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Version 4 - Statement of Heritage Significance and Impact



FIRS FARM, NETHER LANE, HAZELWOOD, DERBYSHIRE DE56 4AP.
Restoration and Extension to a Listed Farmhouse.
Produced By:

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Document Control Sheet

Project Name	Restoration and Extension to a Listed Farmhouse.
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Project Reference	5059
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Planning and Design Heritage Team

Jon Millhouse is a Director at Planning & Design Practice. Jon is a Chartered Town Planner, member of the Royal Town Planning Institute (RTPI) and a Full member of the Institute of Historic Building Conservation (IHBC), Jon joined Planning & Design Practice in 2004 after gaining a First in Environmental Design and Conservation at Oxford Brookes University. He has since carried out further training in Urban Design at Birmingham City University and completed the RIBA Conservation Course.

Lindsay Cruddas qualified as a RIBA Chartered Architect in 2012, after receiving her degrees in architecture at Leeds Metropolitan University. She has a specialist knowledge and interest in historic building conservation, reuse of redundant buildings and residential design. In 2018, Lindsay obtained accreditation to the RIBA Conservation Register as a Specialist Conservation Architect, of which there are currently only 141 in the country.

Ruth Matthews joined the company in September 2021 after gaining Masters with Distinction in Public History and Heritage at the University of Derby. Her role at Planning & Design Practice includes writing a variety of heritage impact assessments and statements of significance for key developments with the practice including many within the Derwent Valley Mills World Heritage Site,(following ICOMOS guidelines). Her research skills mean that she can piece together relevant information from many sources ensuring that the significance of a site is factually thoroughly assessed. Ruth keeps up to date with the latest guidance regularly attending training provided by Historic England and IHBC. Ruth became an Affiliate Member of the IHBC in November 2024.

Mollie Arif joined the team in May 2024 as a Planner and works closely with the Heritage team. Mollie graduated from the University of Birmingham in 2020 with a BA in Geography, and the University of Sheffield in 2021 with an MA in Urban Design and Planning. Having completed an MSc in Urban Planning at Sheffield Hallam University in September 2024, Mollie is working towards her RTPI chartership on the Degree Apprenticeship pathway and is expecting to submit her APC in Summer 2025.

1 Introduction

1.1 Planning & Design Practice were commissioned by Sean McAndrew to write a Statement of Heritage Significance and impact for the restoration and extension of a Listed Farmhouse at Firs Farm, Nether Lane, Hazelwood, Derbyshire DE56 4AP.



Figure 1. Front elevation of Firs Farmhouse.

1.2 A statement of significance was prepared in January 2025 to inform initial design proposals prepared by Jervis Design Architects. Following a site meeting with the Amber Valley Borough Council (AVBC) Conservation Officer, the plans were then changed to reflect feedback received. After further dialogue and modifications to the plans, a written pre-application response was received from AVBC, which was supportive of the design approach for the extension, subject to further recommended design changes (which have now been reflected in the final scheme). This statement therefore also assesses the impact of the proposals. It should be read in conjunction with the level 3 building record for the out building to be re-constructed , a request of the preapplication response.

1.3 This revised statement has been submitted with regard to the Conservation officers comments dated the 20th of February 2026. This revised Heritage Impact Assessment is submitted in conjunction with amended drawings to remedy the matters raised in the feedback received on the 20th of February 2026.



Figure 2. Outbuildings to the rear of the farmhouse.



Figure 3. Outbuildings with pig stys.

1.4 Paragraph 207 of the National Planning Policy Framework (NPPF) states:

> *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate*

to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

1.5 The Farmhouse and outbuildings are both Listed Grade II. Therefore, a Listed Building application has been submitted. This Statement of Heritage Significance and Impact briefly sets out the historic development of the buildings and assesses the special architectural and historic interest of the buildings. It also assesses the impact that the proposals may have upon them.

2 Documentary Research

2.1 Documentary and cartographic research has been used to inform the assessment. The report is structured broadly in accordance with Historic England Advice Note 12 – statements of Heritage Significance.

2.2 The following sources have been consulted:

- Derbyshire HER,
- Historic Ordnance Survey Maps,
- Historic England Listing.
- Historical Directories

3 Policy Context

3.1 Paragraph 202 of the NPPF defines a heritage asset as:

> *'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*

3.2 Paragraph 210 of the NPPF advises that:

> *'In determining 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.'*

3.3 Paragraphs 212 & 213 state:

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

3.4 Paragraph 215 states:

> *'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.'*

Listed Buildings and Conservation Areas Act 1990

3.5 The nature of heritage assets and the potential impact upon them through development are both very varied. Heritage assets include both designated heritage assets – such as Listed buildings, scheduled ancient monuments and conservation areas – and non-designated heritage assets, a category that includes locally listed buildings, field systems, buried archaeological remains and views.

3.6 The degree of impact a development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

3.7 Some of the works proposed do not need Listed Building Consent - but are included on the application for completeness. Consent is sought however only for those items which the local authority deems to require permission.

3.8 Section 7 of the Listed Buildings and Conservation Areas Act 1990 states:

> *"Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised."*

3.9 Section 66 of the Listed Buildings and Conservation Areas Act 1990 provides a statutory duty in respect of Listed Buildings for the decision maker to '*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.'*

Amber Valley Local Plan

3.10 Policy EN4 Heritage Assets

The Borough Council will support development proposals which preserve or enhance the significance of the Borough's heritage assets and will assess them in accordance with case law, legislation, and the National Planning Policy Framework in a manner that is appropriate to the significance of the heritage asset.

Any development proposals that may affect the significance of a heritage asset or harm its setting should be accompanied by a heritage assessment that clearly sets out the significance of the heritage asset, including any contribution made by its setting. The assessment should identify the level of harm that would arise and demonstrate what measures have been taken through the design process to avoid or mitigate the harm.

Proposals that would lead to substantial harm to (or total loss of the significance of) a designated heritage asset will be refused unless it can be demonstrated by the applicant that there are clear and justified substantial public benefits or the proposal meets the criteria set out in the NPPF (Sept. 2023) that outweigh that harm or loss.

Proposals that would lead to less than substantial harm to the significance of a heritage asset will be refused unless it can be demonstrated by the applicant that there are clear and justified public benefits, including, where appropriate, securing its optimum viable use, that outweigh the harm.

Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will be permitted only where a balanced judgement

demonstrates that the scale of any harm or loss to the significance of the heritage asset is justified. 76 The Borough Council will support proposals that:

a) better reveal the significance of heritage assets,
b) make a positive contribution to the character, distinctiveness and appearance of heritage assets having regard to the elements which make up their special interest, including character, appearance, materials, design, original or long-established plan form, historic fabric and detailing,
c) retain features such as walls, hedgerows, trees and important open spaces that make a positive contribution to the character and appearance of conservation areas and contribute to the setting of heritage assets,
d) provide a long-term sustainable future for heritage at risk, whilst retaining the significance of heritage assets,
e) retain important views where appropriate,
f) retain shop fronts or advertisements of architectural or historic value that make a positive contribution to heritage assets and ensure new shop fronts, security measures and advertisements are of a high-quality design and make a positive contribution to the asset,
g) resist development which could cumulatively lead to harm to the significance of heritage assets, including their setting.

Where the principle of the loss (or partial loss) of buildings or structures that contribute to the significance of heritage assets has been accepted, development proposals will only be permitted where it can be demonstrated that the new development will proceed after the loss has occurred. Such development will be conditional upon the asset being recorded and the record and commentary deposited with the Local Planning Authority and the Historic Environment Record.

Hazlewood Neighbourhood Plan 2016-2040

3.11 NP4: The conversion of redundant or disused buildings

'1. The conversion of redundant or disused buildings to residential use – excluding where permitted development applies and thus requiring formal planning permission - will be supported where the proposal;
a. is of a scale that is sympathetic to the surrounding rural landscape and
b. will not adversely affect the tranquillity and rural character of the road network and
c. will not have a detrimental impact on the amenities of neighbouring residents and d. is in keeping with the distinctive character of adjoining buildings and the wider landscape setting and e. would not require substantial extension of the building involved and
2. Proposals must demonstrate how they are in accordance with the key principles in the Village Design Statement, where applicable.'

4 Setting and History

4.1 The Parish of Hazelwood lies approximately eight miles Northwest of Derby. It is two miles north of the village of Duffield and is in the foothills of the Peak District. Hazelwood lies in the landscape character area known as the 'Derbyshire Peak Fringe and Lower Derwent' and the parish is characterised by undulating, wooded farmland, country lanes and footpaths, the hilly nature and open countryside providing wide-ranging views.



Figure 4. Aerial View of Firs Farm, showing the Listed Farmhouse to the south and the Listed Outbuildings (L Shaped) to the north and east.

4.2 Although the site itself is not part of a special landscape or world heritage site designation it is worth noting that the northern and eastern parts of the Parish are part of the Derwent Valley Mills World Heritage Site Buffer Zone and the Special Landscape area. This is shown on the map below. There are also four sites of importance for nature conservation within the Parish and two adjoining the Parish.

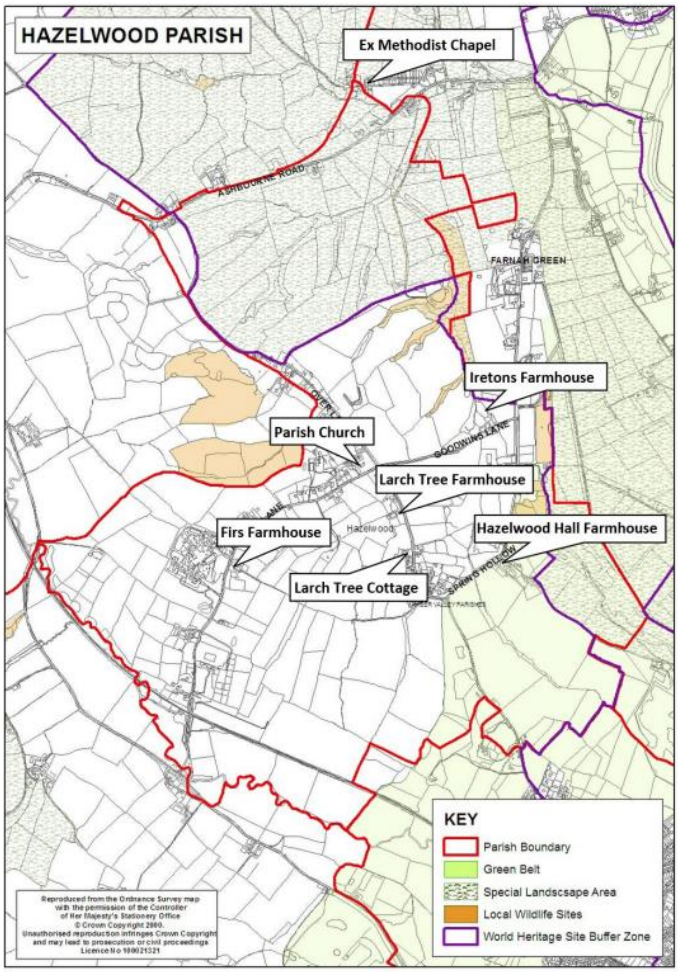


Figure 5. Map showing key buildings, local wildlife sites and areas of protected landscape.[1]

4.1 Historically, the Hazelwood area dates back to Roman times with evidence of pottery making - all linking to a road across the Chevin called 'The Portway' which was a main thoroughfare during this period. The whole area was once part of the medieval Duffield Frith land holdings with its forestry, deer park and farming activities.[2]

4.2 The site itself is opposite The Knowle (Lubrizol) on Nether Lane. This area is described in the neighbourhood plan as:

> '*isolated farm buildings both close to and away from the road. Towards the bottom of the hill there is a number of large houses and conversions, many well set back,*

[1] Made Neighbourhood Parish Council.
https://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=c24a38194979411fa9d3ebdf72f28e3c
[2] https://www.hazelwoodparishcouncil.org.uk/around-and-about-hazelwood.html

together with some replacement houses and modern alterations in a variety of styles.'[3]

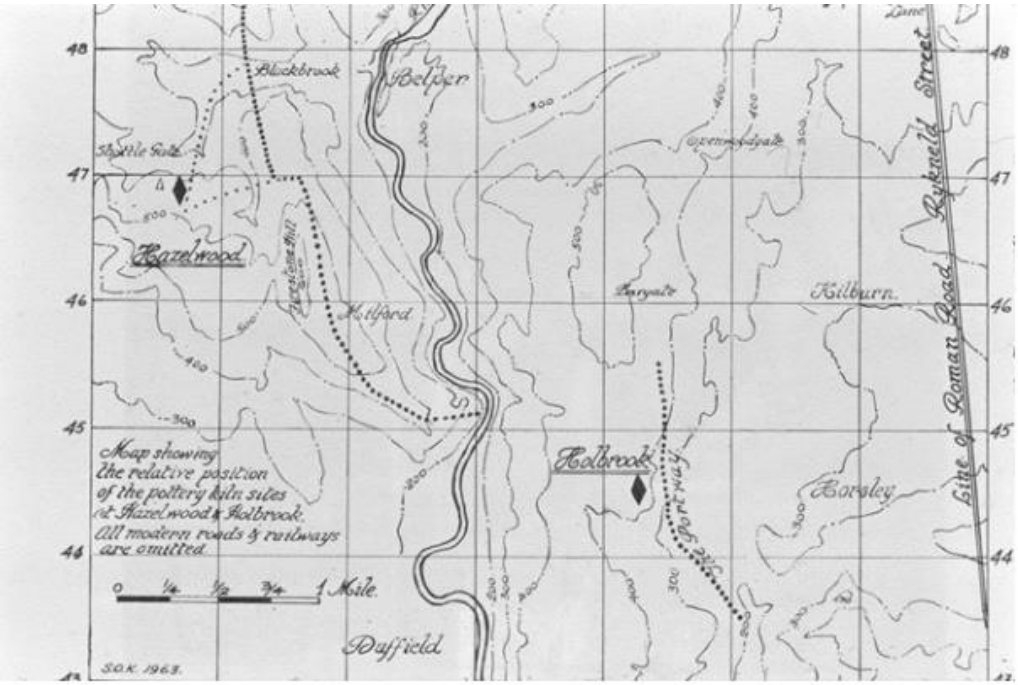


Figure 6. Map of Hazelwood/Holbrook and Roman Kilns.[4]

4.3 Hazelwood was described in 1817 as a parcel in the manor of Duffield and was known as Hazlewood. In 1857 it was described as a township and scattered village after the building of the Church of St John in 1845 associated parsonage and schools along with residences for the teachers. By 1891 the name Hazelwood is establishing itself and is known as a Parish and township. Various gentlemen are named as owning estates within the parish, most notably 'Chevin House, the seat of Sir John Gay Newton Aileyne Bart. J.P. and The Knowle, the residence of the Hon. Louis Hope.' Figures below detail extracts from historical nineteenth century directories.

[3] Made Neighbourhood Parish Council.
https://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=c24a381949794l1fa9d3ebdf72f28e3c
[4] https://picturethepast.org.uk/image-library/image-details/poster/dcav002993/posterid/dcav002993.html

Hazlewood is parcel of the manor of Duffield. The Blount family had for many years an estate there, called a manor in records of the reign of Edward III. and that of Edward IV.

Figure 7. 1817. Extract from the Magna Britannia [5]

HAZLEWOOD, a township and scattered village, 6 miles N.W. from Derby, and 2¼ miles S.W. by W. from Belper. It contains 1299A. 3R. 8P. of land, rateable value, £1834, and in 1851 had 94 houses, and 416 inhabitants, of whom 211 were males, and 205 were females. The principal owners are Lord Scarsdale, Messrs. Strutt, George Henry Strutt, Esq., Mr. William Mason, and Beamsley Hospital, (Yorkshire) 140 acres. The Church, dedicated to St. John, is a neat stone edifice, in the early English style, erected in 1845, at a cost of about £2,000, raised by subscriptions. It contains a nave and chancel with a Gothic porch, and a turret with two bells. The chancel is separated from the nave by a handsome screen, and has a beautiful window of stained glass presented by Miss A. Colville. The number of sittings are 293, all of which, with the exception of 91, are free. The *living* is a perpetual curacy, value £150. Patron, the Bishop of Lichfield. Incumbent, Rev. John Horner Jenkins, B.A., who resides at the parsonage house, a handsome Elizabethan building, pleasantly situated on an eminence, near the church, built at a cost of £2,000. Handsome schools, with residences for the teachers, were built here in 1845, at a cost of about £1,000, raised by subscriptions, the greater portion of which was borne by General Colville. The average attendance of children is about 50. The Wesleyans have a small chapel here. On the farm occupied by Mr. Joseph Goodwin, may be distinctly traced the foundations of a large building, with court yard, &c., partly surrounded with a moat. The ground on which it originally stood would be about an acre and a half, and the

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fact of a number of ancient silver coins having at various times been dug up, is strongly corrobative of its having been at an earlier period a place of some note. Here are some large stone quarries.

Figure 8. 1857. Extract from the History Gazetteer.[6]

[5] Magna Britannia: Being a Concise Topographical Account of the several counties of Great Britain, Volume 5 by Daniel Lysons

[6] History, Gazetteer and Directory of the County of Derby, with the Town of Burton on Trent and Staffordshire, a General Survey of the County. By White, Francis, & Co.

HAZLEWOOD (or HAZELWOOD) is a small township and parish, formed 1846 from the civil parish of Duffield, with a station on the Midland branch of the Derby and Wirksworth railway, in the parish of Duffield, 2 miles north-west from Duffield, 3 south-west from Belper, 6½ north-west from Derby and 133 from London, in the Mid division of the county, Appletree hundred, Belper union and petty sessional division, Belper and Ilkeston county court district, rural deanery of Duffield, archdeaconry of Derby and diocese of Southwell. The church of St. John the Evangelist is a stone building, erected in 1846, chiefly at the cost of the late Colonel R. H. Colvile, consisting of a chancel, nave, south porch and a western turret containing 2 bells, dated 1846: the chancel is separated from the nave by a handsome screen: the roof is finely arched and ribbed: all the windows are stained, the east window being the gift of Miss Anne Amelia Colvile, formerly of Duffield Hall : the font was given by Mrs. Colvile : there is a handsome monument in the early English style, erected by W. W. Hull Esq. M.A. to his wife, who died in 1853, and a marble tablet, erected in 1879 to Colonel R. H. Colvile: there are 300 sittings, 150 being free. The register dates from the year 1846. The living is a vicarage, net yearly value £196, including 2 acres of glebe, with residence, in the gift of the Bishop of Southwell, and held since i885 by the. Rev. William Henry Turner B.A. of Jesus College Cambridge: the vicarage house, a residence in the Elizabethan style, was erected principally at the charges of the late Colonel R. H. Colvile. There is a Wesleyan chapel. Chevin House, the seat of Sir John Gay Newton Aileyne bart. J.P. and The Knowle, the residence of the Hon. Louis Hope, are beautifully situated. Lord Scarsdale, Percy Hull esq. and Herbert Strutt esq. are the chief landowners. The soil is clay and sand ; subsoil, rock. The land is chiefly in pasture. The area is 1,313 acres ; rateable value, £.2,630 ; the population in 1881 was 686 in the parish, and 413 in the township.

Figure 9. 1891. Extract from Kelly's Directory.[7]

4.4 The neighbourhood plan states that:

> *'There are nine Listed Buildings in Hazelwood which include two churches many other buildings in the Parish have considerable architectural merit and, in some cases, historic interest. Many would have been built on earlier foundations and incorporate parts of earlier dwellings.'*

4.5 The following maps show the development of Firs Farm from the 1791 map to the present day.

[7] Kelly's Directory of the Counties of Derby, Notts, Leicester and Rutland pub. London (May 1891) - pp.226-227



Figure 10. Burdett 1791.Marked as Haslewood.



Figure 11. 1880 OS. Showing the Farmhouse was much smaller and had a wall to the righthand side.



Figure 12. 1885 OS. Showing the Farms close proximity to the large country residence 'The Knowle' across the road.



Figure 13. 1900 OS. It would appear that the Farmhouse has been extended. The garden to the south of the Farmhouse has been redefined. The rear walling that is currently in place is now on this map. There is now an additional lean to on the left hand side of the rear outbuilding.



Figure 14. 1914 OS. Now marked on the map as Firs Farm. There is walling around the

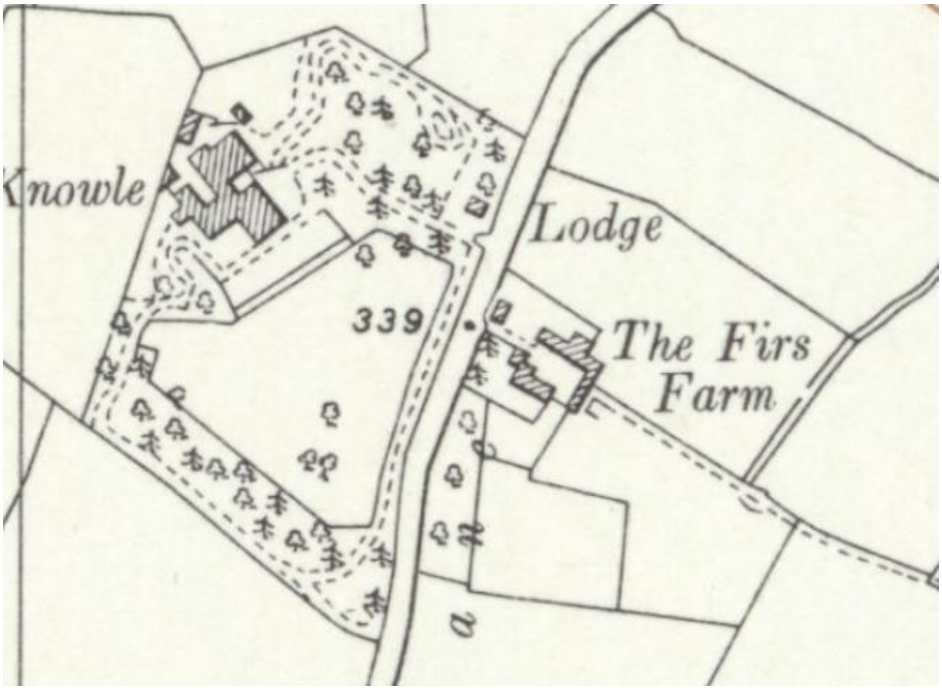


Figure 15. 1955 OS.

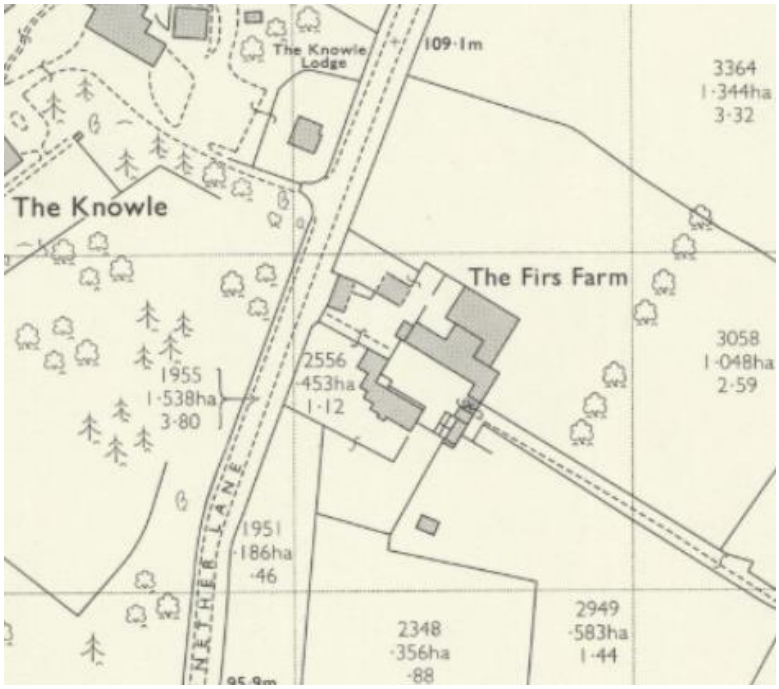


Figure 16. 1971 OS. It appears that there has been an extension to the north of the outbuilding, and an additional new building to the west of the outbuilding. There is also a small new outbuilding to the south of the Farmhouse in an adjacent field.



Figure 17. The modern map shows that the extension to the outbuilding has been dismantled and the new building to the west of the outbuilding has also been dismantled. There is a new boundary line to the east of the outbuilding.

4.6 The above maps describe how Firs Farm has developed since the mid C19. The Farmhouse was extended around the turn of the C20 and the outbuildings to the rear

appear to be unchanged until there was an extension in the 1960s and 1970s. These extensions and extra buildings appear to have now been removed.



Figure 18. Historic Environment Record. Red triangle indicating the Listed Buildings, Blue circle indicates the monument record for each.

4.7 The Historic Environment Record was accessed on 7th January 2025 and apart from the Historic England Listings and corresponding monument records for the Firs Farmhouse and Outbuildings, it shows that there are no other heritage designations within the site or nearby.

The Historic England listing descriptions for Firs Farm and Outbuildings state the following:

4.8 List Entry Name: The Firs Farmhouse

'Grade: II List Entry Number: 1109050. Monument Record: MDR23613. Date first listed:10-Mar-1986.

Details

The Firs Farmhouse II Farmhouse. Mid-C19. Roughcast brickwork with intermediate and south east gable stacks, and a Welsh slated roof. Two storeys,

five bays, the bay to the south west end lower and set back. Main range with off-centre doorway, its bay delineated by full-height pilasters with plainly moulded capitals. Doorway with moulded lintel incorporating brackets to ends, and a recessed four-panelled door. Flanking the doorway are single storey canted bay windows with glazed doors with panelled bases and with flanking lights. Above, tripartite glazing bar windows, with casements to lower parts of side lights, and with lintels which match that of the doorway. A similar window exists to the ground floor, at the north east end. Recessed bay with stacked windows matching those to the main range and a pitched roofed porch to the angle of the two ranges.'

4.9 List Entry Name: Outbuilding To The North East Of The Firs Farmhouse

'Grade: II List Entry Number: 1335375. Monument Record: MDR23612. Date first listed: 10-Mar-1986

Details

Outbuildings to the north east of the Firs Farmhouse GV II Farm outbuildings. Late C18. Regularly coursed gritstone with plain tiled roofs. 'L' shaped range, with seven bays to north east part, three bays to south east, and all two storeyed. Long range with two triangular vents to roof, seven first floor openings, one with glazing bars, one with louvres, two with boarded shutters, and remainder divided into 2-light openings. Five ground floor doorways with massive lintels and boarded doors. Steeply pitched monopitch lean-to at north west end. Cross range with full height central archway with depressed segmental arch without keyblock. Plain doorway to each flanking bay, one with four-paned overlight. Plain planked door. Listed for group value only.'

4.10 Although the Listing description for The Firs Farmhouse dates it to mid - C19 the map evidence and site visit reveals that some parts of the building are likely older. The Farmhouse is essentially in three parts, with a one bedroom brick cottage (C18) forming the original component. A double fronted house (also C18) forms an addition to this and has a staircase to the rear. A further section with another new staircase added in the late C19. The internal layout suggests that the former one bedroom cottage was retained for

servant accommodation with its separate entrance, and the newer part had a grander entrance and staircase for the owner's accommodation.

4.11 The front and lefthand gable are rendered and there is stone to the righthand end gable. It is possible that it was rendered and had new windows and bay doors put in early in the C20, this would have disguised the phasing of the building and allowed the occupants access to the garden from the sitting rooms. The rear of the property illustrates the phasing by the change in brick/stone types to the extended part. The property has three chimneys the chimney cap on the righthand end gable is of a different design to the other two due to it being of a later date. All windows on the property are of wood construction. The roof is plain tiles. Please refer to the phasing plan at Figure 19 to this report.

4.12 The substantial outbuildings are listed as C18, they are two storey gritstone with plain tiled roofs. It comprises of an 'L' shaped range, with seven bays to the north east part, and three bays to the south east. The long range has two triangular vents to the roof, and seven first floor openings. There are five ground floor doorways with lintels and boarded doors. There is a steeply pitched monopitch lean-to at north west end. The cross range with full height central archway with depressed segmental arch without keyblock. There is a plain doorway to each flanking bay, one with four-paned over light, and plain planked door. This application does not include all of this building as the righthand corner section is in a different ownership.

5 Assessment of Significance

5.1 The significance of heritage assets is assessed in terms of the following values, as set out in National Planning Policy Practice Guidance (revised July 2021):

- 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 skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate 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. Applications for development which affect heritage assets, whether designated or non-designated, are expected to describe the significance of any heritage assets affected, including any contribution made by their setting (National Planning Policy Framework paragraph 195).

Archaeological Interest

5.2 The archaeological There is archaeological interest because the Listed Outbuildings are older than the Listed Farmhouse at Firs Farm and it is possible that the parts of the farmhouse also date back to C18. Historic England asserts farms of special significance are;

"Farmstead groups with 18th century or earlier working buildings are very rare, and from this period, planned farmsteads can mark nationally significant developments in agricultural improvement and engineering.' [8]

5.3 The complex has archaeological interest therefore as a farmstead grouping dating back to the C18, albeit one which has been altered, and as an example of a higher status C19 residence.

Architectural Interest

5.4 The architectural interest in this property lies in its evolution. The main farmhouse can be read in three parts: the initial one up one down cottage, the mid C19 double fronted extension and then the late C19 extension with new additional staircase and complete new early C20 front façade including new windows throughout and two bay windows/doors on to the gardens. There is archaeological interest in the outbuildings which are in good condition with many original features intact it is possible to see evidence of housing for animals and the central threshing area other significant elements due to the rarity of survival are the Pig Stys. The quality of the buildings with their substantial stone walling and flag stone floors suggest that these were part of a successful estate. The original features both inside and out make this architecturally significant. Historic England Listings Historic England states:

'Significant traditional farm buildings or farmsteads will have retained one or both of the following:

• One or more traditional farm buildings.

• Their historic form as traditional farmsteads, where the historic farm buildings, houses and spaces relate to each.'

[8] Historic England; National Farmsteads Character Statement

Historical Interest

5.5 Firs Farm has not been corrupted by the mechanised agricultural changes that took place during the C20. This is possibly because the farm has been in single ownership for 70 years prior to its recent sale, or because it was already more of a quality country residence than a large working farm. This has meant that throughout the property many of the original features have been maintained throughout this time. This means that the property has historical interest. The buildings that are part of this application are detailed in the figures below.



Figure 19. Phasing plan showing the original early – mid C18 in green, C18 in blue, late C19 in purple and early C20 in orange.



Figure 20. Front rendered elevation of The Firs Farmhouse. The small original C18 cottage is to the left, the middle section is thought to be later C18 and the righthand section with doorway is late C19. The front rendered façade with new windows and bays appears to be early C20.



Figure 21. Showing the rear of the one bed cottage and garden store/possible cart shed.



Figure 22. Rear brick and stone elevation of The Firs Farmhouse.[9]



Figure 23. Detail of the rear of the farmhouse, original features such as the cobles and stone wall with trough and pump.

[9] https://www.fishergerman.co.uk/residential-property-sales/house-for-sale-in-nether-lane-firs-farm-hazelwood-derbyshire-de56/45666



Figure 24. Showing the original one bedroom cottage, with garden store/ possible cart shed and stone utility room which could have been used for agricultural purposes prior to the conversion of the farmhouse.



Figure 25. Showing the internal courtyard with the C18/C19 Firs Farmhouse to the left and C18 stone outbuildings to the right.[10]

[10] https://www.fishergerman.co.uk/residential-property-sales/house-for-sale-in-nether-lane-firs-farm-hazelwood-derbyshire-de56/45666



Figure 26. Inside the Listed Outbuilding, showing the later addition animal bays.



Figure 27. Showing the threshing floor, with rear arch door and new ceiling rafters. A breeze block partition is in place where the adjacent part of the building has previously been converted.



Figure 28. Showing the three bay brick car port.



Figure 29. Showing a store and former pigsties. The archway leads to a track, with access to grazing land beyond.



Figure 30. Inside of the archway building.

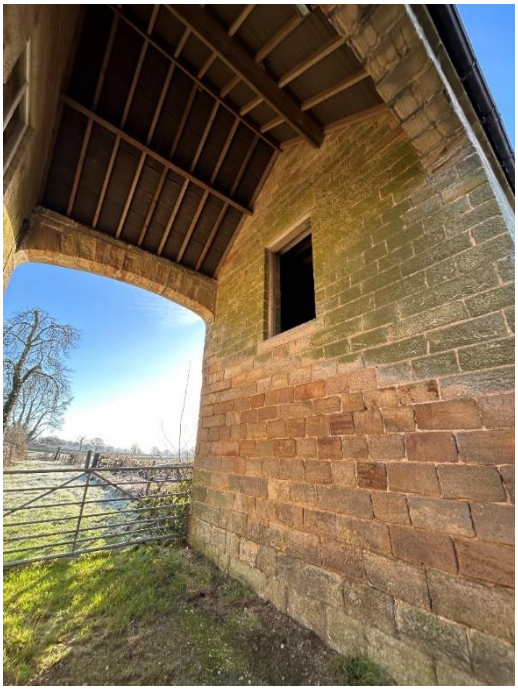


Figure 31. Underneath of the archway.



Figure 32. Former garden store/ possibly cart shed.



Figure 33. Showing the utility room. Early-mid C19 with later additional partitioning for storage.



Figure 34. Showing the current storage cupboard within the utility room.



Figure 35. View from the current kitchen into the utility room.



Figure 36. Current kitchen which is located within the original C18 part of the house. Note large original beam.

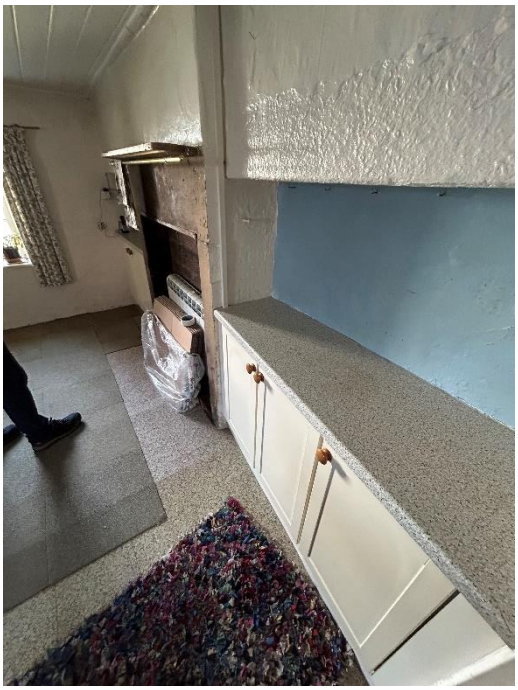


Figure 37. Current fireplace within the current kitchen within the original C18 part of the house.

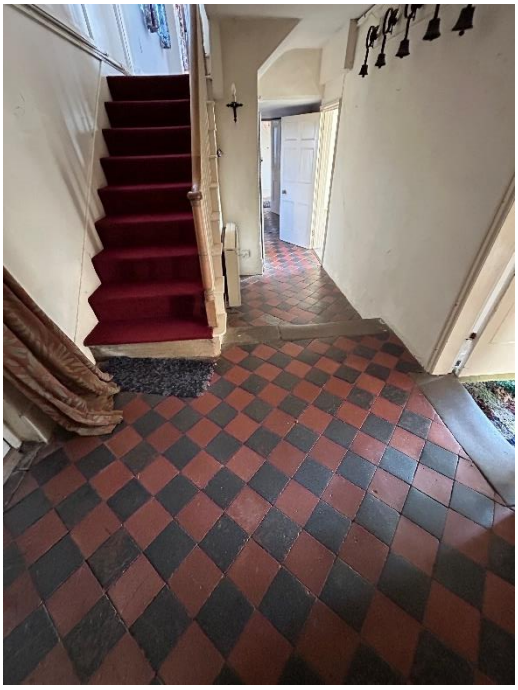


Figure 38. Original back staircase with original servant bells upon the wall and quarry tiles.



Figure 39. Showing fireplace within the proposed snug. C18.



Figure 40. Showing historic cabinetry within the proposed snug.



Figure 41. Showing the Edwardian bay double doored window, fireplace with servant bell ringer and large beam to the ceiling.

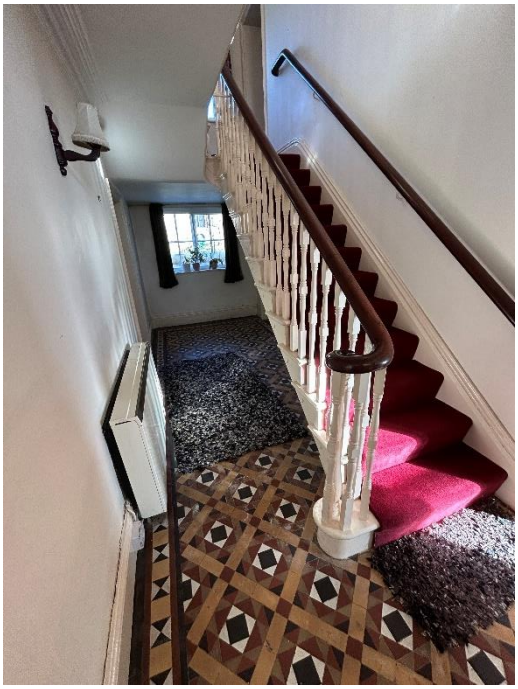


Figure 42. Showing the ground floor view of the late C19 staircase with decorative Minton tiled floor.



Figure 43. View of the late C19 living room with brick surround fireplace and cornice.



Figure 44. View through the doorway into the bathroom.

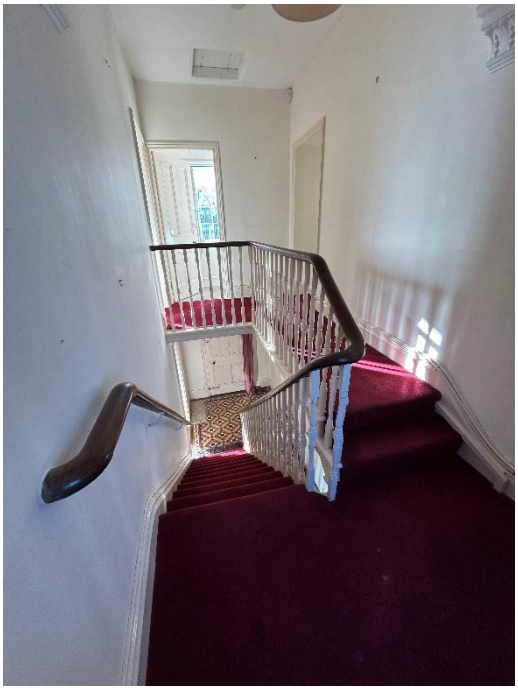


Figure 45.View of the first floor late C19 staircase, with later addition partition for the toilet.



Figure 46. First floor landing toilet.



Figure 47. Bedroom 1 late C19 with original cast iron fireplace.



Figure 48. Bedroom 1 window.



Figure 49.Simple wood fire surround, cast iron grate in bedroom 2, with original cupboard. C19.



Figure 50. Simple wood fire surround, cast iron grate in bedroom 3. C19.



Figure 51. View of first floor C18 back staircase. An assortment of electrical units upon the wall.



Figure 52. Bedroom 4, this is the C18 part of the house.

6 The Proposal

6.1 The proposal comprises the restoration and extension of firs farmhouse to create a new kitchen dining space around the former cart shed and existing flat roof extension, with some sensitive internal reconfiguration to the newer part of the main building.

7 Assessment of Impact Table

7.1 Some of the works proposed do not need Listed Building Consent but are included on the application for completeness. Consent is sought however only for those items which the local authority deems to require permission. Please refer to the submitted drawings for more detailed information. The impact of the proposed works is summarised as follows:

External Works	Area affected and significance	Mitigation/Justification	Evaluation of Impact
Retain and restore historic windows	House	In accordance with Conservation Officer feedback all historic windows will be restored and repaired	Beneficial. This will prolong the life of the historic fabric
Removal of concrete against rear elevation in yard	Yard	All historic blue bricks will be retained. Only the concrete will be removed	Beneficial – will alleviate damp problems and remove unsightly concrete
Replace modern UPVC drainpipes (cast-iron)	House		Beneficial – reinstating historic feature
Repair lime plaster	Interior	Like for like repairs	Beneficial – restoring original features
Patch repair render and re-paint	Front elevation	All materials to be breathable	Beneficial – will significantly improve appearance of the principal elevation
Replace existing flat roof with new flat roof with raised stone parapet.	Utility late C19	The current treatment of the roof is unsympathetic and a prominent feature next to the entrance to the courtyard. The proposed parapet will help to disguise the roofline. The new roof will facilitate a new use of this outdated area.	Significant enhancement. Replacement of a later addition flat roof which is incongruous, with coping stones to match existing walling opposite, restoring what is assumed to have originally been a courtyard appearance.
Existing door - replace with window opening	Utility	Removal of the door will allow for a better kitchen layout. Door is a simple wooden plank; replacement window will be wooden and replicate other windows on this elevation.	Minor impact loss of historic doorway, although on a less significant part of the house.
Demolish cart shed and replace with new extension	Cart Shed	Cart shed is currently in a very poor structural condition, much altered and has no viable use.	Moderate impact with some loss of historic fabric however the

joined to existing building with a new glazed link. Creation of an opening in the utility wall to provide access		The glazed link will ensure a light touch connection is made visually. Nibs and downstand to be retained in opening inside the utility.	building has structural defects, has been altered and is in a very poor state of repair.
Timber frame porch with tiled roof and new timber column support	Rear entrance	Will provide shelter to the main entry to the house. Tiled roof will be in keeping with the rest of the property and timber framing will be light touch.	Minor impact as introducing a new element on to the building.
Internal Works	**Area affected and significance**	**Suggested Mitigation**	**Evaluation of Impact**
Lifting of floors and relaying of tiles/stone flooring above insulation	Various locations	Restoration and reinstatement of original materials considered to be a benefit over and above the current situation.	Beneficial
Creation of new opening in wall to allow access to extension	Utility	Nibs and down stand to be retained to allow the original layout to be understood.	Minor Impact with some loss of historic fabric.
Relocate kitchen	Original cottage		Positive Impact, will remove a modern kitchen from the most sensitive C18 part of the building.
New Stud Wall	Downstairs bathroom	To create a separate WC and boot room. The partitions will be reversible and any architectural features will be scribed round at junctions (including skirting etc).	Neutral Impact.
Remove partition and toilet.	First floor landing	This partition and toilet is a modern addition its removal will open up the landing and let light in as was originally intended.	Positive Impact.
Remove wall to create door	Bedroom 1 to the bathroom late C19	Removal of some historic fabric, although this part of the building is later. It will allow for a modern facility in keeping with a building of this size.	Minor Impact some loss of historic material.
Block up doors	In bedroom 2 early – mid C19 and bathroom late C19	Blocking up of the doorways is necessary to facilitate a better layout and for the addition of essential modern facilities. The doors will be blocked in a way that is reversable and recessed so that the original footprint can still be read.	Negligible Impact, loss of historic footprint although reversable.

Patch repairs to plaster on walls and ceilings.	Various locations.	Retain where possible making good only.	Positive impact
Electrics	Various locations	General update to electrics where required. Care to be taken to minimise impact on historic fabric (using existing runs to avoid new holes) and minimise impact on character and appearance on the property. Please see submitted drawings.	Minor Impact to original fabric but will aid useability and therefore long term conservation of the building.
Ventilation	Various locations	Relocate existing kitchen vent extract (currently within the most sensitive part of the building) Please see submitted drawings.	Some minor impact to original fabric but will aid useability and therefore long term conservation of building. Positive Impact where current kitchen vent will be removed and relocated to a less sensitive part of the building.
Heating	Various locations	Installation of gas boiler heating system to the utility, currently there are a few outdated electric storage heaters.	Some minor impact to original fabric but will aid useability and therefore long term conservation of building
Remove non breathable plaster, replace with lime plaster.	Various locations		Positive Impacts
Repointing with lime and removing cement pointing.	Various locations		Positive Impacts
Adapting the property to C21 living by introducing a well-insulated, open plan kitchen living space reducing pressure on rest of house for in appropriate adaptations.	Northwest elevation		Positive Impact
General scheme of restoration and repair.	Various locations		Positive Impact

8 Conclusion

8.1 This report has assessed the significance of the farmhouse and outbuildings at Firs Farm and the impact of the proposed works. It is evident that the farmstead is of some architectural significance with many original features. During the C18 and C19 as the farm became more prosperous it expanded and during the late C19 and early C20 the farm was refurbished to house servants quarters and provide high quality accommodation for its owners. As the farm had been in the same ownership prior to the recent sale for 70 years the building has not been modernised and it now calls for a sensitive C21 scheme of work.

8.2 The authors of this report have advised the applicants on how they can minimise and mitigate impacts as much as possible through for example carrying out new alterations in a manner which is sympathetic and reversable.

8.3 The appellants have also taken on board the advice of the Conservation Officer and a amended the plans accordingly.

8.4 Paragraph: 014 Reference ID: 18a-014-20190723 Revision date: 23 07 2019 of the Planning Practice Guidance states:

> *'The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation…*
>
> *It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset…*
>
> *Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 193 to 196 of the National Planning Policy Framework.'*

8.5 At a meeting with the councils' previous Conservation Officer on the 12th March 2025, it was agreed that there is an opportunity to enhance what is currently a rather crude flat roof / eve's detail by raising the stone wall slightly and capping it with a coping stone to match the one opposite. This will restore what seems to have been historically a walled courtyard appearance.

8.6 The late C19 brick cart shed It is in very poor structural condition much altered and without a use. Moving forward it will be at risk of loss. Given its condition and later date, it is thought that the building is of lesser significance than other parts of the house. Its replacement with a sensitively designed extension (which will take the form of an outbuilding attached to the house with a glazed link) is considered a reasonable stage in the evolution of the property.

8.7 The extension would not be prominent in views of the front elevation and would not damage the setting of the building. It will facilitate C21 living standards or a house of this size, thus supporting its longer term conservation.

8.8 The wider scheme to restore the whole house will come with significant investment and restoration which can hopefully be balanced against any impacts. Ultimately it is therefore necessary to balance any residual impacts of the works against the benefits of a long term viable use, taking account of the 'current condition' and use of the building. It is considered that the proposed scheme is sensitive to the heritage significance of the listed property and will help sustain its heritage into the future.

8.9 The benefits of the scheme will be secured as follows:

- Specification of beneficial works clearly set out on drawings to ensure delivery.
- Further detail can be secured by condition.
- A phasing condition can be attached to ensure restoration works are carried out before the extension is completed/occupied.

8.10 The impacts will be mitigated as follows:

- The design has been guided by the HIA to only alter or remove parts that contribute least to the significance.
- A historic building record has been undertaken for the coach house meaning there is a photographic and written record to inform proposals.
- The proposals retain as much original fabric as possible: avoiding unnecessary demolition or alteration.
- Sympathetic design of the extension respecting scale, massing, and proportions: the extension will complement rather than compete with the existing building.
- Use of materials that harmonise with the existing structure.
- The new addition will be visually subordinate to the historic building.
- The well-detailed contemporary design is high quality, clearly legible as new, and sensitive to its context.
- The placement of the extension doesn't obscure key views or alter the building's relationship to its surroundings.
- Landscape improvements will be carried out: Restore gardens, paths, walls, and views that reinforce the building's historic setting and help the extension to assimilate into its surroundings.
- Repair works: Compensate for any limited harm brought about by the extension by conserving or restoring other degraded areas of the building.
- The reuse of the ancillary outbuildings restores and puts these historically important buildings (listed in their own right) back into active use helping to maintain and restore the setting of the Farmhouse.

8.11 Alternatives have been fully considered, as follows:

- The project is predicated by the fact that the applicant is willing to invest very substantial funds restoring the Firs Farm complex and bringing all buildings back into active use if he is able to secure a modern open plan kitchen/living space, which the property currently lacks. The extension proposal could be dropped- but the applicant is then very unlikely to proceed with the full range of conservation works proposed

(which go beyond everyday repairs). The scheme should be assessed as a whole, on its merits.

- Alternative locations for an extension have already been considered with the previous conservation officer and rejected in favour of this location as there is an opportunity to improve the flat roofed utility room/ underused and structurally unstable coach house, and the location would not disrupt the principal façades or setting.- (this has already been worked through)
- Re-building the coach house has also been explored but this would lack authenticity.
- Stabilising and converting the coach house, with the addition of an extension beyond, is another option should the current proposals not be supported, however given the condition of the coach house and the extent of past alteration, the current proposal is considered reasonable. It would deliver a coherent and compact solution.

8.12 There is clear justification for the harmful impacts, as follows:

- Justification has been provided through a submitted Heritage Impact Assessment and Building Record.
- Through the assessment the significance of those aspects of the building that are important (architectural, historic, communal, aesthetic) were pinpointed. It has been assessed what will be lost or altered, and how that will affect significance.
- We have explored and considered alternatives: (please see formerly submitted plans).
- The proposed location for the extension was considered less harmful to the listed building and less prominent.
- The limited loss of historic fabric and limited impact on setting is justified by the benefits of securing a substantial package of repairs and investment, and ensuring the building remains occupied and maintained as a viable home, preventing future decay.
- The proposal includes repair and refurbishment of a listed building (please see the list of benefits above in the impacts table). These goes beyond general repair. On balance these are considered to outweigh the less than substantial harm likely to result from the proposal, in accordance with NPPF- para 215.

8.13 Overall, the benefits are considered to outweigh the impacts, as follows:

- The harm is assessed as less than substantial and is outweighed by the following benefits:
- Securing the long-term, viable residential use of the listed building by delivering a high status dwelling fit for C21 living without harming the historic elements.
- Enabling repair and restoration of key heritage fabric using traditional methods.
- Improving the appearance of an unsympathetic flat roof addition that currently detracts from the historic character, as well as other unsympathetic features.
- Securing the restoration and re-use of the adjacent listed outbuildings.
- Collectively, these benefits preserve and enhance the building's overall significance and ensure its continued contribution to the historic environment.