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

²⁹ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

³⁰ *Jones v Mordue* [2015] EWCA Civ 1243.

otherwise.³¹

National Planning Policy Guidance

The National Planning Policy Framework (July 2021)

- 4.6 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.7 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 4.8 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal

to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 4.9 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change*

³¹ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

(including by making effective use of land in urban areas) and adapt to its effects;

b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

a. approving development proposals that accord with an up-to-date development plan without delay; or

b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application policies in this Framework that protect areas or assets of particular importance

provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.³²

4.10 However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change."³³ (our emphasis)

4.11 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.12 Heritage Assets are defined in the NPPF as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting

³² MHCLG, *NPPF*, para. 11.

³³ MHCLG, *NPPF*, para. 11, fn.7.

consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).³⁴

4.13 The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."³⁵ (our emphasis)

4.14 As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."³⁶

4.15 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 195 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into

³⁴ MHCLG, *NPPF*, p. 67.

³⁵ MHCLG, *NPPF*, p. 66.

³⁶ MHCLG, *NPPF*, pp. 71-72.

account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."³⁷

4.16 Paragraph 197 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness."³⁸*

4.17 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts

³⁷ MHCLG, *NPPF*, para. 195.

³⁸ MHCLG, *NPPF*, para. 197.

*to substantial harm, total loss or less than substantial harm to its significance.*³⁹

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*⁴⁰

4.18 Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

4.19 In the context of the above, it should be noted that paragraph 201 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

³⁹ MHCLG, *NPPF*, para. 199.

⁴⁰ MHCLG, *NPPF*, para. 200.

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*⁴¹

4.20 Paragraph 202 goes on to state:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*⁴²

4.21 With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement

⁴¹ MHCLG, *NPPF*, para. 201.

⁴² MHCLG, *NPPF*, para. 202.

*will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*⁴³

4.22 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so.. The requirements of paragraph 38 state that:

*"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisions-makers at every level should seek to approve applications for sustainable development where possible."*⁴⁴

National Planning Practice Guidance

4.23 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a

⁴³ MHCLG, *NPPF*, para. 203.

⁴⁴ MHCLG, *NPPF*, para. 38.

ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

4.24 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

4.25 The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

*"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*⁴⁵

4.26 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact

⁴⁵ MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.

seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁴⁶ (our emphasis)

Local Planning Policy

- 4.27 Planning applications are currently considered against the policy and guidance set out within Shropshire Local Plan formed of the 'Core Strategy DPD' adopted 24th February 2011 and the 'Site Allocations and Management of Development Adopted Plan' or 'SAMDev Plan' adopted 17th December 2015.
- 4.28 There are no specific 'Core Strategy DPD' policies that are focused on the historic environment, however one policy regarding sustainable design refers to the protection of the historic environment regarding development:

CS6: Sustainable Design and Development Principles

⁴⁶ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

'And ensuring that all development:

... Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate...'

- 4.29 The 'SAMDev' Policy MD13 relates to conserving and enhancing the historic environment and reads as follows:

MD13: The Historic Environment

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

- a) Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.*
- b) Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.*
- c) Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including*

its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.

d) Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

Neighbourhood Planning

4.30 There is no made Neighbourhood Plan for the site area.

Emerging Policy

4.31 Shropshire Council is currently undergoing examination for the 'Shropshire Local Plan (2016-2038)' in order to provide updates on current policy. If adopted, this Local Plan will provide new guidance on proposals regarding or affecting the historic environment.

Other Guidance

4.32 Relevant other guidance includes:

- Historic England 2015c Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2.
- Historic England 2017b The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).
- Historic England 2021 Commercial renewable energy development and the historic environment Historic England Advice Note 15

5. Heritage Assets and Setting Assessment

- 5.1 The Historic Environment Good Practice Advice in Planning Note (3) (Second Edition) by Historic England advocates a 5-step approach to assessing and monitoring the setting of Heritage Assets and the impact of development. Steps 1 to 3 are most relevant for this proposal.
- 5.2 Step 1 of the methodology recommended by the Historic England guidance GPA 3 (see Methodology above) is to identify which heritage assets might be affected by a proposed development.
- 5.3 Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 5.4 Consideration was made as to whether any of designated heritage assets and non-designated built heritage assets (local listings) present within or beyond the 1 km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development. For Local Listings that are study area was 1 km.
- 5.5 Designated and non-designated heritage assets within and beyond the study area are shown on maps within the appendices.

APPENDIX 1: HERITAGE ASSETS IN RELATION TO THE SITE AND STUDY AREA.

Step 1

- 5.6 Assets in the vicinity identified for further assessment based on historical association, proximity and potential visibility due to their location or scale comprise:
- Church of All Saints, Grade: I, List Entry Number: 1176997.
 - Boreton Farmhouse and Attached Stable Blocks, Grade II, List Entry Number: 1175180
 - Berrington Farmhouse, Grade: II, List Entry Number: 1177114.
 - 69 And 70, Grade: II, List Entry Number: 1055548
 - Newman Hall Cottages, Grade: II, List Entry Number: 1176937
- 5.7 Designated Heritage Assets within the study area excluded based on lack of any identified historical association with the site, lack of intervisibility or co-visibility, or of where they are of such a minor scale to be affected, comprise:
- South Farmhouse, Grade: II. List Entry Number: 1366716.
 - Garden Wall Approximately 5 Metres to East of South Farmhouse, Grade: II. List Entry Number: 1055551.

- Retaining Wall, Gate and Gatepiers to All Saints Churchyard, Grade: II. List Entry Number: 1177040.
- Manor Farmhouse, Grade: II*. List Entry Number: 1055585.
- Village Pump, Trough and Enclosing Walls Approximately 80 Metres to North East of Berrington Farmhouse, Grade: II, List Entry Number: 1055586.
- Former Cottage and Adjoining Pump Approximately 5 Metres to South of South Farmhouse, Grade II. List Entry Number: 1307520.
- Berrington War Memorial, Grade II. List Entry Number: 1444418.
- Pair Of Chest Tombs Approximately 1 Metre to West of South Porch of Church of All Saints, Grade II. List Entry Number: 1366728.
- Granary Approximately 20 Metres to North East of Cantlop Farmhouse, Grade II. List Entry Number: 1055577.
- Sundial Approximately 6 Metres to South of South Aisle of Church of All Saints, Grade II. List Entry Number: 1055583.
- Spindle Cottage, Grade II. List Entry Number: 1366712.
- Leake Memorial Approximately 16 Metres to South of Chancel of Church of All Saints, Grade: II. List Entry Number: 1366729.
- Wigley Memorial Approximately 7 Metres to South East of Church Of All Saints, Grade II. List Entry Number: 1177084.
- Bromley Memorial Approximately 3 Metres to South of South Aisle of Church Of All Saints, Grade II. List Entry Number: 1055584.
- Milestone Approximately 40 Metres to The South of Milestone Cottage, Grade II. List Entry Number: 1055549.
- Village Pump Approximately 30 Metres to North East Of South Farmhouse, Grade II. List Entry Number: 1177232
- Pair of Meire Memorials Approximately 1 Metre to East of South Porch of Church of All Saints, Grade: II. List Entry Number: 1177059.
- Eaton Mascott Hall, Grade II. List Entry Number: 1055550.
- Berrington Hall, Grade: II. List Entry Number: 1176922.
- Cantlop Bridge, Grade II*. List Entry Number: 1366715.
- Pump Approximately 3 Metres to South of South Farmhouse, Grade II. List Entry Number: 1177261.
- Group of 6 Chest Tombs Approximately 12 Metres to South of South Aisle of Church of All Saints, Grade II. List Entry Number: 1177067.
- Pump Approximately 2 Metres to West of Newman Hall Cottages, Grade: II, List Entry Number: 1055579.

- 5.8 Non-designated heritage assets (Local Listings) are identified by the Historic Environment Record ⁴⁷. One non-designated built heritage asset (Local Listing) is identified within the vicinity of the site that warrants assessment, this is the [site of the former Cantlop Mill](#).

Step 2 and Step 3

- 5.9 Step 2 is to assess whether, how and to what degree settings contribute to the significance of the heritage assets or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships, and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity, and land use.
- 5.10 Step 3 is to assess the effect of the proposed development on the significance of the asset(s).
- 5.11 The following pages consider Step 2 and Step 3 for those heritage assets identified in Step 1.

⁴⁷ As stated in paragraph 3.133 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

Heritage Asset: Church of All Saints

NHLE: 1176997

Distance from site: c.660m northeast of the site boundary.

Asset Type: Grade I Listed Building

Date Listed: 13th June 1958.

Description



Plate 8: Church of All Saints at Berrington.

- 5.12 The Church of All Saints at Berrington is a 13th-century church with 14th- and 15th-century additions which includes the 15th-century square tower and belfry. It is predominantly built from red and grey sandstone. The Church was restored in 1877 and the south porch was rebuilt in the same year.

- 5.13 A copy of the List Description is provided in the appendices.

APPENDIX 2: LIST DESCRIPTION FOR ALL SAINTS CHURCH.

Setting and Surrounds

- 5.14 The immediate setting of the church is its associated burial ground and headstones (several are Listed), which is raised and bounded by a stone wall (also Listed).
- 5.15 Its wider and extended setting comprises the settlement of Berrington and the surrounding fields.
- 5.16 The church is best experience and appreciated at close proximity from within its burial ground and surrounding street.

Association with the site.

- 5.17 There is no known economic, social or historic association between the application site and the church

Heritage Significance

- 5.18 As a Grade I Listed Building the church is a designated heritage asset of the highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally

embodied in its:

- **Architectural interest:** as a building that represents primarily medieval ecclesiastical architecture.
- **Historic Interest:** it reflects the religious and social history of England and has a communal value through its spiritual and community role to the community both historically and today.

5.19 The setting of the church also contributes to its significance, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the church (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its associated burial ground where members of the parish are buried, together with the surrounding streets from where the exterior of the church can be best appreciated and experienced.
- The village of Berrington which it serves.

Intervisibility and Co-visibility

5.20 The church was not designed or built to take advantage of views from it and any view of the application site might only be obtained from the church tower. Whilst the tower has a battlemented parapet it also has pyramidal roof and was not designed to function as a viewing platform or lookout. Instead, the tower functions a belfry and its opening are louvred to carry the sound of the bells and are not windows to look out of survey the surrounding landscape from. Thereby there is no

opportunity to see the application site from the church or its immediate surrounds.

5.21 From within the site there are opportunities to see the church where views primarily of the tower due to its height. Views in most cases are filtered by trees and in summer months the ability to see the church will be lessened (Plate 9).

5.22 Views of the church are mostly obtained from private land within the site due to the lack of public access and rights of way. The lack of public footpaths further suggests that views of the church did not act as a way finder in the landscape from application site (Plate 9). Whilst there are some views of the tower from the access lane to Cantlop Mill these are generally glimpsed views only where gaps in the intervening tree screening allow.

5.23 No views of significance were the application site, and the church would be seen together have been identified.

Contribution of the site to the heritage significance of the All-Saint's Church.

5.24 The application site is considered to make no contribution to the heritage significance of the church, through either providing key views from, to, or with it, or through any historic or functional relationship.

Summary of Impact

5.25 The proposed development will have no negative impact on the significance of the Church.



Plate 9: View towards tower of All Sant's Church from within the site.

Heritage Asset: Boreton Farmhouse and Attached Stable Blocks.

NHLE: 1175180

Distance from site: c.490m west of the western site boundary.

Asset Type: Grade II Listed Building

Date Listed: 10th March 1986.

Description



Plate 10: Boreton Farmhouse from the road.

- 5.26 The List Description for Boreton Farmhouse and attached stable blocks reads as follows:

"Farmhouse. Circa 1782 by John Carline, with later additions and alterations, principally of mid-C19 and C20. Red brick, double-span slate roof with raised verges and end stacks. 3-bay farmhouse with 2 attached lower stable blocks. 3 storeys; 3-window front, cross-paned sashes with shaped stone heads to first floor; mid-C19 canted bay windows on ground floor flank central entrance; 6-panel door with rectangular overlight under Tuscan porch. Attached former stable blocks considerably altered (especially that on right with extensive C20 additions) but retain blind elliptical arches to front on ground floor. V.C.H., VIII (1968), p.35; Howard Colvin, A Biographical Dictionary of British Architects, 1600-1840 (1978), p.187."

- 5.27 A copy of the List Description is provided in the appendices.

APPENDIX 3: LIST DESCRIPTION BORETON FARMHOUSE AND ATTACHED STABLE BLOCKS.

John Carline (1730–1793) and his son, (1758-1834) were architects and stonemasons with several renown works to their names.⁴⁸

⁴⁸ A search of the National Heritage List for England record 79 structure attributed to or associated with the Carlines.

Setting and Surrounds

The immediate surround of the farmhouse comprises its garden and drive. Its wider and extended surrounds include the associated farm buildings and yard to its south, and fields to its east and west. To its northeast its extended surrounds also include a commercial solar farm.

Association with the site.

- 5.28 The 1844 tithe apportionment records Boreton farm as being in the ownership of the Right Honourable Lord William Berwick and tenanted to Samuel Ellesmere. Thereby there was no association between the application site and Boreton farm at that time.

There is no identified economic, social or historic connection with the application site and Boreton farmhouse.

Heritage Significance

- 5.29 As a Grade II Listed Building the farmhouse is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its
- Architectural interest as a building that reflects the domestic farm architecture of the mid to late 18th century and represents the greater investment in farming in the period.

- Historic interest primarily as being built by a known architect and mason -John Carline – and representing domestic farm architecture of the period.

- 5.30 The setting of the farmhouse also contributes to its significance, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the farmhouse (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate garden and drive, from where the external appearance of the building can best be appreciated and experienced.
- Associated traditional farm buildings.
- Elements of its associated historic agricultural landholding (this does not include the application site).

Intervisibility and Co-visibility

- 5.31 Boreton Farmhouse does not appear to have been built to take advantage of surrounding views of the landscape and whilst its front elevation faces east and towards the application site the intervening distance, brook, road and woodland all create a substantial barrier to any far-reaching views from the house and its immediate surrounds.
- 5.32 It is anticipated that there might be some views of the application site, especially from the upper floors of the building when considering the topography of the more elevated position of the application site, but these views would be heavily filtered

by the intervening tree screening and especially in the summer months when the trees are in leaf (Plate 11).

5.33 From within the site the farmhouse is barely discernible due to the intervening distance and trees, and again in the summer months there will be no ability to see the farmhouse (Plate 12).

5.34 No views of significance were the application site, and the church would be seen together have been identified.

Contribution of the site to the heritage significance of Boreton Farmhouse.

5.35 The application site is considered to make no contribution to the heritage significance of Boreton Farmhouse through either providing key views from, to or with it, or through any historic or functional relationship.

Summary of Impact

5.36 The proposed development will have no negative impact on the significance of the Church.



Plate 11: View looking from lane in front of Boretton Farmhouse towards the site.



Plate 12: From the site looking towards Boreton Farmhouse. The house is not discernible in the view, even in winter.

Heritage Asset: Berrington Farmhouse.

NHLE: 1177114

Distance from site: c.350m and 500m northwest of the site boundary.

Asset Type: Grade II Listed Building

Date Listed: 14th May 1986.

Description



Plate 13: Berrington Farmhouse from the road.

- 5.37 Berrington Farmhouse is a later 17th-century house with early 18th-century and mid to late 19th-century alterations. The house has been partly refaced and extended in brick. The interior retains several features of interest from the 17th to 19th centuries.

- 5.38 A copy of the List Description is provided in the appendices.

APPENDIX 4: LIST DESCRIPTION FOR BERRINGTON FARMHOUSE.

Setting and Surrounds

- 5.39 The immediate surrounds of the farmhouse comprise its gardens, drive and series of barns to its rear, including the Grade II listed pump and trough to its south.
- 5.40 Its wider and extended surrounds comprise the settlement of Berrington and the agricultural fields.
- 5.41 The house is best experienced and appreciated at close proximity from its immediate garden setting and the roadside.

Association with the site.

- 5.42 The title apportionment of 1844 records Berrington Farmhouse as being in the ownership of Sir Edward Joseph Smythe and occupied by John Meire. The application site thereby is likely to have formed part of the agricultural landholding of the farm at this time.

Heritage Significance

5.43 As a Grade II Listed Building the farmhouse is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its

- Architectural interest: as a 17th century, but later extended farmhouse which retains its historic fabric.
- Historic interest: as farmhouse it represents agricultural domestic accommodation, especially from the 17th-19th-centuries and reflects change over this period.

5.44 The setting of the farmhouse also contributes to its significance although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the house (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate garden and the access lane from where the external appearance of the building can best be appreciated and experienced.
- Associated traditional farm buildings and yard.
- Some elements of its associated historic agricultural landholding.

Intervisibility and Co-visibility

5.45 The farmhouse does not appear to have been designed to take advantage of views of the surrounding landscape and historic

maps suggest that the land to the south, between the house and the application site once was orchards which would have limited any intervisibility from its immediate surrounds at ground level at least.



Plate 14: Ordnance Survey plan, 1888 showing orchards to the south of the house.

5.46 The topography of the land between the application site suggests that a view of the site is unlikely from the house and its immediate surrounds at ground level (Plate 15), although oblique views are anticipated from the front rooms on the upper floors but only at a distance of 350-500m away.

5.47 From within the site the general topography limits views of the farmhouse but it is visible from areas central to the site and from eastern parts. Views are generally incidental and focus on the roof and dormer windows (Plate 16 & Plate 17). There is no

evidence to suggest that any view from the application was designed to focus on the farmhouse.

- 5.48 No views of significance where the application site, and the farmhouse would be seen together have been identified.

Contribution of the site to the heritage significance of Berrington Farmhouse.

- 5.49 The application site has an historic functional relationship with the Berrington Farmhouse having once formed part of its agricultural landholding. This however can only be understood from historic records and is not evident by the visual relationship between the site and the building, which is generally weak. The contribution of the site to the heritage significance of Berrington Farmhouse is thereby low and purely historical.

Summary of Impact.

- 5.50 In considering the impact of the proposals on the heritage significance of Berrington Farmhouse via the changes to its setting from the proposed development, thought should be given to the Court of Appeal judgement on such matters. Here Lord Justice Lindblom in citing an earlier appeal court judgement stated:

*"if a proposed development is to affect the setting of a listed building there must be a **distinct visual relationship** of some kind between the two – a visual relationship which is **more than remote or ephemeral**, and which in some way bears on one's*

experience of the listed building in its surrounding landscape or townscape".⁴⁹ (our emphasis).

- 5.51 The functional relationship between the application site and the farmhouse is severed, the site is no longer farmed from the farm at Berrington. The visual relationship between the application site and the farmhouse cannot be considered to be distinct. Views between the two are generally poor and neither serve to reinforce an understanding of the historical relationship or assist in how the listed farmhouse is experienced or appreciated, which is best at proximity and not from afar.
- 5.52 Any view from the house of the site, or from the site to the house does not contribute to its heritage significance.
- 5.53 When considering the distances between the site and the Listed Building, the very limited views, the lack of contribution the site makes to how the listed building is experienced, and the lack of any functional relationship today, the proposals will not have a negative impact on the heritage significance of Berrington Farmhouse. The historical contribution will however be perpetual.

⁴⁹ Catesby Estates v SSCLG v Steer, 2018 (EWCA 1697)



Plate 15: View towards the site from road near to boundary of Berrington Farmhouse.



Plate 16: View from the site towards Berrington Farmhouse.



Plate 17: View from northern boundary of the site towards Berrington Farm.

Heritage Asset: 69 And 70 (at Cantlop)

NHLE: 1055548

Distance from site: c.500m south of the southern site boundary.

Asset Type: Grade II Listed Building

Date Listed: 14th Mary 1986

Description



Plate 18: 69 & 70 from the road.

- 5.54 No. 69 and 70 at Cantlop is a 17th-century farmhouse with 19th-century addition. The 17th-century element is to the rear and faces southwards with the later addition to the east and designed to face the lane.

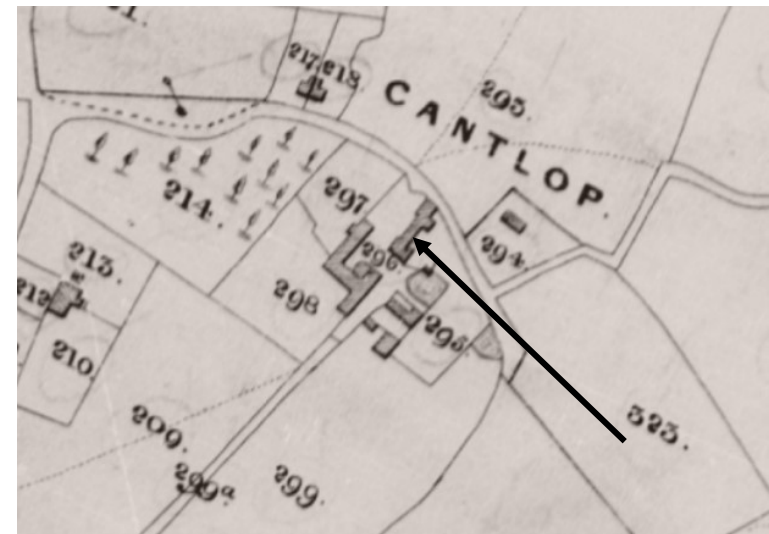


Plate 19: The farmhouse— as shown on the Tithe plan, 1844, showing the farmhouse and the eastern gable addition.

- 5.55 The listing describes the building as having a timber frame, but this is now presented as an encased and rendered façade, whilst

internally its layout retains evidence of the cross passage.

5.56 A copy of the List Description is provided in the appendices.

APPENDIX 5: LIST DESCRIPTION 69 & 70.

Setting and Surrounds

5.57 The immediate surrounds of house comprise its gardens to its front and side, the lane, drive and series of barns to its rear, including the Grade II listed pump and trough to its south.

5.58 Its wider surrounds comprise the fields opposite and on the other side of the lane (northeast). Its extended surrounds include the built form of the hamlet of Cantlop and the surrounding fields.

Association with the site.

5.59 The 1844 tithe apportionment records the farmhouse as a house, stackyard and fold and the field opposite as a meadow all in the ownership and occupancy of John Lawrence. Thereby at the time of tithe the farm was not associated with the application site. The application site did not form part of the farm's landholding historically.

5.60 There is no identified economic, social or historic association of the application site with the Listed Building

Heritage Significance

5.61 As a Grade II Listed Building the farmhouse is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is

principally embodied in its

- Architectural interest: as a 17th-century but later extended farmhouse which retains its historic fabric.
- Historic interest: as farmhouse it represents agricultural domestic accommodation, especially from the 17th to 19th centuries and reflects change over this period.

5.62 The setting of the farmhouse also contributes to its significance although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the house (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate garden and the access lane from where the external appearance of the building can best be appreciated and experienced.
- Associated traditional farm buildings and yard.
- Elements of its associated historic agricultural landholding (this does not include the application site).

Intervisibility and Co-visibility

5.63 The original 17th-century house was oriented with its principal elevations to the southeast. The later 19th-century addition was built to face the lane.

5.64 It is anticipated that views from the earlier part of the house toward the site will be largely screened by intervening development in the immediate surrounds and from development

in the hamlet. Some distant views of the application site might be obtained from the gable windows.

- 5.65 Views of the higher parts of the application site are also anticipated from the later 19th-century addition that faces the lane and towards the site. Views however are likely to be obtained only through breaks between tree screening and the buildings within the hamlet (Plate 20).⁵⁰
- 5.66 The elevated ground of the application site in comparison to Cantlop allows for views down towards the Listed Building, however any views of the building are at a long distance and the building is seen as part of a group of building within the hamlet, and the view does not allow for the building to be appreciated or experienced fully at this distance (Plate 21 &

⁵⁰ Full access to Cantlop was not possible due to road closures as the time of the site visit.



Building would be seen together have been identified.

5.67 Plate 22).

5.68 No views of significance where the application site, and Listed

Contribution of the site to the heritage significance 69 & 70.

5.69 The application site is considered to make no contribution to the heritage significance of the Listed Building through either providing key views from, to or with it, or through any historic or functional relationship.

Summary of Impact

5.70 There is no evidence that any part of the house was designed to take advantage of views of the surrounding landscape. Any view is thereby incidental, including those of the site.

5.71 Whilst elements of the proposed development are likely to be

visible from the listed buildings and some areas of its immediate surrounds, i.e., from the lane, a view of the development will not result in a negative impact on the heritage significance of 69 & 70 as a Listed Building.



Plate 20: View towards site, denoted by arrow, from lane in front of 69 &70. Image taken from Google Earth due to road closure



Plate 21: View towards the farmhouse at 69 & 70 (at Cantlop) from the site.



Plate 22: View towards the farmhouse at 69 & 70 (at Cantlop) from the site

Heritage Asset: Newman Hall Cottages.

NHLE: 1176937

Distance from site: c.150m southeast of the site boundary.

Asset Type: Grade II Listed Building

Date Listed: 14th Mary 1986

Description



Plate 23: The cottages from the roadside.

- 5.72 Newman Hall Cottages is a former house that is now divided. It dates from the mid-17th century and remodelled in the early 18th century and extended c.1900. The building is timber framed with brick nogging but has been largely refaced or rebuilt and extended in red brick. It has a plain tile roof with partial catslide over a later outshut to the rear. Internally the square panel

framing in former wall of south range is exposed. The house potentially has other concealed and original features.

- 5.73 Although not referenced in the List Description, in 2000 Listed Building Consent was granted for the demolition of a single storey outbuilding on the north gable and alterations in connection with the erection of a two-storey side extension⁵¹. This extension faces the application site.



Plate 24: The modern extension the Listed Building in relation to the application site boundary.

⁵¹ Listed Building Consent reference : SA/00/0021

5.74 A copy of the List Description is provided in the appendices.

APPENDIX 6: LIST DESCRIPTION NEWMAN HALL COTTAGES.

Setting and Surrounds

5.75 The immediate surrounds of the cottages comprise the access drive and surrounding garden. This is largely consistent with the historic garden and orchard boundaries (Plate 25). The garden area between the application site and the cottages includes a modern garage block.

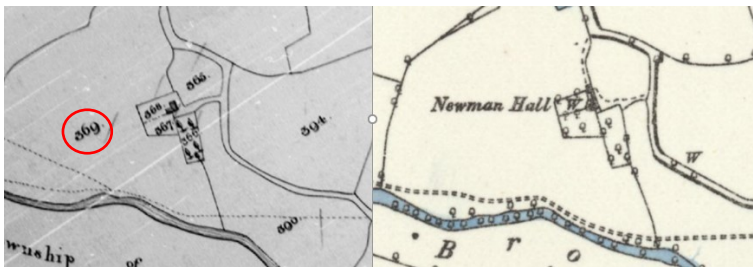


Plate 25: Newman Hall Cottage and extent of garden in 1844 (left) and 1888 (right). Plot 369 outlined.

5.76 The wider and extended surrounds comprises paddocks and fields, including elements of the application site. The paddock between the application site and the cottages include modern timber stables

Association with the site.

5.77 The tithe apportionment of 1844 records the cottage being owned by Edward Hosier Williams Esquire and occupied by Thomas Bickerstaff. The occupation however did not extend to

the surrounding pasture (plot 369 on the tithe plan – see Plate 25) which was occupied by William Arthur Esquire, but still in the same ownership. This suggests that there was no ancillary or historic relationship of this parcel or plot that lies between the cottage and the application site.

5.78 Thereby at the time of the tithe the cottages were not associated with the application site. The site did not form part of the same ownership or occupation with the cottages historically.

5.79 There is no identified economic, social or historic association of the Listed Building with the site.

Heritage Significance

5.80 As a Grade II Listed Building the cottages are a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its:

- **Architectural interest:** as a 17th-century house and later remodelled but retains historic fabric and as such reflects architectural styles from the 17th to the early 20th century.

5.81 The setting of the cottages also contributes to its significance although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the cottages (its 'setting') which are considered to contribute to its heritage significance comprise:

- Their immediate garden and the access drive,

especially those elements consistent with its historic garden/orchard footprint, and from where the exterior of building can be best appreciated and experienced.

Intervisibility and Co-visibility

- 5.82 Views from the Listed Building and its immediate surrounds are anticipated to be largely screened by existing intervening hedges, trees and buildings within the curtilage of the building and from vegetation along the application site boundary.
- 5.83 Views from within the Listed Building are anticipated from the rear elevations, potentially from the upper floors. However, these views will be oblique views due to the orientation of the building with the site and more likely from the modern two storey extension than from the historic parts of the house. Any view is thereby incidental.
- 5.84 Views from within the site are obtained from the eastern parcel and focus on the modern two-storey extension and the roof of the building (Plate 26).
- 5.85 No views of significance where the application site, and the Listed Building would be seen together have been identified.

Contribution of the site to the heritage significance of the cottages.

- 5.86 The application site is considered to make no contribution to the heritage significance of the Listed Building through either providing key views from, to or with it, or through any historic or functional relationship.

Summary of Impact

- 5.87 Any view to the Listed Building from the site, or from the site to the Listed Building does not contribute to the heritage significance of the cottages.
- 5.88 Whilst elements of the application site and the proposed development are likely to be visible from the Listed Buildings and its immediate surrounds any impact to significance will be removed by both the oblique angle of view from within the building and by screening from its surrounds.
- 5.89 Overall, when considering the lack of significance of any view to the heritage significance of the Listed Building and the lack of any historic functional relationship of the site with the building the proposed development will not result in a negative impact on Newman Hall Cottages.



Plate 26: View towards Newman Hall Cottages from the site.

Heritage Asset: Site of Cantlop Mill

HER Number: 15667

Distance from site: c.50m south of the site boundary.

Asset Type: Non-Designated Heritage Asset (Locally Listed)

Date Listed: n/a

Description



5.90 The Historic Environment Records reads as follows:

"There was a mill at Cantlop in 1086, and a mill on the Cound Brook was held by Berwick manor in 1323. Cantlop Mill was sold to the Lord of Berrington manor in the 16th century and remained in use until c1929"

5.91 The mill is understood to have been a water mill served by a mill race that took water from the Cound Brook. The mill comprises a small group of buildings including the mill house appear to pre-date the 19th century, but in 1854 the mill suffered a serious fire and elements of the complex may therefore postdate this event. The trade directory of 1851 lists the mill as a corn mill⁵². The site today is privately owned.

Setting and Surrounds

5.92 The immediate surrounds of the former mill complex comprise its garden and drive area which is bounded in the most part by the Cound Brook to the south, and the trees along the location of the former race on the northern side and the trees along it.

5.93 The wider and extended surrounds comprise fields, including the application site.

Association with the site.

5.94 The tithe apportionment of 1844 records the mill in the ownership of Sir Edward Joseph Smythe but in the occupation

⁵² Bagshaw, S. 1851. History, Gazetteer & Directory of Shropshire.

of Thomas Whitfield.

- 5.95 The fields in occupation by the miller in 1844 are shown in Plate 27.



Plate 27: The extent of occupation of the mill in 1844 (blue line) in relation to the application site (red line).

- 5.96 At this time fields within the eastern parcel of the application site were also in the same occupation of the mill, that being Thomas Whitfield, and were arable or pasture fields. It is recorded that Thomas Whitfield was a potato grower, growing a variety known as 'Blue Farmer's Glory'⁵³ and it is likely that the mill was not milling its own corn, after all only a small number of fields were occupied by the miller.
- 5.97 The mill in the mid-19th century thereby had an historic

⁵³ Carmarthen Journal - Friday 23 November 1849 citing the Salopian Journal.

association with the site but not necessarily a functional association, and it is likely the water mill milled corn from numerous fields and farms in the area.

- 5.98 It is understood that there is no association between the buildings at Cantlop Mill and the application site today.

Heritage Significance

- 5.99 As Locally Listed Buildings (non-designated heritage asset) they might be considered to be of the lowest significance in terms of the NPPF. The buildings and their setting also have no statutory protection.

- 5.100 The heritage significance of these Locally Listed Buildings is principally embodied in their:

- **Architectural interest:** Through the use of vernacular material and where their former use can be identified in their design.
- **Historic Interest:** From being a site of industrial use that utilised a technology that pre-dates the Industrial Revolution and remained in use until the early 20th century

- 5.101 The setting of the former mill complex also contributes to its significance although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the complex (its 'setting') which are considered to contribute to its heritage

significance comprise:

- Its garden and drive area from where the buildings are best experienced and appreciated.
- Cound Brook and the mill race, where identifiable, which provide evidence of how the mill was powered.

Intervisibility and Co-visibility

5.102 The extent of vegetation around the mill limits the ability for intervisibility between the site and the mill and vice versa, although it is anticipated there might be filtered views through vegetation in winter months, but this is limited by the topography with the mill complex being at a significantly lower level than the application site.

5.103 No views of significance where the application site, and the site of Cantlop Mill would be seen together have been identified.

Contribution of the site to the heritage significance of the former mill complex.

5.104 The application site is considered to make no contribution to the heritage significance of the Locally Listed Buildings at Cantlop Mill through either providing key views from, to or with it, or through any significant historic or functional relationship.

Summary of Impact

5.105 The building at the site of Cantlop Mill is best experienced at close proximity and any wider or longer view to or from the applicant site does not contribute to the significance of this Locally Listed Building. However, any view is limited by the topography and the extensive vegetative screening.

5.106 The historic association between the application site and ownership and occupation was not a strong functional association and is only identified in the mid-19th-century. It is understood that that there is no association between the application site and the Locally Listed Building today. The historic association is not considered to contribute to its heritage significance.

5.107 Overall, the proposed development will not result in a negative impact on the Locally Listed former mill.

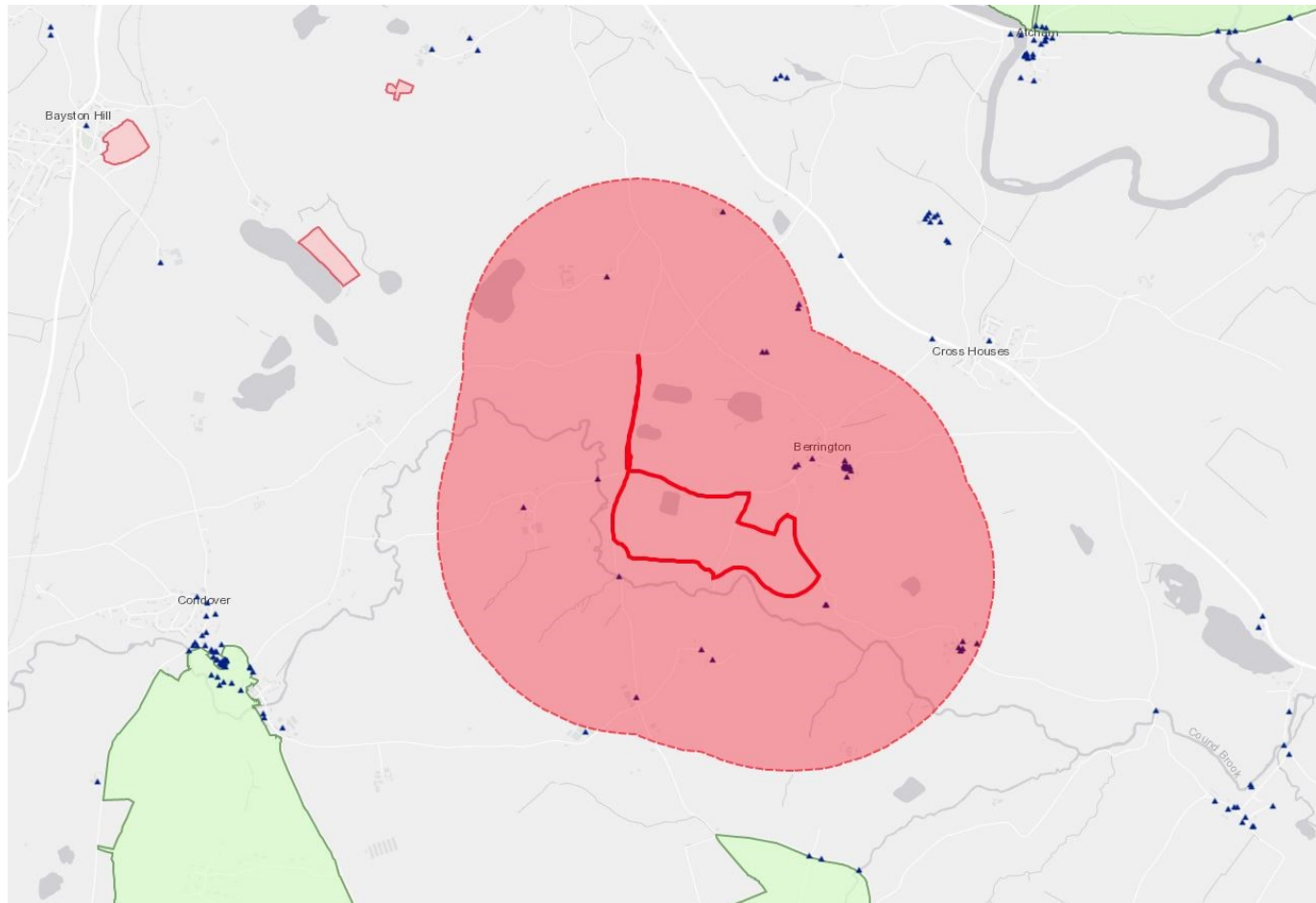
8. Conclusions

- 8.1 There are no built heritage assets within the site and the majority of designated heritage assets within the 1km study area and beyond have no potential to be affected by the proposed development.
- 8.2 Only five designated heritage assets could potentially be affected by the proposed development. These are the Grade I Listed Church of All Saints; the Grade II Listed Boreton Farmhouse and attached Stable Blocks; the Grade II Listed Berrington Farmhouse; the Grade II Listed house at 69 And 70 at Cantlop and the Grade II Listed Newman Hall Cottages.
- 8.3 However, when considering the limited intervisibility and lack of any significance of the views of the heritage assets from the application site or from the heritage asset to the site, and the lack of any significant viewpoints to see the application site and the heritage assets together, then it is considered the proposed development will result in no negative impact on the heritage significance of these designated heritage assets via any change to their setting.
- 8.4 Any historic association between the application site and these designated heritage assets applies to Berrington Farmhouse only and was ephemeral, evidenced by the fact that the association is not continued today. The contribution of the site to the heritage significance of Berrington Farmhouse is thereby low and purely historical. Development at the site will not result in loss of the historical connection which is perpetual..
- 8.5 The site contains no Locally Listed Buildings and only one Locally Listed Building within 1km of the application site has the potential to be affected by the proposed development, at Cantlop Mill – a former corn mill which is a now a private house with ancillary buildings.
- 8.6 The topography, especially the difference in land levels between the application site and this heritage asset, together with the intervening vegetation and trees ensure that the ability to see the site from the heritage asset and vice versa is very limited, if at all. However, any ability to see the application site from the heritage asset and vice versa does not contribute to the heritage significance of this Locally Listed building.
- 8.7 The historical association between small elements of the site and the mill complex was ephemeral only and was unlikely to be a functional relationship and thereby is not considered to contribute to its significance. There is no association today.
- 8.8 Overall, there will be no negative impact on the heritage significance of this Locally Listed Building from the proposed development.
- 8.9 In summary, the proposed development will have no negative,

or harmful impact on the significance of any heritage asset. In heritage terms this means that the heritage assets and their settings will be preserved.

- 8.10 It is considered that the application proposals are compliant with the statutory duty of the section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; the heritage policies contained the Shropshire Local Plan; and policies contained in Section 16 of the NPPF.

APPENDIX 1: HERITAGE ASSETS IN RELATION TO THE SITE AND STUDY AREA.



Designated Heritage Assets within 1km of the site boundary (excluding Conservation Areas).

APPENDIX 2: LIST DESCRIPTION FOR ALL SAINTS CHURCH.

CHURCH OF ALL SAINTS

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1176997**

Date first listed: **13-Jun-1958**

Statutory Address 1: **CHURCH OF ALL SAINTS**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ALL SAINTS**

The building or site itself may lie within the boundary of more than one authority.

Details

BERRINGTON C.P. BERRINGTON SJ 5206-5306 11/36 Church of All Saints 13.6.58 GV I

Parish church. C13, C14 and C15; restored and south porch rebuilt in 1877. Roughly squared and coursed red sandstone and dressed red and grey sandstone, all with ashlar dressings; red sandstone ashlar tower; plain tile roofs continuous over nave and aisle; 4-bay nave, south aisle, south porch, 2-bay chancel and west tower. Tower: C15. Two stages externally; chamfered plinth with moulded top, moulded string course to set-back belfry with carved central and end stops, diagonal buttresses with 6 offsets, moulded cornice with central water chute, and battlemented parapet to pyramidal roof with flagpole. Belfry openings with 2 louvred cinquefoil-headed lights, Y-tracery, moulded reveals and hoodmoulds with carved stops; first stage has single chamfered square-headed lancet to north and south, that to south with 2 small lights, round-headed niche to left and curved-headed niche low down to left; 4 centred arched west window of 3 cinquefoil-headed lights with panelled tracery, hollow-chamfered reveals, and hoodmould with carved stops; short stair turret to first stage at the south-east corner with chamfered top and boarded door. Weathering on tower to east does not quite match the present pitch of the nave roof. Nave: C13. North side: chamfered lancet to left; 3 circa 1870 windows to right, 2 to left of 3 trefoil and cinquefoil-headed lights with chamfered reveals, and chamfered lancet to right with cinquefoil heads, and continuous hoodmould over all. South aisle: C13 with C14 alterations. Parapeted verge to left. Two C19 windows to right with paired chamfered trefoil-headed lights, C14 west window in left-hand return front with pair of chamfered trefoil-headed lights, and C14 east window in right-hand return front with pair of chamfered trefoil-headed lights and octafoil in tracery; south doorway to left with chamfered Tudor archway and two 2-panelled doors. South porch: 1877. Plinth, low angle buttresses, cill string, gable string course, and parapeted gable, reused C13 moulded archway with hood mould and carved stops, chamfered lancet in apex above, and pairs of square quatrefoil side windows with chamfered reveals. Chancel: C14. Chamfered plinth and parapeted gable end; South side: two trefoiled ogee-headed chamfered one-light windows and C19 window to left with 2 chamfered trefoil-headed lights and cinquefoil-tracery; round-arched priests doorway off-centre to left with boarded door, and C17 memorial plaque beneath moulded hood above inscribed: "HERE. BELOWE. WAS. BURYED. THE/ BODY. OF . THOMAS FARMER . THE . SO / NNE . OF . ANDREW . AND . FRANCIS / FARMER . OF . BROMPTON . IN . THIS . PAR / ISH . WHO . DECEASED . THE . 8 . DAY . OF / FEBRUARY . ANNO . DO1 , 1648 . IN . THE .(?) . YEARE . OF . HIS . AGE / HE. BEING . A . BATCHELER"; north side: C19 window with 2 chamfered trefoil-headed lights, quatrefoil tracery, and moulded cill. East end: C14 window with 3 cusped lights, flowing tracery and hoodmould. Interior: 3-bay aisle arcade in former south wall of nave with square piers chamfered up to outer arches, and inner chamfered arches resting on chamfered capitals; double chamfered tower arch with moulded capitals; 4-bay C14 nave roof with arch-braced collars, arch braced rafters, moulded collar plate and moulded single purlins; 2-bay C14 chancel roof; carved demi-figures high up in angle of nave and tower with chamfered square surrounds; chamfered trefoil-headed piscina in south aisle. Fittings: C19 openwork chancel screen above chamfered tie-beam with king post and trefoil-headed lattice infill; plain C19 altar rails and choir stalls; C19 low stone walls to chancel; richly carved C19 hexagonal wooden pulpit; C12 circular stone font with rude carving. Stained glass: east window of before 1820 by David Evans. Monuments: C13 wooden effigy of a cross-legged knight with chamfered-arched tomb recess in south aisle; tablet to Mrs. Greaves, died 1628, with Ionic columns flanking kneeling female figure; tablet to William Frank ? with Ionic columns supporting swan-necked pediment with shield in tympanum; tablet to Rebekah Gillam Greaves, died 1827, by John Bacon the younger; kneeling female figure with arm resting on sarcophagus, and crossed palms beneath. The church stands within a roughly circular raised churchyard [churchyard retaining wall (q.v.)] . V.C.H. Vol. VIII, p p. 13-27; D.H. S. Cranage. An Architectural Account of the Churches of Shropshire Vol. 6, p p. 463-9; B.n.E., p.73.

Listing NGR: SJ5276706868

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **259688**

Legacy System: **LBS**

Sources

Books and journals

Cranage, DHS , An Architectural Account of the Churches of Shropshire, (1908), 463-9

Page, W, The Victoria History of the County of Shropshire, (1908), 13-27

Pevsner, N, The Buildings of England: Shropshire, (1958), 73

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map

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← [Previous - **Overview**](#)

APPENDIX 3: LIST DESCRIPTION BORETON FARMHOUSE AND ATTACHED STABLE BLOCKS.

APPENDIX 4: LIST DESCRIPTION FOR BERRINGTON FARMHOUSE.

BORETON FARMHOUSE AND ATTACHED STABLE BLOCKS

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1175180**

Date first listed: **10-Mar-1986**

Statutory Address 1: **BORETON FARMHOUSE AND ATTACHED STABLE BLOCKS**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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Location

Statutory Address: **BORETON FARMHOUSE AND ATTACHED STABLE BLOCKS**

The building or site itself may lie within the boundary of more than one authority.

District: **Shropshire (Unitary Authority)**

Parish: **Conover**

National Grid Reference: **SJ 51198 06639**

Details

SJ 50 NW CONDOVER C.P. -

6/33 Boreton Farmhouse and - attached stable blocks

- II

Farmhouse. Circa 1782 by John Carline, with later additions and alterations, principally of mid-C19 and C20. Red brick, double-span slate roof with raised verges and end stacks. 3-bay farmhouse with 2 attached lower stable blocks. 3 storeys; 3-window front, cross-paned sashes with shaped stone heads to first floor; mid-C19 canted bay windows on ground floor flank central entrance; 6-panel door with rectangular overlight under Tuscan porch. Attached former stable blocks considerably altered (especially that on right with extensive C20 additions) but retain blind elliptical arches to front on ground floor. V.C.H., VIII (1968), p.35; Howard Colvin, A Biographical Dictionary of British Architects, 1600-1840 (1978), p.187.

Listing NGR: SJ5119806639

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **259334**

Legacy System: **LBS**

Sources

Books and journals

Colvin, H M, A Biographical Dictionary of British Architects 1600-1840, (1978), 187

Page, W, The Victoria History of the County of Shropshire, (1968)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



→ [Next - Comments and Photos](#)

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APPENDIX 5: LIST DESCRIPTION 69 & 70.

69 AND 70

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **105548**

Date first listed: **14-May-1986**

Statutory Address 1: **69 AND 70**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

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Location

Statutory Address: **69 AND 70**

The building or site itself may lie within the boundary of more than one authority.

District: **Shropshire (Unitary Authority)**

Parish: **Berrington**

National Grid Reference: **SJ 52265 05761**

Details

BERRINGTON C.P. CANTLOP SJ 50 NW 3/56 Nos. 69 and 70 - II -

Farmhouse, now divided. Probably C17 with mid-C19 addition. Rendered timber frame with rendered addition, probably over brick; plain tile roof. 2 framed bays with Tudor Gothic addition to north-east forming T-plan. 2 storeys and attic. External brick end stacks with square shafts and oversailing tops, and brick ridge stack to earlier wing at rear with oversailing top. 2-window front; wooden cross windows with moulded architraves and returned hoodmould; central 6-panelled door (top 4 raised, bottom 2 flush) with 3-part rectangular overlight, moulded architrave, and cornice. Rear wing, north-west front: 2 gabled full dormers with 2-light C20 casements and plain barge boards. 3-windows to first floor, mid-C19 paired glazing bar sash to right with dripmould and one-and 3-light C20 wooden casements to left; ground floor mid-C19 three-light wooden casement off-centre to left with returned hoodmould and C20 two-light wooden casement to right with mid-C19 drip-mould; door between windows off-centre to right with 6 flush panels (top 2 glazed), plain architrave, and cornice; C20 half-glazed door to left. Interior; No. 69: roof trusses and purlins; attic staircase has chamfered newel post and globe finial; ground-floor late C18 or early C19 corner buffet; C19 or C18 two-panelled doors; the old plan survives with the stack backing onto a cross passage; No. 70: mid-C19 dog-leg staircase with rectangular-section balusters, moulded ramped handrail and turned bottom newel post. V.C.H. Vol. VIII, p. 17.

Listing NGR: SJ5226505761

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **259710**

Legacy System: **LBS**

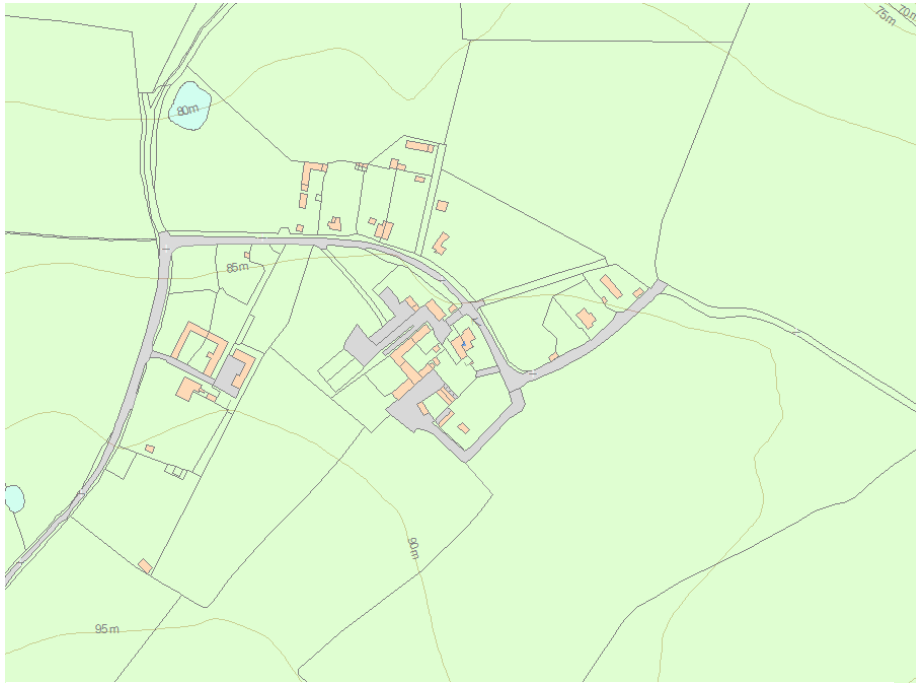
Sources

Books and journals

Pevsner, N, The Buildings of England: Shropshire, (1958), 17

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



→ [Next - **Comments and Photos**](#)

Map

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End of official list entry

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APPENDIX 6: LIST DESCRIPTION NEWMAN HALL COTTAGES.

NEWMAN HALL COTTAGES

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1176937**

Date first listed: **14-May-1986**

Statutory Address 1: **NEWMAN HALL COTTAGES**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NEWMAN HALL COTTAGES**

The building or site itself may lie within the boundary of more than one authority.

District: **Shropshire (Unitary Authority)**

Parish: **Berrington**

National Grid Reference: **SJ 52918 06066**

Details

BERRINGTON C.P. - SJ 5206-5306 11/29 Newman Hall Cottages - GV II House, now divided. Mid-C17, remodelled in the early C18 and extended c.1900. Timber framed with brick nogging, largely refaced or rebuilt and extended in red brick; plain tile roofs with partial catslide over later outshut to rear. L-plan; 2 bays with one-bay rear wing. 2 storeys and 2 storeys with gable-lit attic. Plat band and eaves band; dentil brick eaves cornice; integral brick corner stack to north-west, large brick ridge stack to rear wing with pilaster shafting and over-sailing top, and integral brick cornerstack to c.1900 addition at rear. Framing: square panels (internal). 2-window front; first floor 2-light segmental-headed wooden casements and ground floor 3-light segmental-headed wooden casements; pair of central segmental-headed boarded doors, that to right with gabled wooden porch, 2-light segmental-headed attic casements in gable ends. Flanking c.1900 outbuildings set back, that to left with integral brick end stack and 2-light segmental-headed wooden casement to front, and that to right with integral brick end stack and segmental-headed boarded door to front. Boarded door in outshut to rear too. Interior: exposed square panel framing in former wall of south range; chamfered beams encased in probably C18 plaster; bread oven; earth floor to south range. Other C17 fixtures and fittings might remain concealed. V.C.H., Vol. VIII, p.18.

Listing NGR: SJ5291306071

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **259681**

Legacy System: **LBS**

Sources

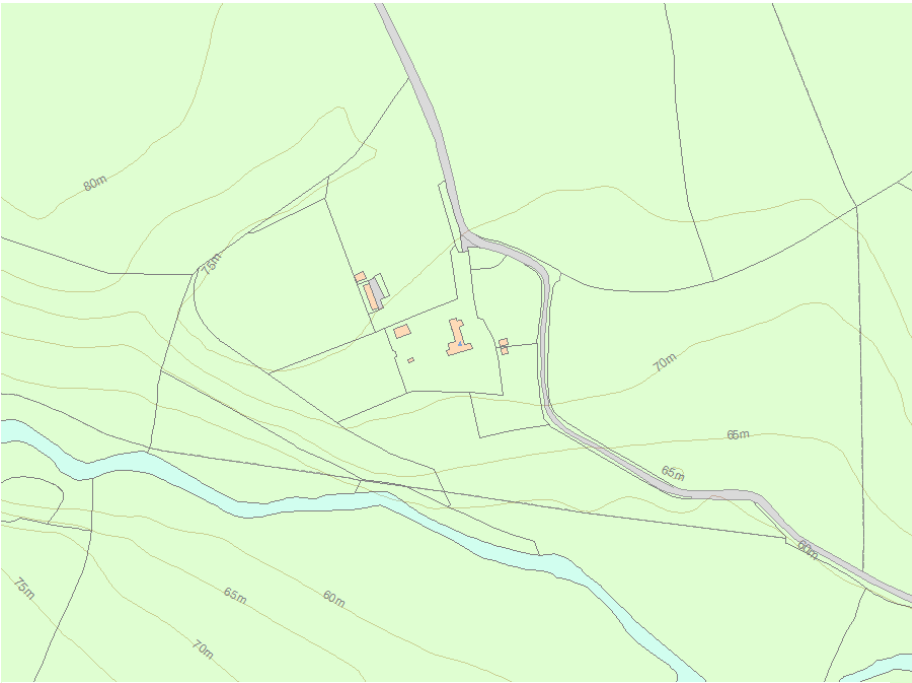
Books and journals

Page, W, The Victoria History of the County of Shropshire, (1908), 18

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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Map

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