

NORTH YORKSHIRE COUNCIL

COMMONS ACT 2006 — SCHEDULE 2, PARAGRAPH 8

Notice of an application to deregister a building wrongly registered as town or village green

Application Reference Number: CA13 038

A Village Green, Langthorne (VG 217)

Application has been made to the North Yorkshire Council by Mr Jonathan Thompson under Schedule 2(8) of the Commons Act 2006 and in accordance with Schedule 4(14) of the Commons Registration (England) Regulations 2014.

The application, which includes documentary evidence, can be viewed at:

<https://www.northyorks.gov.uk/environment-and-neighbourhoods/land-and-waterways/common-land-and-village-greens/common-land-applications-and-decision-notice>

or you can request a copy by contacting the Commons Registration Officer: -

email: commons.registration@northyorks.gov.uk , telephone: 01609 534753

or write to: North Yorkshire Council, Commons Registration, County Hall, Northallerton, North Yorkshire DL7 8AD

Any person wishing to make a representation regarding this amendment:

should quote the Application No. CA13 038

must state the name and postal address of the person making the representation and the nature of that person's interest (if any) in any land affected by the application.

may include an e-mail address of the person making the representation

must be signed by the person making the representation

must state the grounds on which the representation is made

should send the representation to: Commons Registration Officer, Commons Registration North Yorkshire Council, County Hall, Northallerton, North Yorkshire DL7 8AD or e-mail to

commons.registration@northyorks.gov.uk on or before 27 April 2026

Representations cannot be treated as confidential, and a copy will be sent to the applicant in accordance with Regulation 25 of the 2014 Regulations. Should the application be referred to the Planning Inspectorate for determination, in accordance with Regulation 26 of the 2014 Regulations, any representations will be forwarded to the Planning Inspectorate.

A summary of the effect of the application (if granted) is as follows: the Registration Authority will deregister the application land as village green.

Dated: 3 March 2026

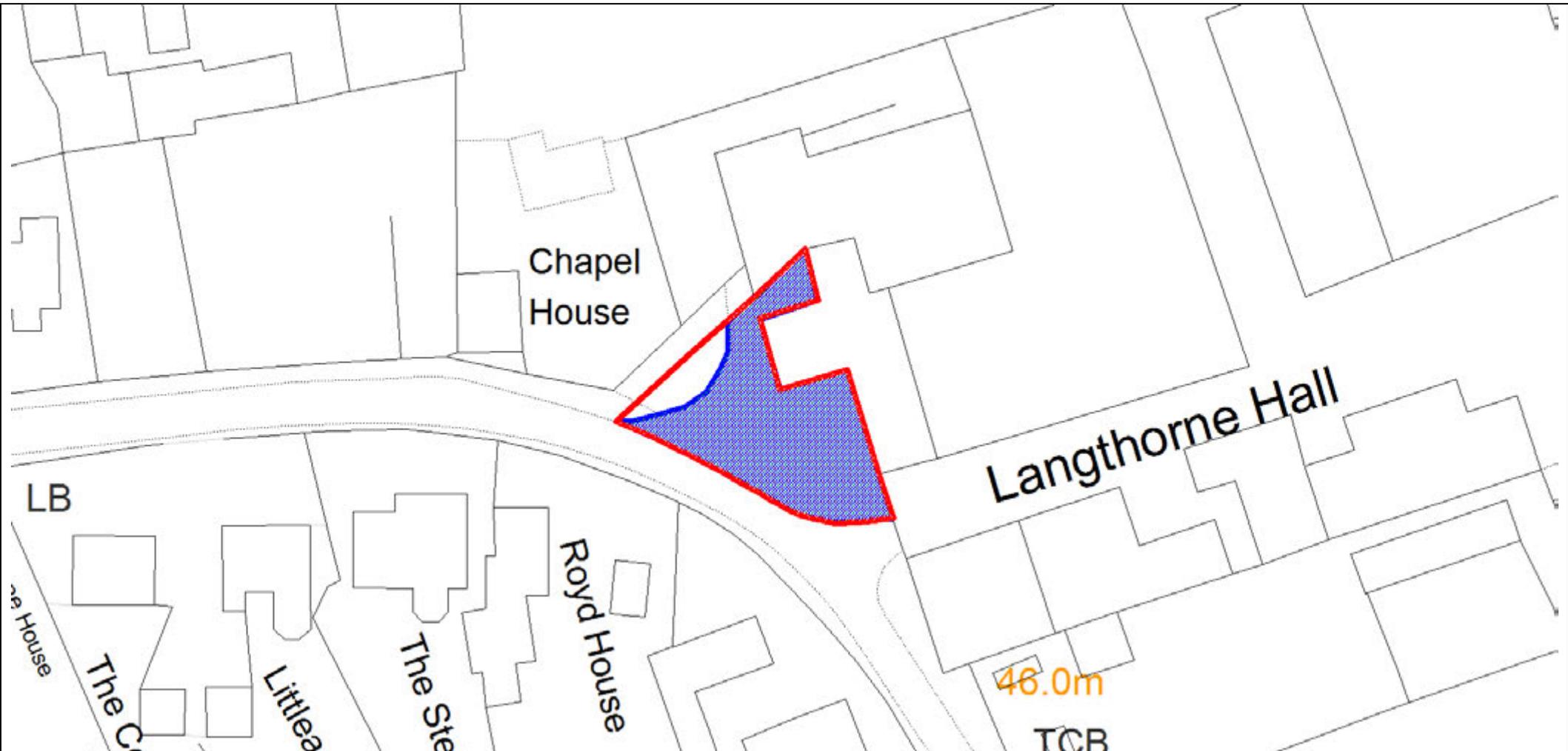
Karl Battersby

Corporate Director – Environment
North Yorkshire Council

Schedule

Description of the land seeking to be deregistered as village green

A village green, Langthorne as edged and hatched blue on the notice plan.



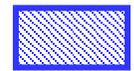
COMMONS ACT 2006

**CA13 APPLICATION (Ref. No. CA13 038)
SEEKING TO DEREGISTER PART OF THE
LAND KNOWN AS A VILLAGE GREEN,
LANGTHORNE (VG 217)
LOCATION PLAN**

NOTICE PLAN



Existing Village
Green



Application
land

Commons Act 2006: Schedule 2

Application to correct non-registration or mistaken registration

This section is for office use only

Official stamp

Application number

COMMONS ACT 2006

CA13 038

NORTH YORKSHIRE COUNCIL

Register unit number
allocated at registration
(for missed commons
only)

COMMONS REGISTRATION AUTHORITY

DATE: - 5 FEB 2026

Applicants are advised to read 'Part 1 of the Commons Act 2006: Guidance to applicants' and to note:

- Any person can apply under Schedule 2 to the Commons Act 2006.
- All applicants should complete boxes 1-10.
- Applications must be submitted by a prescribed deadline. From that date onwards no further applications can be submitted. Ask the registration authority for details.
- You will be required to pay a fee unless your application is submitted under paragraph 2, 3, 4 or 5 of Schedule 2. Ask the registration authority for details. You would have to pay a separate fee should your application relate to any of paragraphs 6 to 9 of Schedule 2 and be referred to the Planning Inspectorate.

Note 1

*Insert name
of commons
registration
authority.*

1. Commons Registration Authority *NORTH YORKSHIRE COUNCIL.*

To the:

Tick the box to confirm that you have:

enclosed the appropriate fee for this application:

or

have applied under paragraph 2, 3, 4 or 5, so no fee has been enclosed:

Note 2

If there is more than one applicant, list all their names and addresses in full. Use a separate sheet if necessary. State the full title of the organisation if the applicant is a body corporate or an unincorporated association. If you supply an email address in the box provided, you may receive communications from the registration authority or other persons (e.g. objectors) via email. If box 3 is not completed all correspondence and notices will be sent to the first named applicant.

Note 3

This box should be completed if a representative, e.g. a solicitor, is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here. If you supply an email address in the box provided, the representative may receive communications from the registration authority or other persons (e.g. objectors) via email.

2. Name and address of the applicant

Name: Mr Jonathan Thompson

Postal address:

Langthorne Hall, Langthorne, Bedale

Postcode DL8 1PQ

Telephone number:

Fax number:

E-mail address:

C/o Representative

3. Name and address of representative, if any

Name: Hugh Douglas-Roberts

Firm: Richard Roberts Ltd

Postal address:

Bowcliffe Hall, Bramham, Wetherby

Postcode LS23 6LP

Telephone number:

Fax number:

E-mail address:

Note 4

For further details of the requirements of an application refer to Schedule 4, paragraph 14 to the Commons Registration (England) Regulations 2014.

4. Basis of application for correction and qualifying criteria

Tick one of the following boxes to indicate the purpose for which you are applying under Schedule 2 of the Commons Act 2006.

- To register land as common land (paragraph 2):
- To register land as a town or village green (paragraph 3):
- To register waste land of a manor as common land (paragraph 4):
- To deregister common land as a town or village green (paragraph 5):
- To deregister a building wrongly registered as common land (paragraph 6):
- To deregister any other land wrongly registered as common land (paragraph 7):
- To deregister a building wrongly registered as town or village green (paragraph 8):
- To deregister any other land wrongly registered as town or village green (paragraph 9):

For waste land of a manor (paragraph 4), tick one of the following boxes to indicate why the provisional registration was cancelled.

- The Commons Commissioner refused to confirm the registration having determined that the land was no longer part of a manor (paragraph 4(3)):
- The Commons Commissioner had determined that the land was not subject to rights of common but did not consider whether it was waste land of a manor (paragraph 4(4)):
- The applicant requested or agreed to cancel the application (whether before or after its referral to a Commons Commissioner) (paragraph 4(5)):

Please specify the register unit number(s) (if any) to which this application relates:

Langthorne Village Green - VG217

Note 5

Explain why the land should be registered or, as the case may be, deregistered.

5. Description of the reason for applying to correct the register:

The land to be removed from the register (VG217) was, at the time of its provisional registration under the Commons Registration Act 1965, within the curtilage of a building – namely the historic stone barn known locally as the former engine shed at Langthorne Fell Farm. The land comprises the barn itself, land in front of it's opening for storage and access, and an associated access track from the public highway to the barnyard associated buildings. These areas formed a single, enclosed operational unit associated with the barn's agricultural use and have remained so continuously. The building and its curtilage existed in this form at the time of provisional registration and have remained in situ ever since. As such, the land qualifies for deregistration under Schedule 2, paragraph 8 of the Commons Act 2006. The land is also recorded as adopted highway and was used for vehicular and functional access to the barn before, during, and after the relevant date and remain so to this day. This further demonstrates that the land could not have met the statutory test for village green status at the time of registration.

Note 6

You must provide an Ordnance map of the land relevant to your application. The relevant area must be hatched in blue. The map must be at a scale of at least 1:2,500, or 1:10,560 if the land is wholly or predominantly moorland. Give a grid reference or other identifying detail.

Note 7

This can include any written declarations sent to the applicant (i.e. a letter), and any such declaration made on the form itself.

If your application is to register common land or a town or village green and part of the land is covered by a building or is within the curtilage of a building, you will need to obtain the consent of the landowner.

6. Description of land

Name by which the land is usually known:

Land to the west of Langthorne Hall, including the barn and access track.

Location:

Langthorne, North Yorkshire
Grid Reference: E: 425114, N: 491663

Tick the box to confirm that you have attached an Ordnance map of the land:

**7. Declarations of consent**

The land subject to this application is owned by Mr Jonathan Thompson, who is also the applicant.
The statutory declaration of ownership and consent to this application is provided in Appendix L and this form.

Note 8

List all supporting documents and maps accompanying the application, including if relevant any written consents. This will include a copy of any relevant enactment referred to in paragraphs 2(2)(b) or 3(2) (a) of Schedule 2 to the Commons Act 2006 or, in relation to paragraph 4 (waste land of a manor) evidence which shows why the provisional registration was cancelled. There is no need to submit copies of documents issued by the registration authority or to which it was a party but they should still be listed. Use a separate sheet if necessary.

8. Supporting documentation

Statement of Case – VG217 Langthorne – Schedule 2(8) Application (Dec 2025)
Appendix A – Topographical Survey Plan (Land to be deregistered in blue, village green in green)
Appendix B – Parish Council Letter (Feb 2024)
Appendix C – Parish Council Letter to Planning Officer (13 Dec 2023)
Appendix D – Email from NY Highways (re Highway date of adoption – 11 July 2024)
Appendix E – Email from Jayne Applegarth (Commons Registration Team)
Appendix F – Highways Search
Appendices G1–G2 – Ownership Pages of VG217 Register (post-amendment)
Appendix H – VG217 Village Green Map
Appendices I1–I5 – Historic and Aerial Photographs (1964–1971)
Appendices J1/J2 – Title Register and Plan NYK490907
Appendices K1/K2 – Title Register and Plan NYK406411
Appendix L – Statutory Declaration of Mr Jonathan Thompson
Appendix M – OS 1:25,000 Provisional Series Map 1932 (SE29)
Appendix N – OS 1:2,500 Historic Map 1911 (Yorkshire LXIX.4)
Appendices O1–O3 – Plans relating to ZB23/02346/LBC and ZB23/02395/FUL (location, site, and demolition)
Appendix P – Photo pack (historical and current)
Appendix Q – 2023 Heritage Impact Assessment (ZB23/02346/LBC)

<p>Note 9 <i>List any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.</i></p>	<p>9. Any other information relating to the application</p> <div style="border: 1px solid black; padding: 10px; min-height: 200px;"> <p>None.</p> </div>
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<p>Note 10 <i>The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or an unincorporated association.</i></p>	<p>10. Signature</p> <p>Date: 6/1/26</p> <p>Signatures: </p>
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REMINDER TO APPLICANT

You are responsible for telling the truth in presenting the application and accompanying evidence. You may commit a criminal offence if you deliberately provide misleading or untrue evidence and if you do so you may be prosecuted.

You are advised to keep a copy of the application and all associated documentation.

Data Protection Act 1998

The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the commons registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

A copy of this form and any accompanying documents may be disclosed upon receipt of a request for information under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000.

Section 5 – Description of the reason for applying to correct the register:

The land to be removed from the register (part of VG217) was, at the time of its provisional registration under the Commons Registration Act 1965, within the curtilage of a building – namely the historic stone barn known locally as the former engine shed at Langthorne Hall Farm. The land comprises the barn itself, its forecourt, and an associated access track from the public highway. These areas formed a single, enclosed operational unit associated with the barn's agricultural use and the farmstead's wider use and access, and have remained so continuously.

The building and its curtilage, the access track, portal frame building and hard standing existed in this form at the time of provisional registration and have remained in situ ever since. As such, the land qualifies for deregistration under Schedule 2, paragraph 8 of the Commons Act 2006.

The land is also recorded as adopted highway and was used for vehicular and functional access to the barn farmyard and wider agricultural holding before, during, and after the relevant date. This further demonstrates that the land could not have met the statutory test for village green status at the time of registration.

STATEMENT OF CASE

Application under Schedule 2 Paragraph 8 of the Commons Act 2006

Register Unit: VG217 – Langthorne Village Green

Applicant: Mr Jonathan Thompson

Agent: Mr Hugh Douglas-Roberts AssocRICS AssocRTPI of Richard Roberts Ltd

Head Office
Suite 6, Bowcliffe Grange,
Bowcliffe Hall, Bramham,
LS23 6LP

0113 733 3791
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99 Walmgate,
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1. Introduction

1.1 This Statement is submitted by Richard Roberts Ltd on behalf of Mr Jonathan Thompson, the freehold owner of land adjoining the registered village green at Langthorne Hall, Langthorne, Bedale (VG217).

1.2 It provides the factual and legal justification for removal of land from the register under Schedule 2 Paragraph 8 of the Commons Act 2006. The provision enables the removal of land that was provisionally registered as a town or village green under the Commons Registration Act 1965 without a formal application and which was, at the time of registration, land that was not eligible for registration as a village green.

1.3 The land in question and proposed to be removed from the register comprises an established access track, stone boundary wall, and barn and yard which pre-date the provisional registration made on 21 May 1970 under the Commons Registration Act 1965. Appendix A is a topographical survey with the extent of the village green overlaid in green, with the area incorrectly registered in blue.

Appendix A is a topographical survey with the extent of the village green overlaid in green, with the area incorrectly registered in blue.

1.4 Explanation of Relevant Legislative Provisions

Schedule 2 Paragraph 8 of the Commons Act 2006 permits the removal of land from the register of village greens where:

- (i) the land was provisionally registered under the 1965 Act;
- (ii) the registration was made without an application;
- (iii) the land was not subject to an application for registration that was referred to a Commons Commissioner;
- (iv) immediately before its provisional registration, the land was not land which fell within the statutory definition of a town or village green as set out in section 22(1) of the 1965 Act.

Where these four criteria are met, the registration authority is under a duty to remove the land from the register: "the authority shall... remove that land" [Commons Act 2006, Schedule 2(8)(1)].

2. Background

2.1 VG217 consists of three non-contiguous parcels of land within Langthorne village (Appendix H). Two are narrow verges beside the highway. The third, a small triangular parcel adjacent to Langthorne Hall, is the subject of this application.

2.2 When the register was compiled under the 1965 Act, the **Parish Council** was entered as “owner” under section 8(3), by a commons commissioner in 1974. This led to an assumption by the Parish Council that it owned the entirety of VG217 when it explored the registration in December 2023.

2.3 In November 2023, planning application ZB23/02395/FUL (“Barn north-west of Langthorne Hall”) and Listed Building Consent Application ZB23/02346/LBC | Restoration of the listed barn, including recreation of historic openings, interior and exterior works to allow for the barn to be converted to residential use were submitted. These applications were for the restoration of the listed barn and construction of two new build dwellings following the demolition of cattle sheds to the east of the listed barn, and the grain store connected to the northern elevation of the listed barn (Appendix O1–O3 show the proposal and the demolition plan). As part of this application the Parish Council were consulted, and brought to the attention of the applicant that the barn and access encroached on registered green land, and that the Parish Council were informed by the Commons Registration team that they were the owner on the Register Entry for VG217. (Appendix B and C)

2.4 Mr Thompson produced title documentation to freehold titles NYK490907 and NYK406411 (appendix J1–2 and K1–2) proving that the land formed part of his freehold. Following review, the Commons Registration Team amended the ownership entry in June 2024 under section 19(2)(a) to show Mr Thompson as the correct owner. (Appendix G1–G2)

2.5 In correspondence dated 20 June 2024, Ms Jayne Applegarth, Commons Registration Officer, confirmed that while the ownership correction had been made to the register, the registration as village green remained unchanged. It was the proposition of the Commons Registration Authority that the access at the centre of the village green, partial removal of a wall, and construction of the grain shed over part of the village green occurred after the initial registration. She did however invite evidence demonstrating that the barn, wall, and access existed prior to 21 May 1970 if the owner had it. (Appendix E)

2.6 Subsequent site visits, archive research, and photographic submissions now demonstrate conclusively that these features pre-date registration. Both full planning permission (ZB23/02395/FUL) and listed building consent (ZB23/02396/LBC) have since been granted, confirming lawful redevelopment and reinforcing the need for the register to reflect the site's historic factual position.

3. Evidence Summary

3.1 Since June 2024, extensive documentary and photographic evidence has been compiled and submitted to demonstrate that the access track, barn and wall existed in their current form prior to the date of provisional registration.

These are made up of:

- **3.2 County Archive Aerial Photographs (1971)** – Aerial imagery from the North Yorkshire County Archives including
Meridian Run 31, Frame 177–71–066, November 1971 clearly shows: (i) a defined vehicular access in its current position; (ii) the barn in situ; and (iii) an established splay leading from the public highway. These photographs are post provisional registration but pre-date the confirmation of registration and demonstrate long-standing physical features consistent with the present layout. (Appendix I1 and I4)
OS 71 416 Frame 162 vertical aerial photograph (1971) also shows a defined vehicular access in its current position, stone wall in current layout and barn in situ. (Appendix I3)
- **3.3 Two Historic Photographs (dated 1964)** – Photographs taken during the construction of the barn at Langthorne Hall show the wall and access in precisely their current position. The images feature a **Land Rover Series II (1958–61)** and a late-1950s farm trailer, providing reliable chronological evidence of date and confirming the barn, wall and track pre-date provisional registration. It also shows a telegraph pole in situ in the same location today, pointing to the adopted highway use prior the registration date (Appendix I6)
- **3.4 Highways and Wayleave Evidence** – Correspondence from **Andrew Purcell**, Project Engineer, North Yorkshire Council (11 July 2024) confirms the frontage formed part of the public maintainable highway prior to 1974,



RICHARD ROBERTS

inherited from the previous highway authority. This supports on the balance of probability the continuous lawful access prior to registration and explains the presence of utility apparatus within the boundary of the village green including the telegraph pole still in situ. (Appendix D)

- **3.6 Telegraph/Power Pole and Street Lighting Evidence** – Cropped 1971 aerial images show a pole casting a clear shadow within the frontage, consistent with NYC Highways' statement that apparatus was in place from the late 1960s, and later carried a streetlight installed in the 1980s. This positioning lies in the middle of where any former wall-side "track" would have been, evidencing that such a route was not in use by 1970. Northern Powergrid confirm their digital records only go back to 1976, indicating any wayleave predates that year. Together, this supports that the present access line had been established and the supposed alternative line had grown out well before confirmation of registration. (Appendix I2)
- **3.7 VG217 Ownership Pages and Map** – The Commons Register ownership pages before and after amendment show the original entry has now been corrected to record **Mr Thompson** as owner. (Appendices G1-2)
- **3.8 Title Registers** – Title registers **NYK490907** and **NYK406411** define the freehold boundary encompassing the barn and access, confirming continuous private ownership. (Appendices J1/2 and K1/2)
- **3.9 Affidavit of Mr Jonathan Thompson** – A sworn statement confirms that the barn and access track have existed in their present form and have been used for agricultural and private purposes since at least the late 1950s, with no public recreational use or interference. (Appendix L)



4. Legal and Procedural Guidance

4.1 Section 19(2)(a) of the Commons Act 2006 empowers a Commons Registration Authority (CRA) to correct the register where a mistake was made.

4.2A mistake includes the erroneous inclusion of land which, at the time of original registration, was already developed, in highway use, built upon, or otherwise incapable of functioning as a village green under the Commons Registration Act 1965.

4.3 **DEFRA guidance (2015) and Planning Inspectorate Procedures (2014)** confirm this includes land already built upon or in lawful operational use.

4.4 The registration authority must determine this application on the balance of probabilities — i.e. whether, on the evidence presented, it is more likely than not that the register is incorrect. This standard is confirmed by DEFRA Guidance (2015) and the Planning Inspectorate's 2014 Procedural Advice Note. The applicant's burden is therefore to demonstrate, to this civil standard, that the land in question could not properly have been registered as village green at the date of provisional registration. This was confirmed in *Re: Application to Deregister Land at Woodstock* (Planning Inspectorate, COM/3244305), where the Inspector held that the standard of proof for Schedule 2 applications is the civil standard — balance of probabilities — and it is sufficient to show that it is more likely than not that the criteria are met.

4.5 Section 22(1) of the 1965 Act defined a village green as land on which inhabitants have indulged in lawful sports and pastimes as of *right* for at least 20 years.

4.6 The **Commons Registration (New Land) Regulations 1969** required registration plans to mark "boundaries, fences, roads, paths, buildings or other physical features," confirming roads and buildings were to delineate greens, not form them.

4.7 **Ministry Circular 2/1967** instructed authorities that "*registrations should relate to land open to the air and available for recreational enjoyment ... buildings, enclosed yards, highways and similar operational land are not normally registrable.*"

4.8 Consequently, at 21 May 1970, land forming part of a highway, a private access, or a barn curtilage was outside the statutory scope of registrable land.

4.9 While the Commons Act does not define “curtilage,” its meaning is informed by case law. In *Methuen-Campbell v Walters* [1979] QB 525, it was defined as land forming “one enclosure with the house.” In *Dyer v Dorset CC* [1989] 1 QB 346, the court confirmed that curtilage is determined by physical layout, ownership, and functional relationship with the building. In *Burford v SSCLG* [2017] EWHC 1493 (Admin), it was emphasised that curtilage is a question of fact and degree, and may include land around non-residential buildings such as barns, where the land is in common use and enclosure.

5. Assessment of the Land’s Capability of Registration at 21 May 1970

56.1 The evidence and law show that each component of the registered parcel was incapable of lawful registration under the 1965 Act.

a) Registered Highway

6.2 Land forming part of a public highway is used *by right*, not *as of right*.

6.3 **Circular 2/1967** identified highway land as “not normally registrable,” and Regulation 3 (1969) treated them as boundary features.

6.4 In **Oxfordshire CC v Oxford City Council [2006] UKHL 25**, the House of Lords held:

“Public use of the highway is use by right, not use as of right, and therefore cannot satisfy the test for registration as a village green.”

6.5 Accordingly, it could be said that VG217 forming highway land infers it could not be land which could properly have been registered.

b) Private or Agricultural Access

6.5 The access track to Langthorne Hall and barns was in lawful agricultural and domestic use by 1964 on land owned by the Thompson family.

6.6 **Circular 2/1967** and subsequent DEFRA guidance (2016) both confirm that

"land in active use as a highway, access road or yard ... cannot be regarded as available for recreational use."

6.7 In **TW Logistics Ltd v Essex CC [2021] UKSC 4**, Lord Burrows noted that operational use and recreational use cannot coexist "where the ordinary and established use of the land is inconsistent with public recreation."

6.9 Therefore the access track could not properly have been registered as village green in 1970.

c) The Barn and Curtilage

6.10 The barn and yard existed by 1964. Land occupied by buildings or enclosed curtilage is physically unavailable for recreation. The immediate yard and access land surrounding the barn formed a single operational unit with the barn and have remained under single ownership and use since before 1970. Access points in the walls of the listed Langthorne Hall Barn (appendix), gate and wall to the area of hardstanding, and photographic evidence including parking and hayloft useage on the land further demonstrate physical and functional integration. This position is reinforced in *Dyer v Dorset CC* [1988] and *Methuen-Campbell v Walters* [1979], where the Courts confirmed that curtilage includes land functionally associated with the building, whether or not enclosed. While defined physical enclosure can support a curtilage finding, it is not determinative; the principal tests remain proximity, physical layout, and functional connection with the building. The barn at Langthorne Hall, with direct openings onto the access track, grassed area, and yard, forms such a unit.

6.11 DEFRA Guidance on Schedule 2(8), October 2016 (p.12) states "The definition of 'curtilage' in this context is not limited to residential use. Agricultural buildings may also have a curtilage, such as land, yard or track providing direct access to the barn."

6.12 In Planning Inspectorate Decision APP/W4705/C/09/2105039 (2009), the inspector stated: "The gravel track providing access to the barn and the hardstanding used for turning vehicles are part and parcel of the use of the building... these elements are so intimately connected with the functioning of the barn that they form part of its curtilage."

6.13 Circular 2/1967 again stated that “buildings, enclosed yards, highways and similar operational land are not normally registrable.”

6.14 In **Lancashire CC v Secretary of State [2020] AC 317**, Lord Carnwath observed:

“The statutory concept of a green presupposes land which is available for general recreational use by the public and not land which is in law, or by its physical nature, devoted to some other inconsistent purpose.”

6.15 The barn and yard area, being developed and in private use prior to 1970, were not capable of registration.

6.16 Each of the three components—the highway, access, and bar/yard—was lawfully in use for purposes incompatible with public recreation. Their inclusion within VG217 was therefore a mistaken registration under the 1965 Act.

Summary

6.17 This application seeks the deregistration of land currently registered as village green VG217 on the basis that the land was, at the date of its provisional registration under the Commons Registration Act 1965, within the curtilage of a building (a barn complex forming part of Langthorne Hall Farm), and has remained so ever since. This is a qualifying condition for deregistration under paragraph 8 of Schedule 2 to the Commons Act 2006.

6.18 The northward protruding part of the listed Langthorne Hall Barn is a former engine shed, and its sole access for machinery and vehicles is via large access doors (notably the green double doors in photos) which have historically served as the principal, and indeed only, means of vehicular and machinery ingress to this part of the building. These areas have long served a functional relationship with the building in providing access, space for turning agricultural vehicles, temporary storage, and general operational use.

6.19 Photographic and other documentary evidence included in this submission demonstrates that this land has been in consistent use for these purposes over an extended period. A 1964 photograph (Appendix I6) shows a Land Rover parked on the grassed area in front of the double green doors, clearly indicating its use for private access and use in association with the farm and not public recreation, as well as showing the hay lift in operation from the access track to move hay into the upper floors through the hayloft hatch in the gable end of the

Engine Shed. Photo 5 (Appendix P), a painting dated 1993, depicts agricultural machinery in the form of a plough on the land, and further photographs from 2009 (Photo 2) and 2023 (Photo 4) show continued use for agricultural machinery and access. These features confirm that the land has at all relevant times been used as part of the operational area of Langthorne Hall Farm.

6.20 The former engine shed has no other viable access point; the land and access track are essential to its functionality. The 2023 Heritage Impact Assessment Appendix submitted with approved Listed Building Consent (ZB23/02346/LBC) confirms the layout and functional role of this space, noting the integral relationship between the barn and the surrounding yard.

6.21 The legal test for curtilage is derived from case law such as *Dyer v Dorset CC* [1989] and *Methuen-Campbell v Walters* [1979], and further supported by DEFRA's guidance (2016), which indicates that land forming part of the working layout of a farm or used for purposes incidental to the function of a building (e.g. turning circles, storage, access) may form curtilage even if not formally enclosed. The land in this case satisfies those criteria.

6.22 Accordingly, the area in question – including the barn, the land, and the adjoining access track – falls within the curtilage of the building as defined in Schedule 2(8), and meets all qualifying requirements for deregistration under this paragraph.

7. Application under Schedule 2 Paragraph 8

7.1 The applicant respectfully requests that North Yorkshire Council, as Commons Registration Authority, exercise its powers under Schedule 2 Paragraph 8 of the Commons Act 2006 to remove the relevant part of VG217 from the register.

7.2 The removal is sought for: (a) the existing access track, splay and turning area; and (b) the area occupied by the barn and its immediate curtilage.

7.3 The removal will not alter the remaining parcels of VG217, which will remain registered and protected as village green land.

7.4 The supporting evidence demonstrates that, at 21 May 1970, the land was:

- in continuous private and agricultural use;
- within a publicly maintained highway; and

- partly developed with a barn and yard inconsistent with open recreational use.

7.5 The applicant is willing to supply any additional material requested by the Authority including original copies of photos or paintings if required. It is advised that OS photography are viewed in digital format in order to be able to correctly zoom in and assess the detail.

7.6 A sworn affidavit confirming continuous use by Jonathan Thompson and his family, as well as the validity of the evidence prepared, is appended to this statement.

8. Similar cases within North Yorkshire Commons Registration Coverage Area

8.1 This application mirrors a previously approved Schedule 2(8) deregistration in North Yorkshire: Application CA13/036 concerning VG58 (The Walled Garden, Carlton Husthwaite). In that case, the applicant demonstrated that the land, although included in the original village green registration, formed part of the curtilage of Carlton Hall at the time of provisional registration and had remained so since.

8.2 North Yorkshire Council accepted that the land had not been used for recreation, and was demonstrably part of a building's curtilage through documentary evidence including tithe maps, statutory declarations, and historic mapping. The factual parallels with the current case are clear: the land at VG217 has a demonstrable physical and functional relationship with the barn, including sole access, long-standing agricultural use, and evidence of use and form dating from at least 1964.

8.3 Just as in the Carlton Husthwaite case, the supporting materials provided include historic maps, heritage assessments, statutory declarations and consistent physical features. Accordingly, the applicant respectfully invites the Commons Registration Authority to apply the same evidential threshold and statutory test consistently to this application.

9. Conclusion

9.1 The evidence presented – including the dated 1964 construction photographs, the 1971 County Archive aerial imagery, and the continuous physical layout of the barn, access track and wall – demonstrates, on the balance of probabilities, that the land in question was already developed and in lawful private and agricultural use prior to the provisional registration of Langthorne Village Green (VG217) in 1970.

9.2 The statutory test under Schedule 2, paragraph 8 of the Commons Act 2006 requires the Authority to be satisfied that the land:

- (i) was provisionally registered under the 1965 Act;
- (ii) was, at the time of registration, covered by a building or within its curtilage;
- (iii) has remained in that state since; and
- (iv) the registration became final.

9.3 On this evidential standard, the available documents and first-hand account clearly show that the barn and access track were constructed and in active use before the date of provisional registration, that the stone boundary wall and gate has remained in the same position since that time, and that the land was not open or available for public recreation. *Consistent with DEFRA's 2016 guidance and authorities such as Suffolk DC v Steed and Dyer v Dorset CC*, the barn's functioning in 1970 required the very land registered as VG217. This was not recreational land, but agricultural curtilage essential to the barn's use.

9.4 Further supporting the case for deregistration, the land comprising the access track, turning area, and forecourt to the barn has been confirmed as adopted highway land. North Yorkshire Council's highways records confirm that the land was considered public maintainable highway (PMH) at the time of local government reorganisation in 1974, with this status inherited from the predecessor Local Highway Authority and affirmed in correspondence from NYCC's Project Engineer (Appendix D). The NYCC plan dated 6 September 2023 (Appendix F) clearly identifies the area in question as adopted highway, corresponding directly with the land now proposed for deregistration. This designation is critical: land forming part of a highway is not eligible for registration as a town or village green under the Commons Registration Act 1965, nor under the Commons Act 2006. Its status as adopted highway at the relevant time further supports the conclusion that the provisional registration of this land as VG217 was made in error, and that it has always functioned as infrastructure, not recreational green space.

9.5 It therefore did not meet the definition of a village green under the Commons Registration Act 1965. The land, being functionally and physically connected to the barn, meets the definition of curtilage. It has not been open to the public and has at all times remained in private ownership and use, including currently storing old farm machinery on the frontage, and with access points and barn doors clearly visible, as well as the opening for the hayloft which has been

evidenced as in use. The evidence satisfies the criteria identified in *Dyer, Methuen-Campbell*, and confirmed in planning guidance.

9.6 It follows that the inclusion of this parcel of land within VG217 was made without a qualifying basis. Schedule 2 Paragraph 8 of the Commons Act 2006 provides a lawful route to remove that land from the register.

9.7 The applicant therefore respectfully requests that, in light of the documentary, photographic and sworn evidence provided, the Commons Registration Authority determine that the register for VG217 be amended to exclude the access track, barn and associated yard shown on the accompanying plan, and that the amended register map be endorsed accordingly.

10. Appendices List

- A** Topographical Survey Plan- Land to be deregistered in blue, village green in green.
- B** Parish Council Letter (Feb 2024)
- C** Parish Council Letter to Planning Officer – 13 Dec 2023
- D** Email from North Yorkshire Highways re Highway date of adoption (11 July 2024 – A. Purcell)
- E** Email from Jayne Applegarth Commons Registration Team
- F** Highways Search
- G1-G2** Ownership Pages of VG217 register (post- amendment)
- H** VG217 Village Green Map
- I1-I5** Historic and Aerial Photographs (1964-1971)
- J1/2** Title Register and Plan NYK490907
- K1/2** Title Register and Plan NYK406411
- L** Statutory Declaration of Mr Jonathan Thompson
- M** SE29 – OS 1:25,000 Provisional Series Map 1932
- N** Yorkshire LXIX.4 25 inch Map 1911
- O1-3** Plans relating to ZB23/02346/LBC and ZB23/02395/FUL including location plan (existing), proposed site plan, and demolition plan.
- P** Photo pack
- Q** 2023 Heritage Impact Assessment submitted with approved Listed Building Consent (ZB23/02346/LBC)



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KEY TO SYMBOL/ANNOTATION	LINE/TYPE
A STL Survey Station	Building
MH Manhole	Wall
C Curly Corner	Fence
SV Single Stop Valve	Hedge
DV Double Stop Valve	Kerb
MTR Meter	Verge
FD Fire Hydrant	Foliage
BT Telecom Box	Gate
CCATV Cable Television Control	Bank Bottom
EC Electric Control	Bank Top
CS Car Park	Major Contour
TP Telegraph Pole	Minor Contour
ES Electric Pole	
LP Lamp Post	
SP Sign Post	
SB Sign	
CP Cornerstone	
SWP Sewer & Water Pipe	
TL Traffic Light	
POD Pole	
OCTV Closed Circuit TV Pole	
SO Street Light	
SB Street Bus	
SS Street Sign	
RE Retaining Edge	
RI Retaining In	
TR Tree	
CSM Contour Survey Bench Mark	
RP Ridge Height	
SH Slope Height	
FFL Finished Floor Level	
TH True Height	
TBL Top Boundary Level	
WHL Water Level	
TBL True Boundary Level	
TL True	
● Bush	

CONTROL STATION	Easting	Northing	Height
ST10	425 555.861	491 655.060	47.019
ST11	425 559.227	491 653.112	47.019
ST12	425 571.589	491 645.535	46.427
ST13	425 570.843	491 645.584	46.814
ST14	425 562.913	491 652.929	46.830
ST15	425 568.587	491 648.941	46.949
ST16	425 568.427	491 649.819	46.803
ST17	425 555.304	491 703.020	47.289
ST18	425 571.461	491 652.450	46.393
ST19	425 576.332	491 644.436	46.988

NOTE:
 Levels and Co-ords based to OSG3856(18) National Datum and given using GPS.
 Drawing scale 1:200 when plotted on A1 drawing sheet.

REV	DATE	DESCRIPTION

PREMIER DESIGN SURVEYS LTD
 SUITE G2 GROUND FLOOR
 HURSTWOOD BUSINESS CENTRE
 YORK ROAD, THIRSK
 NORTH YORKSHIRE
 TEL: 01845 574633
 OFFICE@PREMIERDESIGNSURVEYS.CO.UK
 WWW.PREMIERDESIGNSURVEYS.CO.UK

PROJECT:
**Bams at Langthorne Hall
 Langthorne
 DL8 1PQ**

DRAWING TITLE:
Topographical Survey

DRAWN BY:
Richard Roberts

DRAWN: JR Date: 22/08/23
 CHECKED: JR Rev: 1:200 @ A1

DRAWING NUMBER:
4489-1

CRAKEHALL WITH LANGTHORNE PARISH COUNCIL

Mr Jonathan Thompson, Langthorne Hall, Langthorne, DL8 1PQ

Preston Baker Planning, 470 Roundhay Road, Oakwood, Leeds, LS8 2HU

Richard Roberts, Suite 6, Bowcliffe Grange, Bowcliffe Hall, Bramham, West Yorkshire, LS23 6LP

Planning Services, North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU

TO WHOM IT MAY CONCERN

Planning Application ZB23/02395/FUL Full application for the conversion of listed barn to 1 no. dwelling and erection of 4 no. new-build dwellings totalling 5 no. dwellings, demolition of some existing barns and associated infrastructure.

As you are probably aware from the Parish Council response of 14th December, 2023 to the above planning application that, whilst there is no objection to the principle of the conversion of the listed barn, there are several issues itemised in the Parish Council response that the Council would like to raise, the principal one being that part of the application includes land which is registered Village Green and belongs to Langthorne Parish Council. We included evidence of the registration of the Village Green in 1972 as Appendix 1 to the Parish Council response.

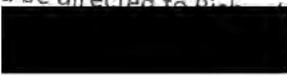
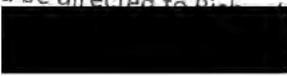
This is acknowledged in the 21st December, 2023 response of the Planning Inspectorate to the Planning Application, which points out that 'Town and Village Greens (T&VG) are protected by Section 12 of the Inclosure Act 1857 and section 29 of the Commons Act 1876. Section 12 makes it a criminal offence to do anything which injures a green or interrupts its use as a place for exercise and recreation. Section 29 also makes it an offence to permanently encroach upon or inclose a green, or to build upon or disturb the soil of a green otherwise than with a view to its better enjoyment.

It is not possible to apply for consent under Section 38 of the Commons Act 2006 to carry out works on a T&VG unless it is subject to a scheme of management under the Metropolitan Commons Act 1866 or Commons Act 1899, or to a Provisional Order Confirmation under the Commons Act 1876. Even where there is such a scheme or Act consent under section 38 does not authorise works which constitute an offence under sections 12 or 29.

The Parish Council has only recently discovered that the plot of land, included in the planning application, was registered as Village Green and whilst acknowledging that there has been access for agricultural vehicles for many years, the Parish Council is nevertheless disappointed that this access has destroyed approximately a third of this part of the Village Green. This is an offence under Section 29 of the Commons Act 1876. The Parish Council also notes that a corner of the modern barn adjacent to the listed barn is actually built on land designated as Village Green which is an offence under Section 12 of the Inclosure Act 1857.

The Parish Council therefore notifies all parties to the application that, at this time, it will not allow further access across the Village Green to the four new build dwellings proposed, nor will it allow the erection of scaffolding or other building related works on the Village Green.

However, as the Parish Council has no objection in principle to the conversion of the listed barn, the Parish Council is prepared to enter into discussions regarding access to part of the Village Green and other changes to the proposals, in order to allow the barn conversion to take place.

Replies to this letter should be directed to  Bocking, Clerk to Crakehall with
Langthorne Parish Council  at the following address:

Riverside Cottage
Little Crakehall
Bedale
North Yorkshire
DL8 1HX

Crakehall with Langthorne Parish Council's Response to the following Planning Application:

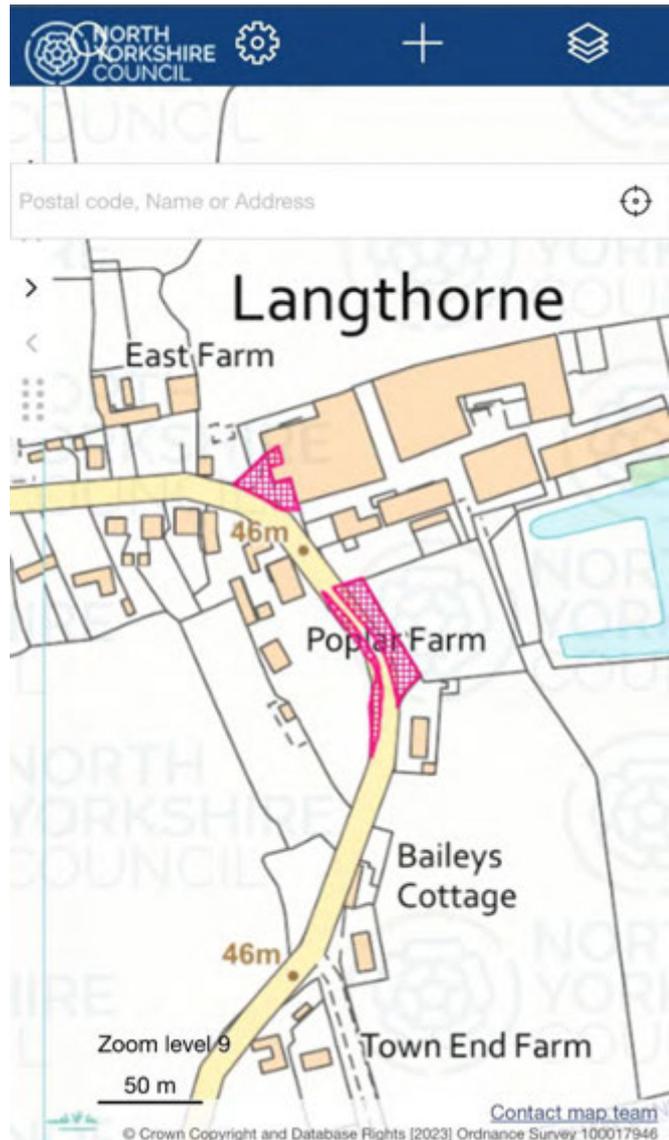
ZB23/02395/FUL Full application for the conversion of listed barn to 1 no. dwelling and erection of 4 no. new-build dwellings totalling 5 no. dwellings, demolition of some existing barns and associated infrastructure

Whilst there is no objection to the principle of the conversion of the listed barn there are several issues that the Council would like to raise:

1. The Village Green

Langthorne Village Green is registered as a Village Green. It was officially registered on 1st August 1972 – the plan shows the boundaries of The Green hatched in red. Langthorne Village Green belongs to Langthorne Parish Council. The ownership was registered under the Commons Registration Act 1965 on 4th October 1978 by AA Baden Fuller the Commons Commissioner. As such Langthorne Village Green is protected by section 12 of the Inclosure Act 1857 and section 29 of the Commons Act 1876. Section 12 makes it a criminal offence to do anything which injures a green or interrupts its use as a place for exercise and recreation. Section 29 also makes it an offence to permanently encroach upon or enclose a green, or to build upon or disturb the soil of the green otherwise than with a view to its better enjoyment. Details of the Village Green Registration are included as Appendix 1.

The location plan of the proposed development includes Langthorne Village Green in its curtilage and its boundaries and indeed proposes vehicular access to the houses across The Green. Whilst the Council accepts that there has been access for agricultural vehicles for many years the Council believes that access for vehicles to residential properties is a different matter and requires some further consideration within the constraints of the protections afforded to Village Greens. It is also relevant to note that, until a very recent investigation, the current Parish Council was unaware of the designation of this piece of land in Langthorne as part of the Village Green.



The Council also notes that the applicant suggests in one of the documents that at least that part of The Green that would provide access to the houses is in his ownership. The Council can find no evidence that this is the case but, even if it is, a private owner of a Village Green is still bound by the same legal constraints and limitations.

It is a little disappointing that, in commenting on the proposed access arrangements, the Highways Authority has not referenced the fact that the land is formally designated as Village Green.

2. Drainage

There is concern about the proposals for the drainage of both surface and foul water. It is proposed that foul water be discharged into the existing main sewer and Yorkshire Water raises no issue about this. However, there is a long-standing belief amongst many residents that the existing sewer is very near, or at, capacity and, if it is, additional connections are likely to cause problems. It would not seem unreasonable therefore for this matter to be researched further by on-site visits before any agreements are given. Similarly, Yorkshire Water appear to give permission for surface water drainage to be discharged into the combined sewer (at a specified rate of flow) if no alternative means of disposal can be found. If the sewer is at capacity this would again cause problems. Not too long ago, a YW engineer visited the village because too much water was getting into the main sewer and causing some issues at the processing plant down Cobshaw Lane.

3. Odour Report

The conclusion that there are no unpleasant smells coming from the farming operation at Langthorne Hall is incorrect. At times the smell that is produced by the livestock on the farm is repugnant and at times can be quite overwhelming and offensive, particularly in the heat of the summer and if there has been a lot of rain.

The Council would also like to point out that the applicant has farmed Sheep, cattle and pigs over the last three years. Two visits to the site for the purposes of compiling the report cannot give a true representation of the situation.

On page 7 of the Odour Report there is a Site Description:

“The proposed development will be located approximately 40m from agricultural building retained at the farm”.

This is incorrect and extremely misleading. The site plan clearly shows that several buildings in very close proximity to the proposed development.

There is to be a retained single storey farm building adjoining the proposed plot 5, as shown on the proposed Site Layout.

The gap between the proposed new wall on the eastern side of the proposed development and the existing farm buildings is less than 10m, as shown on the Location Plan and clearly shown on page 7 Of the Design and Access statement.

Whilst the Council has absolutely no objection to the continuation of a successful farming business at Langthorne Hall and / or the conversation of the listed barn, it does however wish to point out that any new resident would have to accustom themselves to frequent unpleasant odours. The Parish Council does not want to have to deal with complaints of such a nature from any incoming residents.

4. Tree Survey

The Council would like to point out that the trees identified in the planning application do not belong to the applicant. These two trees are situated on a neighbouring farmer's land and the applicant has no say over them. Whilst the Council accepts that aesthetically the trees should be protected, any decision about their future would not be one for the current owner or any future developer.

5. The proposed New Build of 4no. dwellings

The proposal for 4 new houses (as designed) to the rear of the listed barn is not in keeping with the character of either the village or the listed buildings that are at Langthorne Hall. Not only is the barn, which is included in the planning application, listed but Langthorne Hall itself (and indeed the K6 phone box immediately outside it) are also listed.

The houses are being squeezed in to an impossibly tight corner, no doubt to maximise financial returns. The houses do not have gardens and two of them can only be accessed by footpath. There is no immediately adjacent vehicular access.

This style of housing is not in keeping with any other house in Langthorne. Langthorne is a linear village that has houses with driveways and (usually quite large) gardens. Not all the houses are large but none of them bear any resemblance to either the existing house or Langthorne Hall.

6. Conclusions

Crakehall with Langthorne Parish Council supports, in principle, the conversion of the Old Barn at Langthorne Hall (within the constraints of its listed status), but wishes to raise the following serious concerns:

The preservation and ownership of Langthorne's registered Village Green
Drainage capacity and inadequate provision for foul and surface water
Odour report from Redmore Environment is misleading and seriously flawed
Objects to the layout and density of the 4 additional buildings and their appearance and design which is out of character when compared to Langthorne Hall and the rest of the village of Langthorne.

Crakehall with Langthorne Parish Council therefore urges the Planning Authority to require these matters to be addressed and resolved before any approval is given.

Councillor David Shaw

Chairman of Crakehall with Langthorne Parish Council

13th December 2023

APPENDIX 1

REGISTRATION OF LANGTHORNE VILLAGE GREEN

C.R. Form 2 COMMONS REGISTRATION ACT 1965

NOTE: This section contains the registration of the land comprised in this register unit. Registration authority North Riding County Council

Register unit No. V.G.217
Edition No.

Register of TOWN OR VILLAGE GREEN

COMMONS REGISTRATION ACT 1965
NORTH RIDING COUNTY COUNCIL
REGISTRATION AUTHORITY
29 MAY 1970

See Overleaf for Notes

LAND SECTION—Sheet No. 1

No. and date of entry	Description of the land, reference to the register map, registration particulars etc.
1 21st May, 1970	The piece of land being a village green in the Parish of Langthorne shown marked with a green verge line inside the boundary on Sheet 217 of the register map and distinguished by the number of this register unit. Registered by the Registration Authority without application. (Registration Provisional)
(See entry No. 2 below)	
2 12th Feb. 1973	The registration at entry number 1 above, being undisputed, became final on the 1st August, 1972

C.R. Form 4 COMMONS REGISTRATION ACT 1965

NOTE: This section contains the registration of every person registered under the Act as owner of any of the land described in the land section of this register unit. It does not contain any registration in respect of land of which the freehold is registered under the Land Registration Acts 1925 and 1936, but the absence from this section of a registration in respect of any land described in the land section does not necessarily indicate that the freehold of that land is registered under those Acts. Registration authority North Yorkshire County Council

Register unit No. VG.217
Edition No. 1

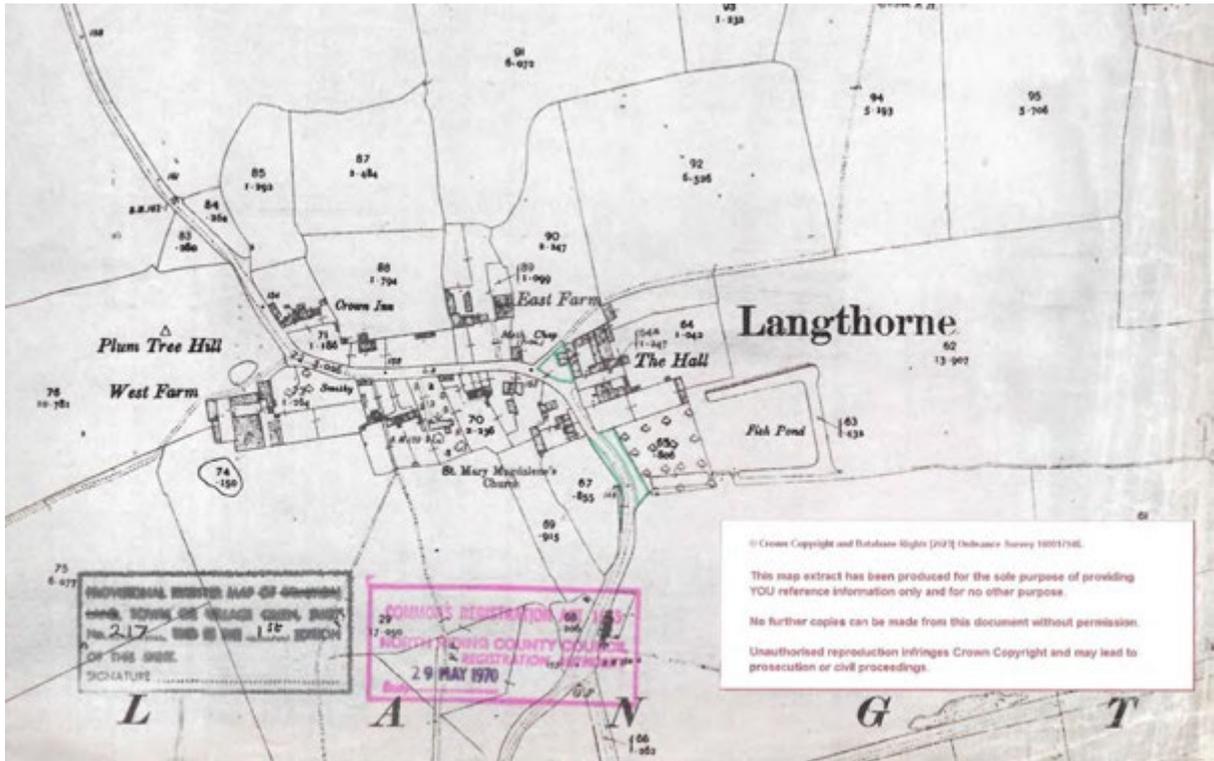
Register of TOWN OR VILLAGE GREENS

See Overleaf for Notes

OWNERSHIP SECTION—Sheet No. 1

1 No. and date of entry	2 No. and date of application	3 Name and Address of person registered as owner	4 Particulars of the land to which the registration applies
1 11th January 1979		Langthorne Parish Council	The whole of the land comprised in this register unit
2 11th January 1979		The registration at Entry No. 1 above was made in pursuance of Section 8(3) of the Commons Registration Act 1965 in accordance with a Direction dated 4th October 1978 made by A.A. Baden Fuller, Commons Commissioner - Ref: 268/U/209	

Demand Sheet No. 1772 ANGLAS 125 220459



COMMONS REGISTRATION ACT 1965

Reference No. 268/U/209

DIRECTION
under Section 8 of the
Commons Registration Act 1965

Dated 4TH October 1978.

L. FORRESTER

~~LEITCHER~~

Clerk of the Commons Commissioners

COMMONS REGISTRATION ACT 1965

NS 7

Reference No. 268/T/209

Direction under
Section 8 of the
Commons Registration
Act 1965

IN THE MATTER OF a village green in Langthorne, Hambleton District,
North Yorkshire

To the North Yorkshire County Council
In pursuance of Section 8 (3) of the Commons Registration Act 1965
I HEREBY DIRECT YOU to register Langthorne Parish Council

of
in the

as the owner of the land known as being a village green in Langthorne
Hambleton District

being the land comprised in the Land Section of Register
Unit No. VG.217 in the Register of Town or Village Greens
maintained by you of which no person is registered under Section 4 of
the Commons Registration Act 1965 as the owner

Given under my hand and seal this 4th day
of October, 1965.



Commons Commissioner



COMMONS REGISTRATION ACT 1965

Reference No 268/U/209

In the Matter of a village green in
Langthorne, Hambleton District,
North Yorkshire

DECISION

This reference relates to the question of the ownership of land being a village green in Langthorne, Hambleton District being the land comprised in the Land Section of Register Unit No VG. 217 in the Register of Town or Village Greens maintained by the North Yorkshire County Council of which no person is registered under section 4 of the Commons Registration Act 1965 as the owner.

Following upon the public notice of this reference no person claimed to be the freehold owner of the land in question and no person claimed to have information as to its ownership.

I held a hearing for the purpose of inquiring into the question of the ownership of the land at Northallerton on 21 February 1978. There was no appearance at the hearing.

In the absence of any evidence I am not satisfied that any person is the owner of the land, and I shall accordingly direct the North Yorkshire County Council, as registration authority, to register Langthorne Parish Council as the owner of the land under section 8(3) of the Act of 1965.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 28th day of February 1978



Commons Commissioner

From: Andrew Purcell [REDACTED]
Subject: RE: Street Light and Highway Land at Langthorne
Date: 11 July 2024 at 10:52
To: Hugh Douglas Roberts AssocRICS [REDACTED]
Cc: Charlotte Nicholson [REDACTED]



Hi Hugh,

Unfortunately due to the age of this arrangement the records are sparse. As follows;

Former Hambleton staff estimate the original installation to have been in the 80's, but sadly their digitised database doesn't store an original installation date, only the installation of what is currently installed. When the lights were originally installed the information will have been stored on paper records, and I can only assume not all of this data was captured when they adopted a digital database.

Our highways searches team have provided the following clarification (PMH standing for public maintainable highway);

"Although in historic rural areas like this we have no adoption records, it was considered to be PMH by our predecessor LHA (hence why an electric pole was allowed to be erected in the first place) and their records were handed down to us at LGR in 1974, ∴ NYC consider it to be PMH."

Put simply, when North Yorkshire County Council was formed, the prior authority considered this land as public maintainable highway, and the same consideration was carried forward. I expect a power pole was already present before the forming of the new authority, which further solidified this stance.

My apologies I cannot provide you with any further information at this stage, unfortunately this is sometimes the nature of these historic rural arrangements.

Regards,

Andrew Purcell
Project Engineer (Electrical)

North Yorkshire Council
Leeming Bar Depot
41 Northallerton Road
Leeming Bar
Northallerton
North Yorkshire
DL7 9AL

Telephone: [REDACTED]
Mobile: [REDACTED]



OFFICIAL - SENSITIVE

From: Andrew Purcell
Sent: Wednesday, July 10, 2024 2:16 PM
To: Hugh Douglas Roberts AssocRICS [REDACTED]
Cc: Charlotte Nicholson [REDACTED]
Subject: RE: Street Light and Highway Land at Langthorne

Hi Hugh,

I've made requests with the 2 teams who may hold these pieces of information, and will advise asap.

Regards,

Andrew Purcell
Project Engineer (Electrical)

North Yorkshire Council
Leeming Bar Depot
41 Northallerton Road
Leeming Bar
Northallerton
North Yorkshire

DL7 9AL

Telephone: 01609 536991
Mobile: 07971085777



From: Hugh Douglas Roberts AssocRICS <[REDACTED]>
Sent: Wednesday, July 10, 2024 9:16 AM
To: Andrew Purcell <[REDACTED]>
Cc: Charlotte Nicholson <[REDACTED]>
Subject: Re: Street Light and Highway Land at Langthorne

Dear Andrew,

Just two more questions if you don't mind?

Do you know when the lights were installed then if permission was granted by NPG to former Hambleton area?

Also, do you know when this land was dedicated as highway land?

Thanks,

Hugh

On 8 Jul 2024, at 12:03, Andrew Purcell <[REDACTED]> wrote:

Hi Hugh,

I work in the street lighting team here at NYC and will try my best to answer your query. Apologies for the delay in coming back to you, unfortunately quite a bit of digging was needed by several colleagues. This is particularly true as the lights in this area are actually under the remit of what was the former Hambleton District Council, rather than North Yorkshire County Council, and efforts to merge the assets of the prior authorities are still ongoing.

Speaking with colleagues of the former Hambleton District Council, it would appear no lights were present prior to the presence of the Northern Powergrid power pole, and primary purpose of the pole is indeed power distribution. The installation of lighting is secondary to this, and responsibility for the council is exclusive to the lighting only, with the express permission of Northern Powergrid.

As ownership, and maintenance of the power pole is the responsibility of Northern Powergrid, I would recommend them as your next point of contact for further information.

Regards,

Andrew Purcell
Project Engineer (Electrical)

North Yorkshire Council
Leeming Bar Depot
41 Northallerton Road
Leeming Bar
Northallerton
North Yorkshire
DL7 9AL

Telephone: [REDACTED]
Mobile: [REDACTED]





OFFICIAL - SENSITIVE

From: Hugh Douglas Roberts AssocRICS <[REDACTED]>
Sent: Thursday, June 20, 2024 3:16 PM
To: CAM <[REDACTED]>
Cc: Charlotte Nicholson <[REDACTED]>
Subject: Street Light and Highway Land at Langthorne

Good Afternoon,

I hope this finds you well?

I am looking to see when the street light/power cables on the attached plan (marked on the highways registered land) was erected, as my client Mr Joanthan Thompson owns this land. Do you have copies of when the street light was erected and who permissions were obtained from as the landowner?

These lights were upgraded circa 6 years ago, and if you have a plan showing the original location, it would be much appreciated. Also, if the street light is your responsibility (1963 records from the parish seem to show this was when the erection of the lights was proposed by the council) or the Highways authority, or NPG?

Any help you can offer from the records with maps or documents relating to the initial installation and who consented to erection would be much appreciated. My client is not looking to change anything, but understanding the use of his land for this purpose and who consented is needed for completeness of records.

We are aware it is an area maintained as highway as shown on the attached plan, would this explain it? If that is the case, could you provide any documents relating to when this was dedicated as highway, dates or plans etc.

Thanks in advance and look forward to any help you can offer, I know you will be busy!

Kind regards,

Hugh



RICHARD
ROBERTS

Hugh Douglas Roberts

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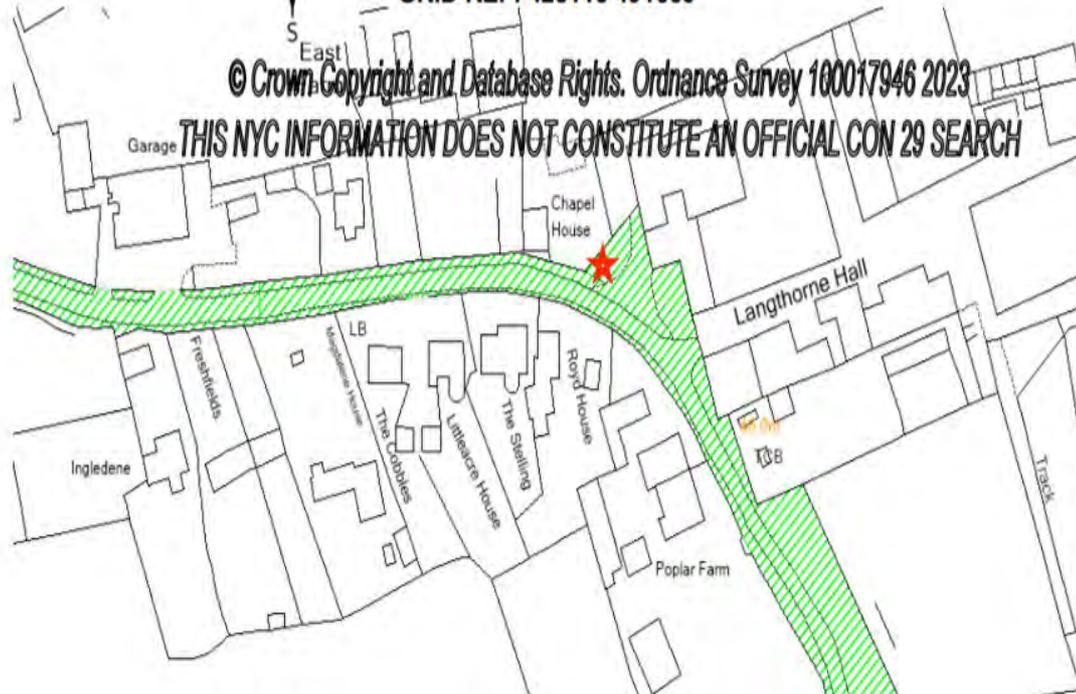


PLAN 2

NYC REF: 103909

DATE: 6/9/2023

GRID REF: 425115 491669



Good Afternoon

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From: commons Registration commons.Registration@northyorks.gov.uk
Subject: Update Village Green Langthorne VG217
Date: 20 June 2024 at 12:10
To: Hugh Douglas Roberts



Good Afternoon Hugh

Please find attached the updated ownership pages for Langthorne village green VG217.

Although the ownership of part of the village green has changed its protected status has not.

After consideration of the evidence it remains the opinion of the Commons Registration Authority that the access across the centre of the registered village green and the construction of the building and partial removal of a wall to the west of the village green occurred after the initial registration and would therefore not be considered as use during the 20 year period prior to the land being registered as village green. As such deregistration of that part of the village green should be sought or an alternative access suggested that does not include land that is currently registered as village green.

If the owner has any evidence to demonstrate that the construction of the building, the removal of part of the wall and the access across the village green occurred prior to registration on 21 May 1970, the Commons Registration Authority would be willing to consider it.

Kind regards
Jayne

Jayne Applegarth
Commons Registration Officer

Telephone: 01609 534753
Email: commons.registration@northyorks.gov.uk

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- **Definition of Adoption** Routes cannot be described as adopted where no formal notice of adoption is held by NYC which applies to approximately 95% of routes recorded on the List of Streets. Adoption is a legal process by which a route becomes a publicly maintainable highway; adoption is merely a means to an end i.e. for a new route to be entered on to the List of Streets thereby becoming the maintenance responsibility of NYC as the Highway Authority.

I trust this information answers your query; however, should you require any further information or clarification, please do not hesitate to contact me. To avoid unnecessary delays please always quote our reference 103909 and reply to the email address highways.searches@northyorks.gov.uk

Yours faithfully
Carole Millward, Supervisor HS&I



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PLAN 2

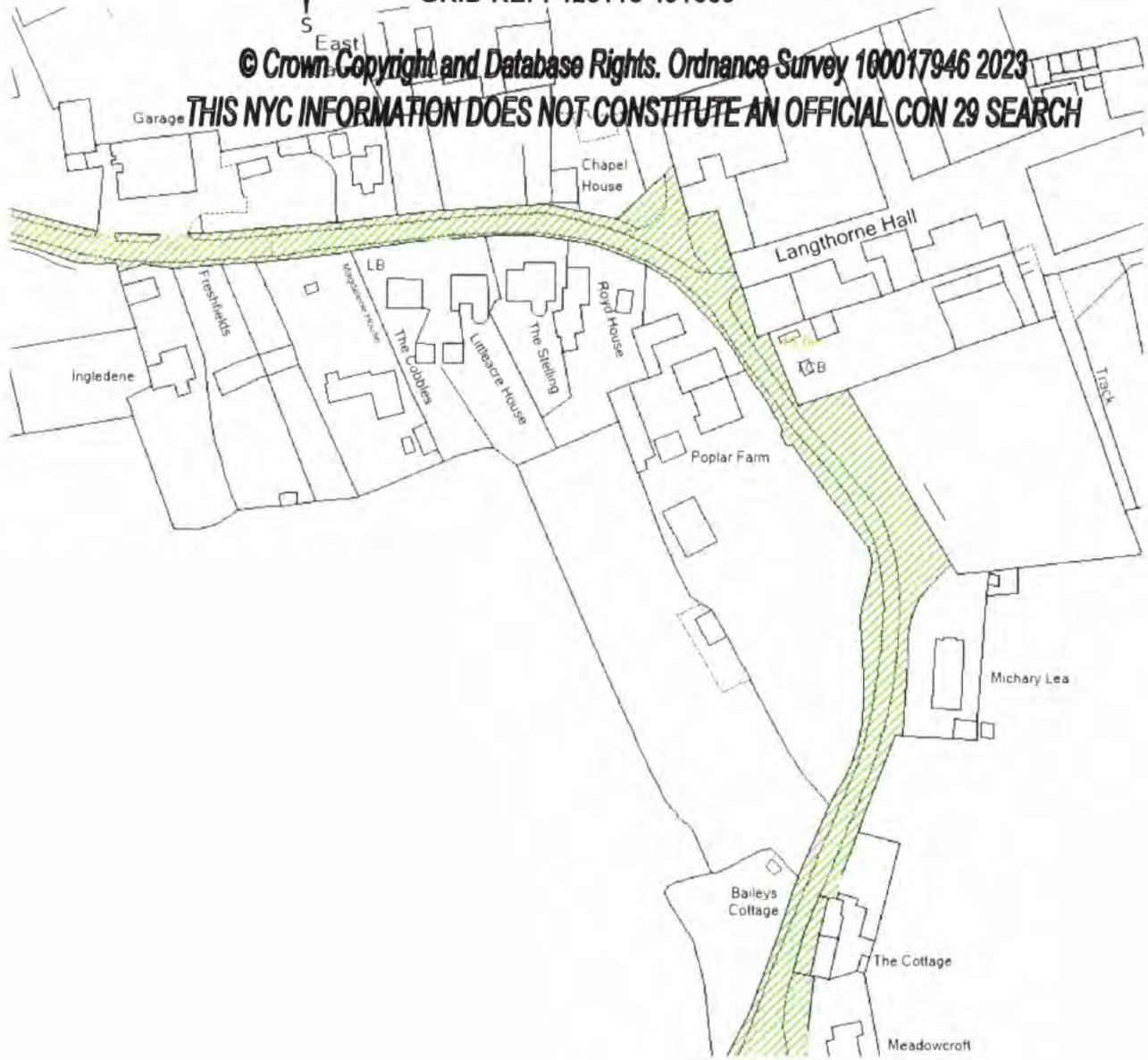
NYC REF: 103909

DATE: 6/9/2023

GRID REF: 425115 491669

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NOTE: This section contains the registration of every person registered under the Act as owner of any of the land described in the land section of this register unit. It does not contain any registration in respect of land of which the freehold is registered under the Land Registration Acts 1925 and 1936, but the absence from this section of a registration in respect of any land described in the land section does not necessarily indicate that the freehold of that land is registered under those Acts.

Registration authority
North Yorkshire County Council

Register unit No. VG.217

Edition No. 1

Register of TOWN OR VILLAGE GREENS

See Overleaf
for Notes

OWNERSHIP SECTION—Sheet No. 1

1 No. and date of entry	2 No. and date of application	3 Name and Address of person registered as owner	4 Particulars of the land to which the registration applies
1 11th January 1979		Langthorne Parish Council	The whole of the land comprised in this register unit
2 14th January 1979		The registration at Entry No. 1 above was made in pursuance of Section 8(3) of the Commons Registration Act 1965 in accordance with a Direction dated 4th October 1978 made by A.A. Baden Fuller, Commons Commissioner - Ref: 268/U/209	
See Entry No. 3 and No. 4 below			
3 19th June 2024	N/A	The registration at entry no. 1 and no. 2 above was deleted. See notes to entry No. 1 overleaf.	The land shown edged and shaded green on Inset 'A' to sheet 217 of the register map.
4 19th June 2024	N/A	Langthorne Parish Council	The remainder of the land shown edged but not shaded green on Inset 'A' to sheet 217 of the register map.

No. and date
of note

Notes

No. and date
of note

Notes

1.
19th June
2024

The registration at entry No. 1 overlaid has been deleted under paragraph 8(2) of Schedule 3 to the Commons Act 2006, the freehold estate in the land to which it applied having been registered under the Land Registration Act 2002, with the title numbers NVK490907 and NVK406411



PROFESSIONAL REGISTER MAP OF
 THE TOWN OF WILKES GREEN, DISTRICT
 No. 217, SHEET 15
 OF THIS SHEET.
 SIGNATURE

COMMONS REGISTRATION ACT 1865
 NORTH RIDING COUNTY COUNCIL
 REGISTRATION
 29 MAY 1970
 B.M. 154.4

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177 71 066

MERIDIAN AIRMAPS LIMITED
MARLBOROUGH ROAD,
LANCING SUSSEX.
LANCING 2992



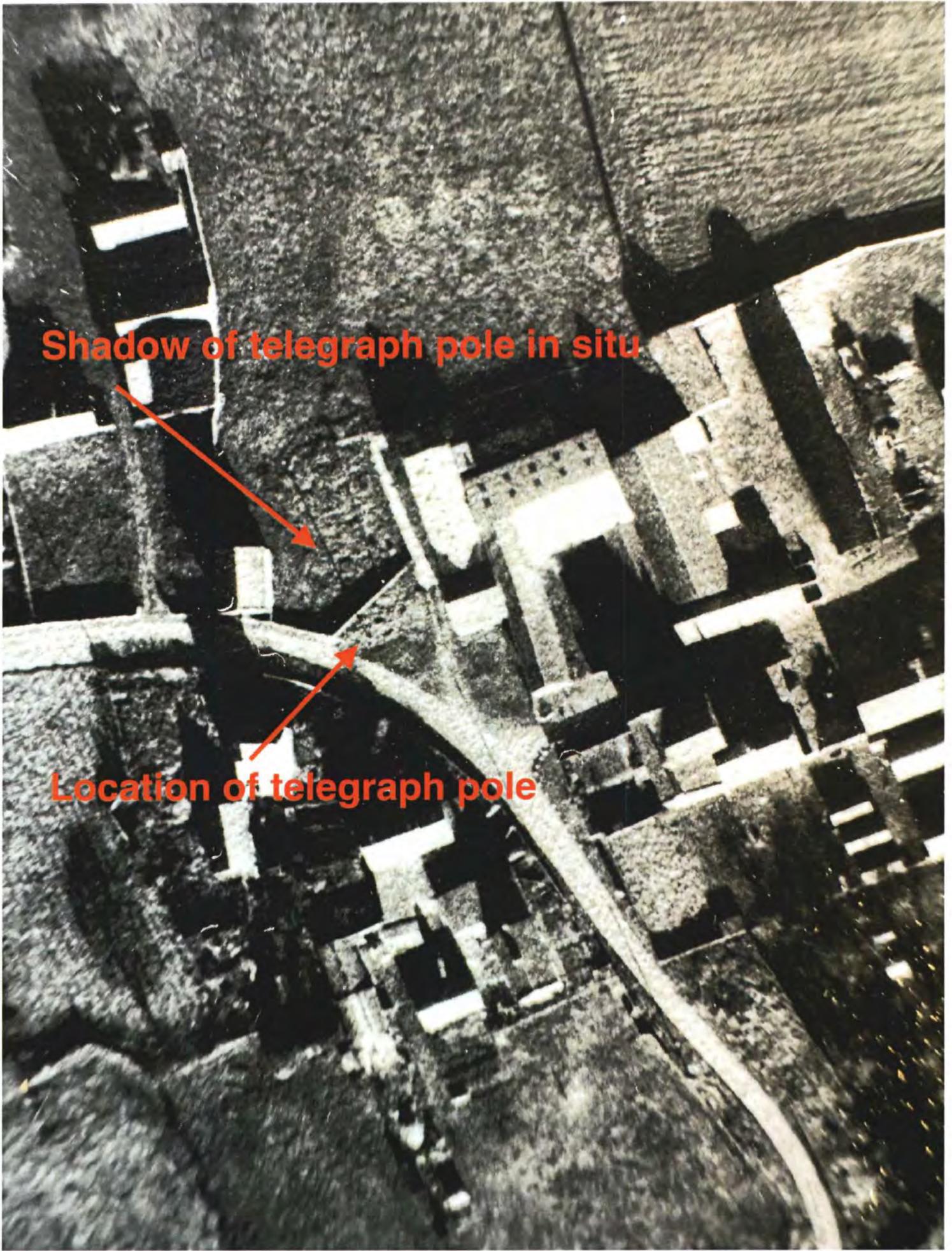
FLYING HEIGHT
5000FT A.M.G.L.



177/71
14TH NOV. 1971.



NORTH RIDING
268/7250



Shadow of telegraph pole in situ

Location of telegraph pole

162

71 416

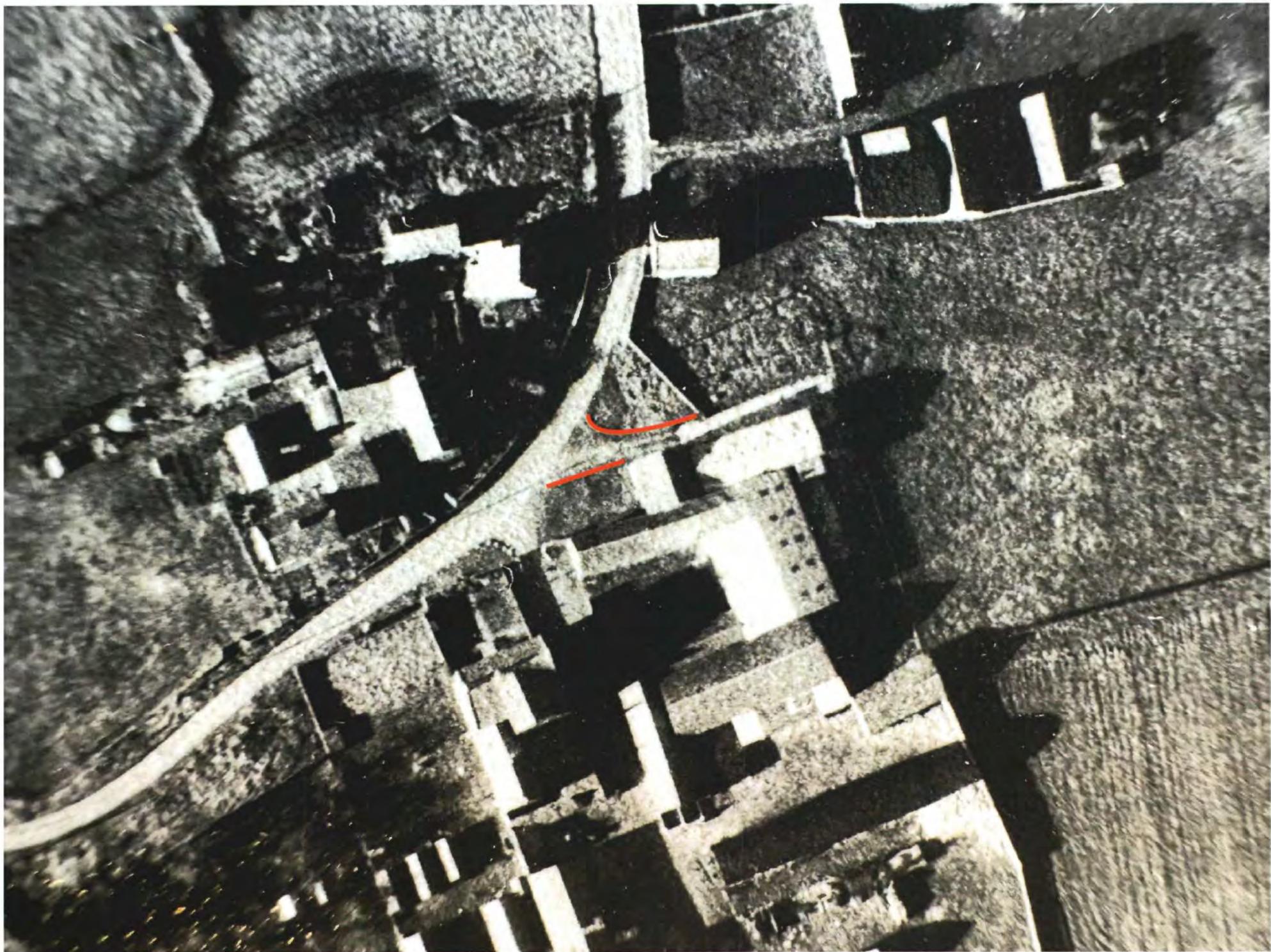


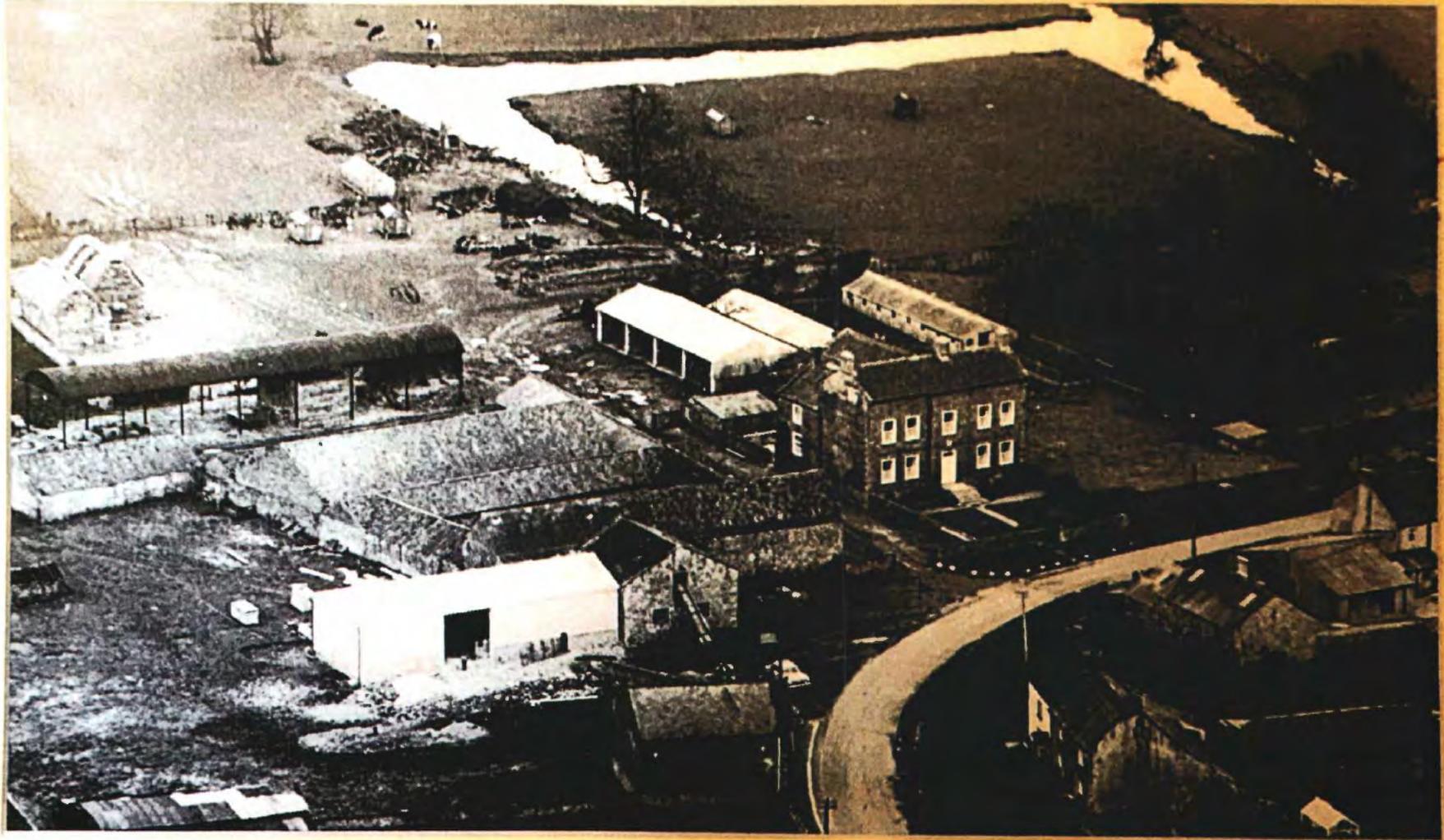
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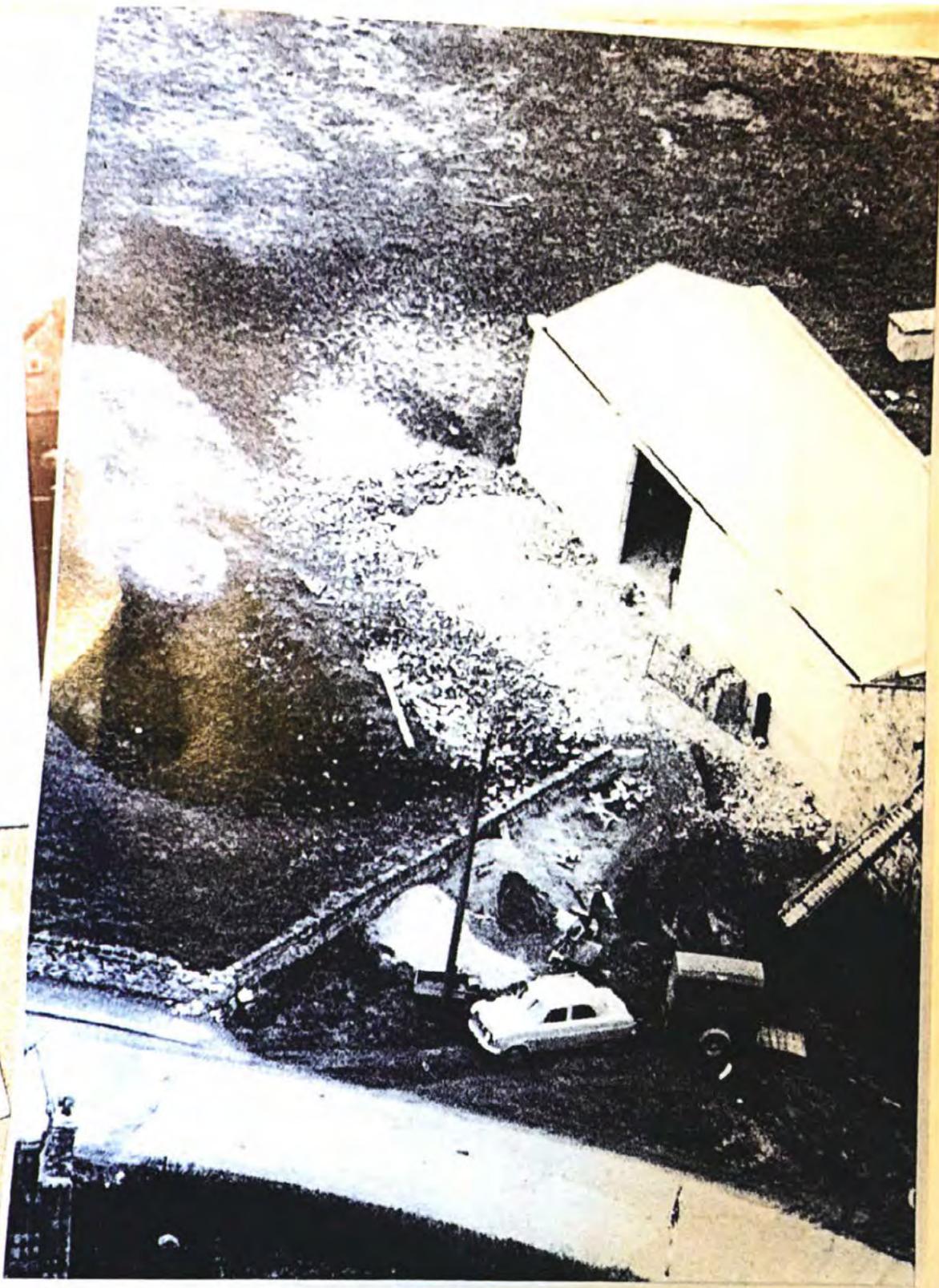
STABILISED







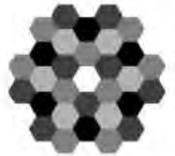
1964



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number NYK490907

Edition date 17.04.2023

- This official copy shows the entries on the register of title on 12 JUL 2023 at 11:47:10.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Jan 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE

- 1 (22.05.2013) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Langthorne Hall, Langthorne, Bedale (DL8 1PQ).
- 2 (22.05.2013) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title and other land dated 3 February 1920 made between (1) The Most Noble George Godolphin 10th Duke of Leeds and (2) William Thompson.

NOTE: Copy filed under NYK406398.

- 3 (22.05.2013) The land has the benefit of the rights granted by but is subject to the rights reserved by a Deed of Gift dated 30 June 1997 made between (1) John Thompson and June Andrena Thompson and (2) Jonathan Antony Thompson and David Michael Thompson.

NOTE: Copy filed under NYK406398.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (29.11.2021) PROPRIETOR: JONATHAN ANTONY THOMPSON of Langthorne Hall, Langthorne, Bedale DL8 1PQ.
- 2 (29.11.2021) The value stated as at 29 November 2021 was £486,473.
- 3 (22.05.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (22.05.2013) The land is subject to the rights granted by a Deed dated 15 December 1989 made between (1) John Thompson and June Andrena Thompson (2) The Agricultural Mortgage Corporation Limited and (3) Yorkshire Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under NYK406398.
- 2 (22.05.2013) The land is subject to the rights granted by a Deed dated 5 May 2006 made between (1) Jonathan Antony Thompson and David Michael Thompson and (2) Yorkshire Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under NYK406398.
- 3 (22.05.2013) The land is subject to the rights granted by a Deed dated 6 July 2007 made between (1) Jonathan Antony Thompson and David Michael Thompson and (2) Yorkshire Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under NYK406398.
- 4 (29.11.2021) The land is subject to the rights reserved by a Transfer of the land in this title dated 14 May 2020 made between (1) Jonathan Antony Thompson and David Michael Thompson and (2) Jonathan Antony Thompson.

NOTE: Copy filed.
- 5 (29.11.2021) The land is subject to any rights that are granted by a Transfer of the land tinted blue on the title plan dated 14 May 2020 made between (1) Jonathan Antony Thompson and David Michael Thompson and (2) David Michael Thompson and affect the registered land.

NOTE: Copy filed under NYK478403.
- 6 (29.11.2021) The land is subject to any rights that are granted by a Transfer of the land tinted pink on the title plan dated 14 May 2020 made between (1) Jonathan Antony Thompson and David Michael Thompson and (2) David Michael Thompson and affect the registered land.

NOTE: Copy filed under NYK478405.
- 7 (17.04.2023) The land is subject to any rights that are granted by a Deed dated 14 May 2020 made between (1) Jonathan Antony Thompson and (2) W Anderson Farms Limited and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under NYK500473.

End of register

HM Land Registry
Official copy of
title plan

Title number NYK490907
Ordnance Survey map reference SE2691NW
Scale 1:5000 reduced from 1:2500
Administrative area North Yorkshire: Hambleton



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22 February 2023 shows the state of this title plan on 22 February 2023 at 14:27:18.
the same extent as the original (s.67 Land Registration Act 2002).
ral position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
and Registry, Durham Office.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number NYK406411

Edition date 20.04.2023

- This official copy shows the entries on the register of title on 07 SEP 2023 at 13:12:00.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Jan 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE

- 1 (22.05.2013) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Langthorne Hall, Langthorne, Bedale (DL8 1PQ).
- 2 (22.05.2013) The land tinted pink on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Deed dated 30 June 1997 made between (1) John Thompson and June Andrena Thompson and (2) Jonathan Antony Thompson and David Michael Thompson.
NOTE: Copy filed.
- 3 (23.07.2013) A new title plan showing an amended extent based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (15.01.2015) PROPRIETOR: JONATHAN ANTONY THOMPSON of Langthorne Hall, Langthorne, Bedale DL8 1PQ.

C: Charges Register

This register contains any charges and other matters that affect the land.

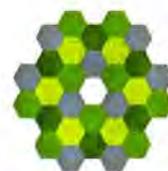
- 1 (22.05.2013) The land tinted blue on the title plan is subject to the rights reserved by a Conveyance thereof dated 8 September 1970 made between (1) William Thompson and (2) John Thompson and June Andrena Thompson.
NOTE:-Copy filed.

Title number NYK406411

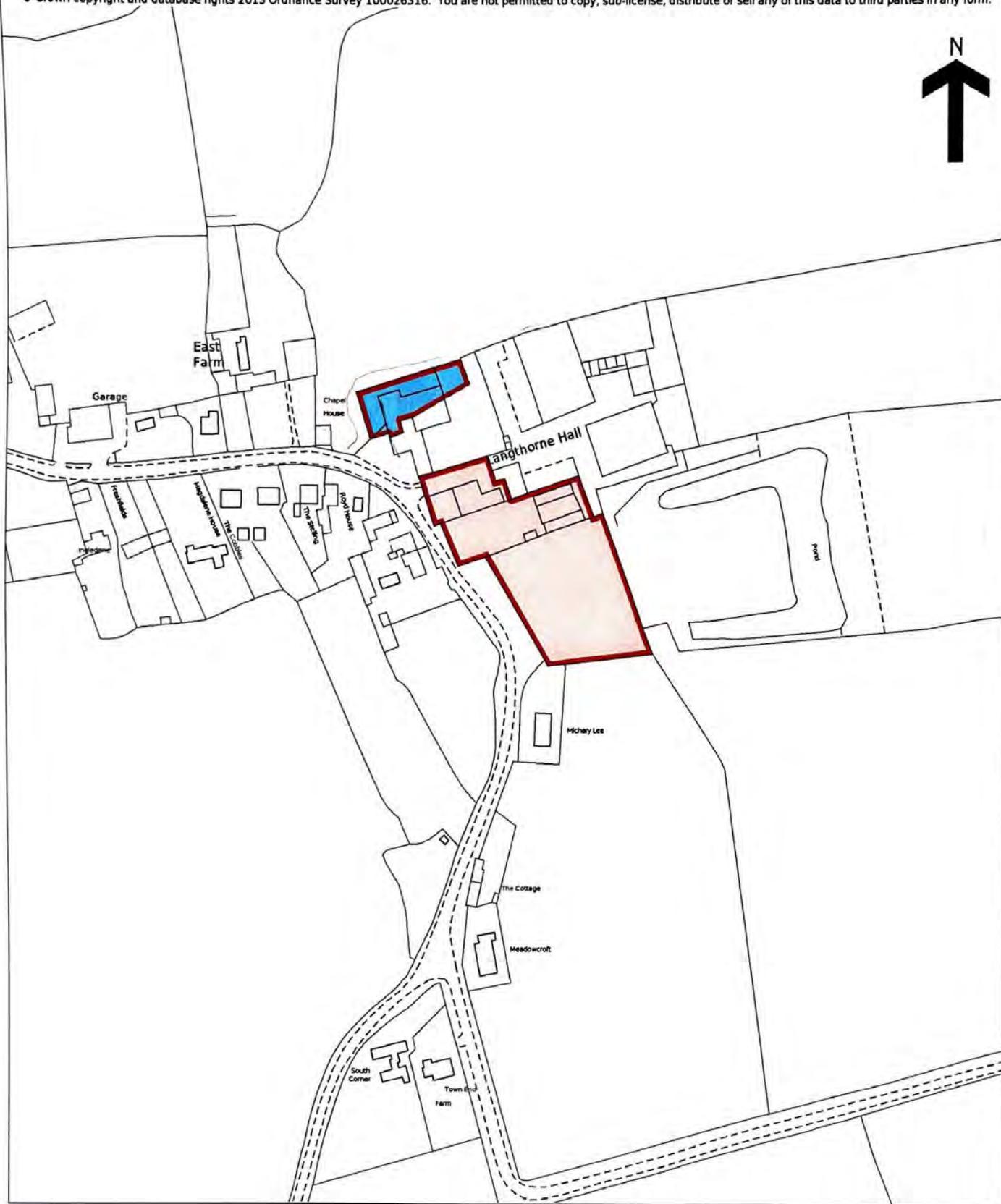
End of register

HM Land Registry
Official copy of
title plan

Title number **NYK406411**
Ordnance Survey map reference **SE2591NW**
Scale **1:2500**
Administrative area **North Yorkshire :**
Hambleton



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Statutory Declaration of Jonathan Thompson

Commons Act 2006 – VG217 (Langthorne Village Green)

I, Jonathan Thompson, of Langthorne Hall Farm, Langthorne, Bedale, North Yorkshire North Yorkshire, Farmer DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. I am the freehold owner and long-term occupier of land at Langthorne Hall Farm, Langthorne, Bedale, North Yorkshire. I make this declaration in support of an application to North Yorkshire Council, as Commons Registration Authority, for correction of the register of Langthorne Village Green (VG217) under Sections 19(2)(a) and 19(3)(c) of the Commons Act 2006.
2. The land to which this declaration relates is shown edged red on the plan annexed to this declaration and marked "JT1". It includes the entirety of Village Green VG217 and neighbouring land, which includes an access track, two grassed areas, and the barn and associated yard between Langthorne Hall Barn and a stone boundary wall, immediately west of Langthorne Hall Farm.
3. To the best of my knowledge and belief, the access track shown on JT1 has existed in substantially its current alignment since the late 1950s, and has been used continuously for private access associated with Langthorne Hall Farm.
4. I hold a series of photographs dated 1964, annexed and marked "JT2", which show the barn under construction with my father in the images building the barn. The photographs show the stone wall and vehicular access in the same location and layout as today. These images demonstrate that the barn, wall and access track were established before the provisional registration of VG217 on the 29th May 1970, and the corn lift shown from the access track was used on a regular basis before this date to fill the upper floors of the stone built barn.
5. Since the construction of the barn in 1964, the alignment of the access, position of the stone wall, and footprint of the barn and yard have remained materially unchanged.
6. The entirety of the land registered in this parcel of Village Green 217 has always been used for farm access, private use and storage, not for lawful sports and pastimes or any public recreational activity.
7. I make this declaration to assist the Commons Registration Authority in determining that, on the balance of probabilities, the land comprising the access track, and barn curtilage could not properly have been registered as village green at the date of provisional registration in 1970, as it was already developed and in lawful private use.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at 5 South End, Bedale

this 10th day of November 20 25

Before me:

ELIZABETH MILLS
SOLICITOR

ECCLES HEDDON SOLICITORS LTD
5 SOUTH END, BEDALE,
NORTH YORKSHIRE, DL8 2BJ
TEL: (01677) 422 422
FAX: (01677) 424 992



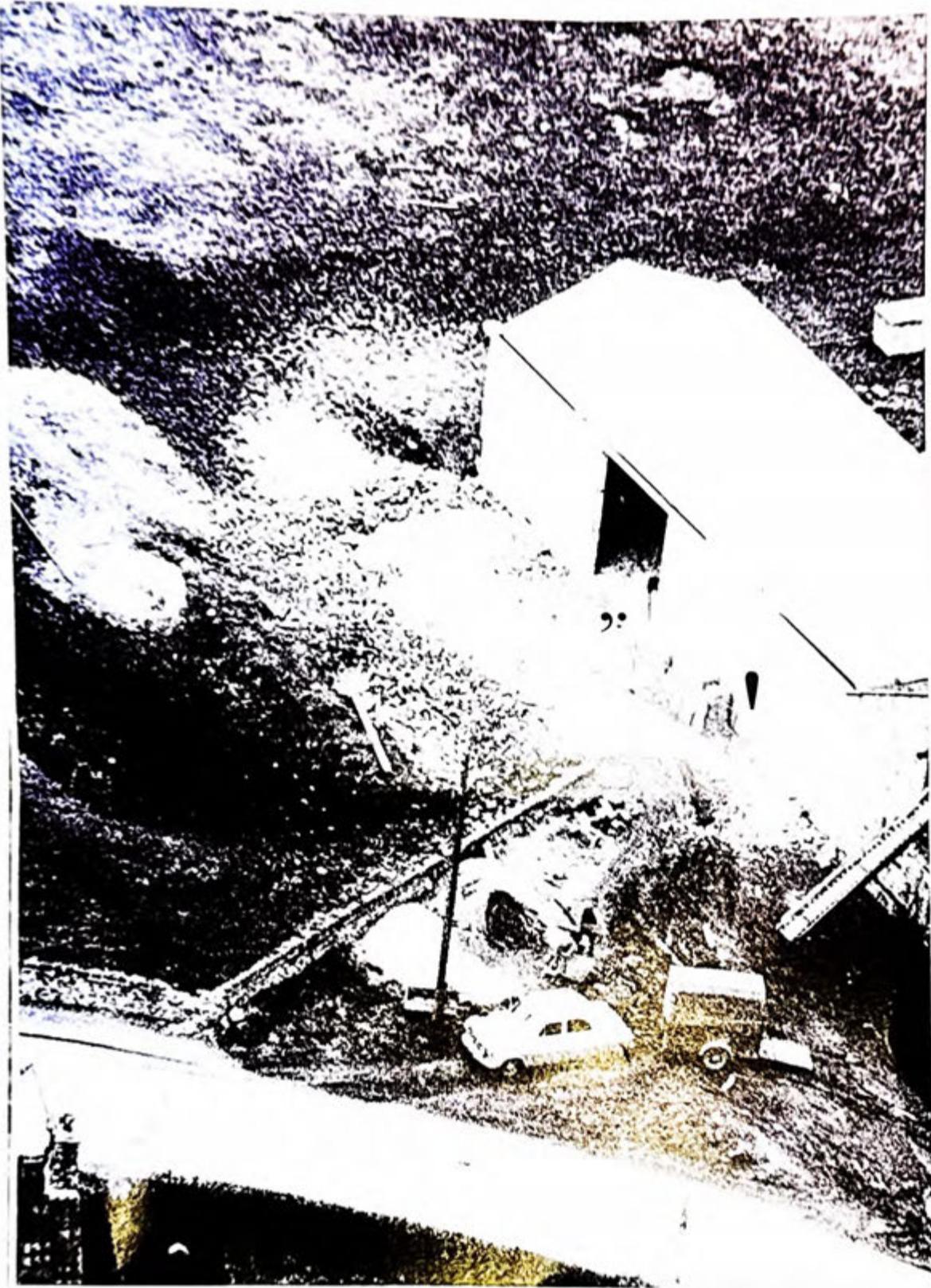
JT1

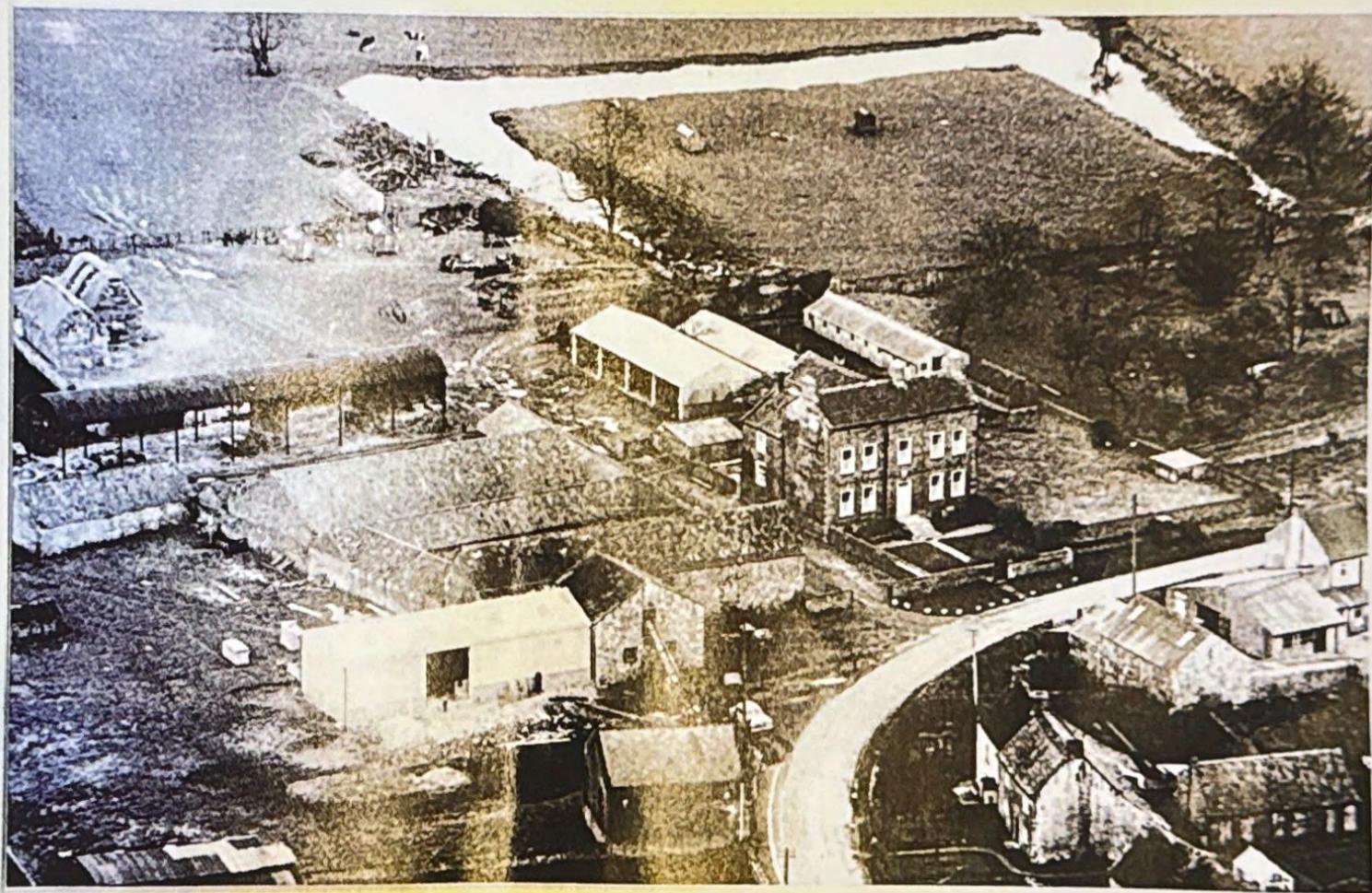


Produced on Land App, Nov 7, 2025.
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JT2





1964

JT2

SE29 - OS 1:25,000 Provisional Series...

- Discover
- Compare
- 3D
- Document



SE29 - OS 1:25,000 Provision...
 1932 | Ordnance Survey
 1:25 000

Topographic maps

This organization has maps waiting for georeferencing.

Start

Metadata

Institution: National Library of Scotland

Full title: SE29 - OS 1:25,000 Provisional Series Map

Author: Ordnance Survey

Depicted: 1932

Pubdate: 1952

Publisher: Ordnance Survey

Map scale: 1:25 000

Edit Export

PAPIER

Birthday Cards £3.95

Handwritten notes over notifications

Shop Cards

Remove ads

Feedback



Yorkshire LXIX.4 (includes: Ainderby M... X

- Discover
- Compare
- 3D
- Document



Topographic maps



This organization has maps waiting for georeferencing.

Start

Metadata

Institution: National Library of Scotland
 Full title: Yorkshire LXIX.4 (includes: Ainderby Miers With Holtby; Crakehall; Hackforth; Langthorne) - 25 Inch Map
 Author: Ordnance Survey
 Depicted: 1911
 Pubdate: 1913
 Publisher: Ordnance Survey
 Map scale: 1:2 500

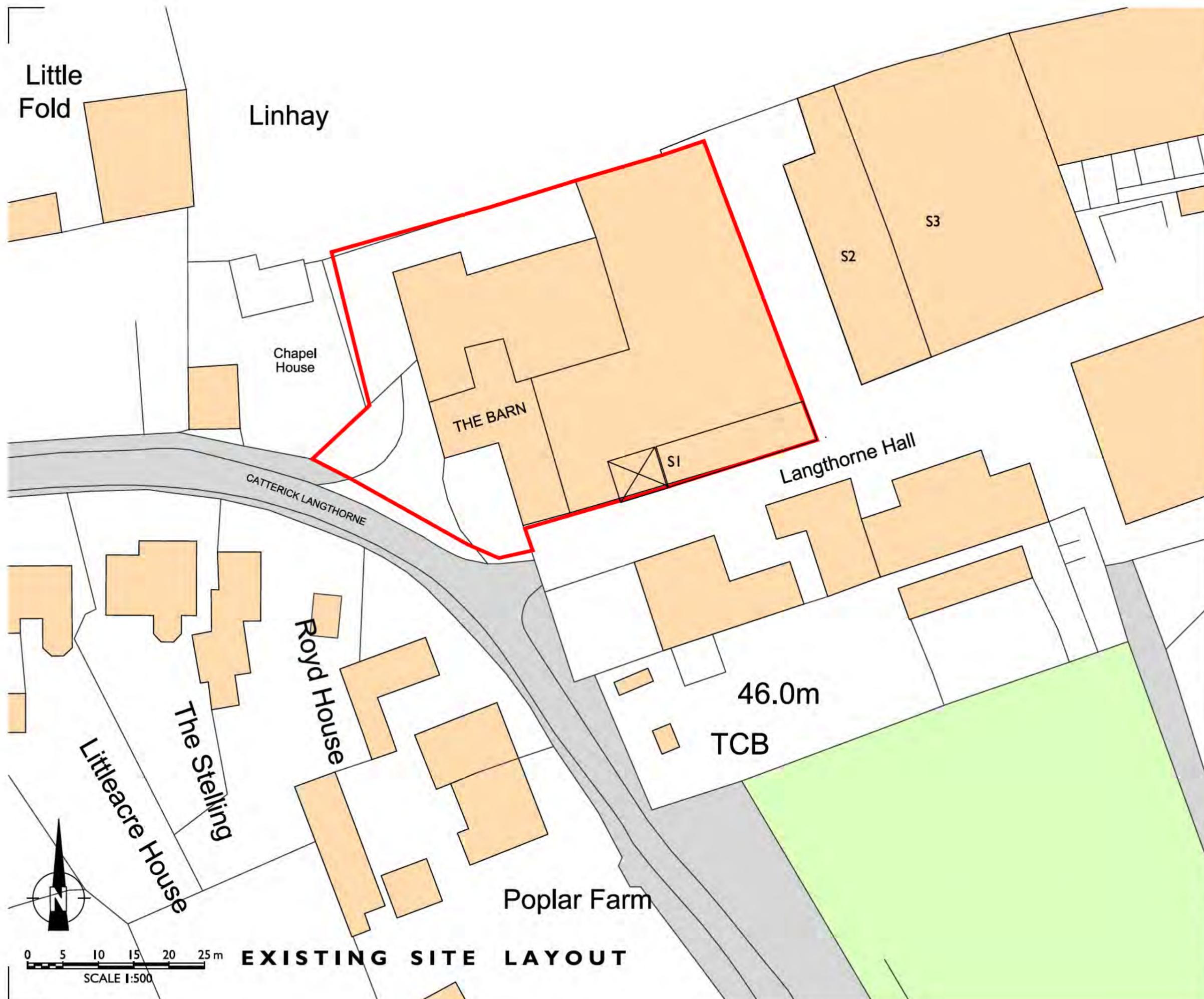
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HOUSE OF BRUAR
 Autumn collection in stock now
 Tweed Car Coat £295.00

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Revision	Date	Description	Drawn	Checked
A	25/10/2023	PRELIMINARY	JLB	

PLANNING DRAWING

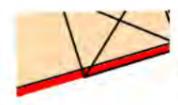
This drawing has been prepared for submission to the relevant Local Authority as part of a Planning Application. It is not intended to assist with the pricing of any elements.

For Structural details refer to the Structural & Civil Engineers detailed design drawings & specifications.

For M&E Information, refer to the M&E Engineers and sub contractor's design drawings & specifications.

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For Health & Safety Information, refer to the Designers Risk Assessments. This drawing is copyright and may not be reproduced in whole or part without written authority.



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FOR ACCESS PROPOSAL REFER TO AMA DRAWINGS WHICH ACCOMPANY THIS PLANNING APPLICATION

Preston Baker 

LEEDS • Tel 0113 2483302
476 Roundhay Road, Roundhay, Leeds LS8 2HU

Planning & Design
www.prestonbaker.co.uk

Client
RICHARD ROBERTS


RICHARD ROBERTS

Project Title
LANGTHORNE BARN CONVERSION

Drawing Title
EXISTING SITE LAYOUT

Drawn	Checked	Scale @A3	Status	Date
JLB	-	1:500	PLANNING	OCT23

Drawing Status	Rev.	PB Project No
LAYOUT	A	RRP23_

Project No.	Originator	Volume	Level	Type	Role	Number
83	PB	XX	XX	DR	A	0002

EXISTING SITE LAYOUT

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Revision	Date	Description	Drawn	Checked
E	AUG24	PLANNING UPDATE	JLB	

PLANNING DRAWING

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For Structural details refer to the Structural & Civil Engineers detailed design drawings & specifications.

For M&E information, refer to the M&E Engineers and sub contractor's design drawings & specifications.

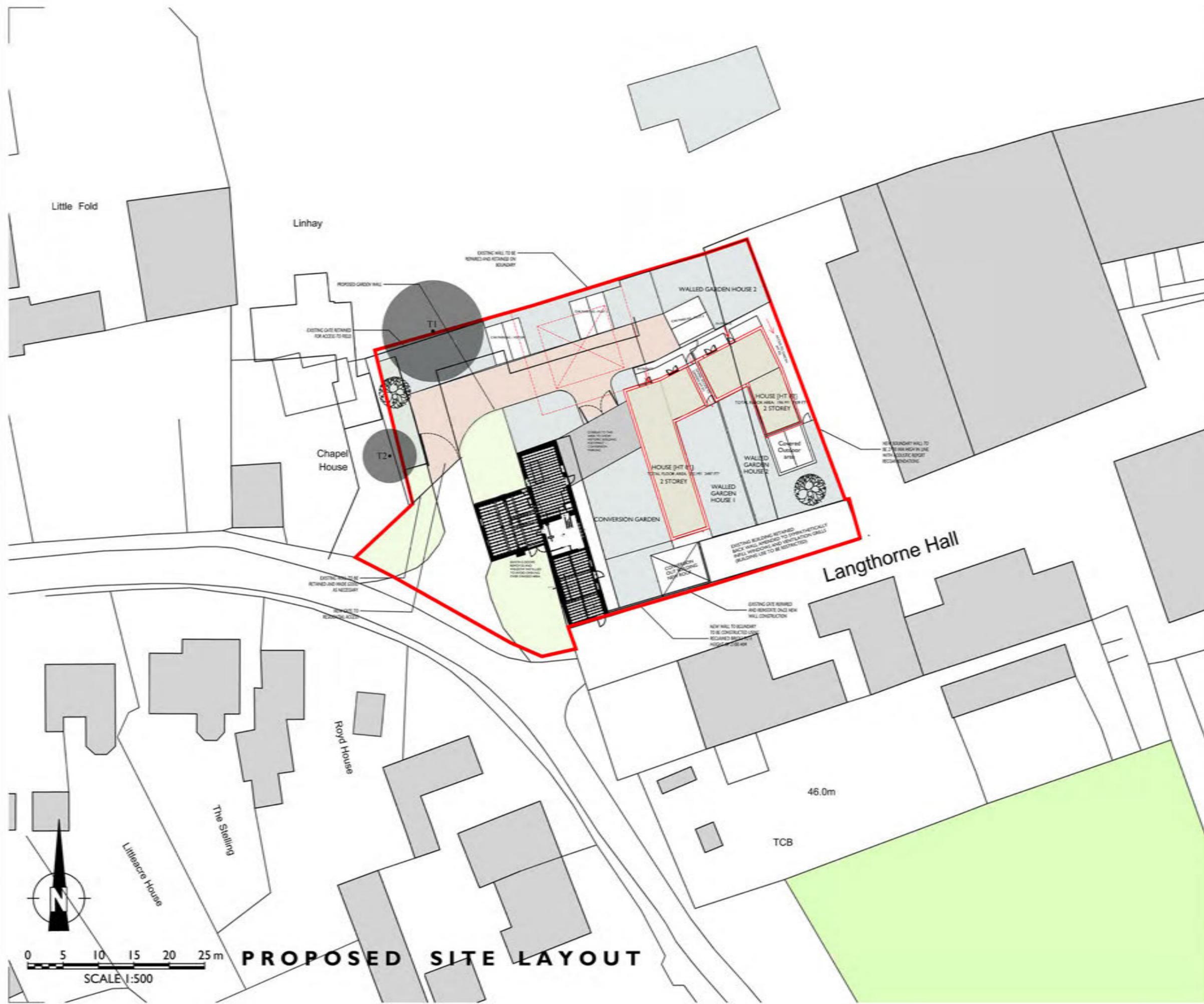
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PLANNING APPLICATION BOUNDARY

PROPOSED CONVERSION

PROPOSED NEW BUILDING



LEEDS - Tel 0113 2483302
475 Boundary Road
Roundhay,
Leeds LS8 2HU

Planning & Design
www.prestonbaker.co.uk

Client
RICHARD ROBERTS

RICHARD ROBERTS

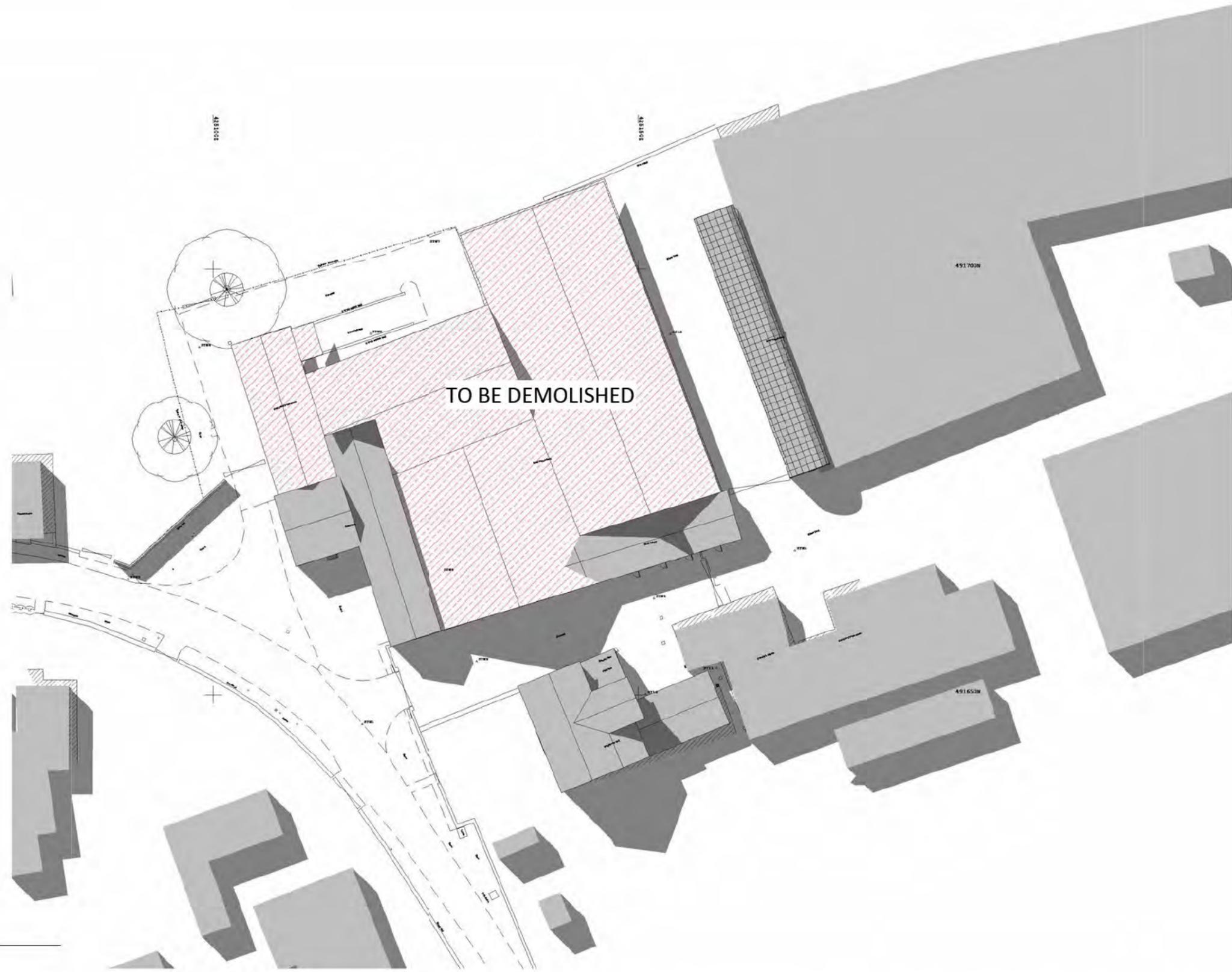
Project Title
LANGTHORNE BARN CONVERSION

Drawing Title
PROPOSED SITE PLAN

Drawn	Checked	Scale @A3	Status	Date
JLB	-	1:500	PLANNING	OCT23

Drawing Status	Rev.	PB Project No
LAYOUT	E	RRP23_

Project No.	Originator	Volume	Level	Type	Role	Number
102	PB	XX	XX	DR	A	1000



1 EXISTING SITE PLAN
1 : 500

Rev	Description	Date	Issued by



470 Roundhay Road
Roundhay
Oakwood
Leeds
LS8 2HU
PrestonBaker.co.uk

PROJECT
LANGTHORNE BARN CONVERSION

CLIENT
RICHARD ROBERTS LTD

Drawn by
SJM
Checked by
JLB

SHEET
EXISTING SITE PLAN

SCALE (@ A3) 1 : 500	DRAWING STATUS PLANNING	PROJECT CODE RRP23_
DATE 06/18/24	DRAWING NUMBER 102 -PB- XX - XX - D -A-000100	REV

Application to Correct the Register – Langthorne Village Green 217 Photo Pack

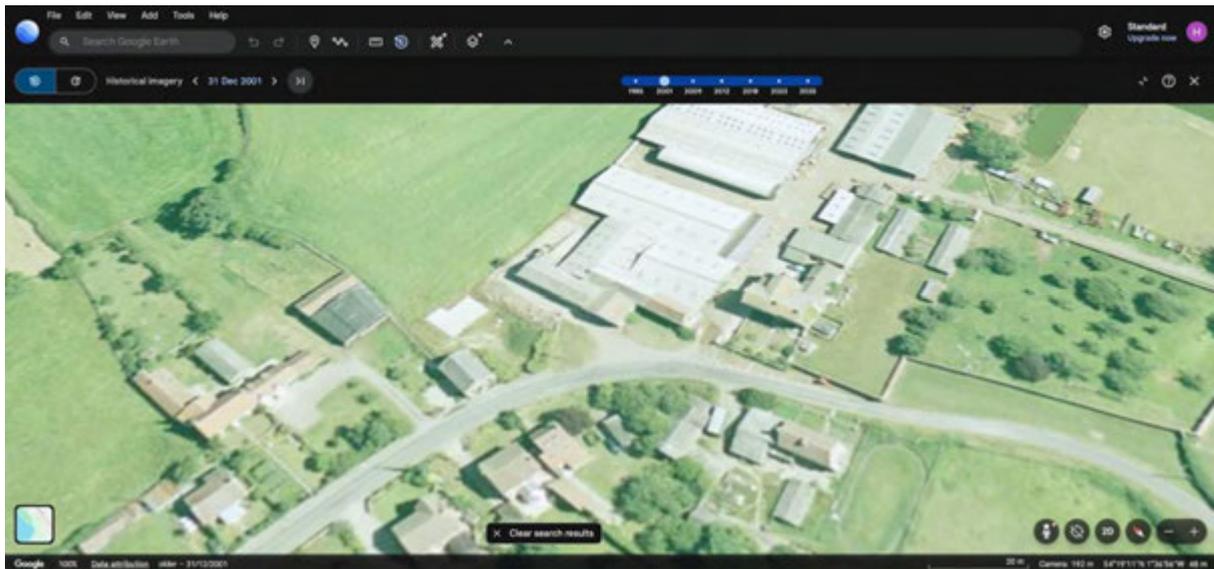


Photo 1 – screen shot of google earth satellite 2001

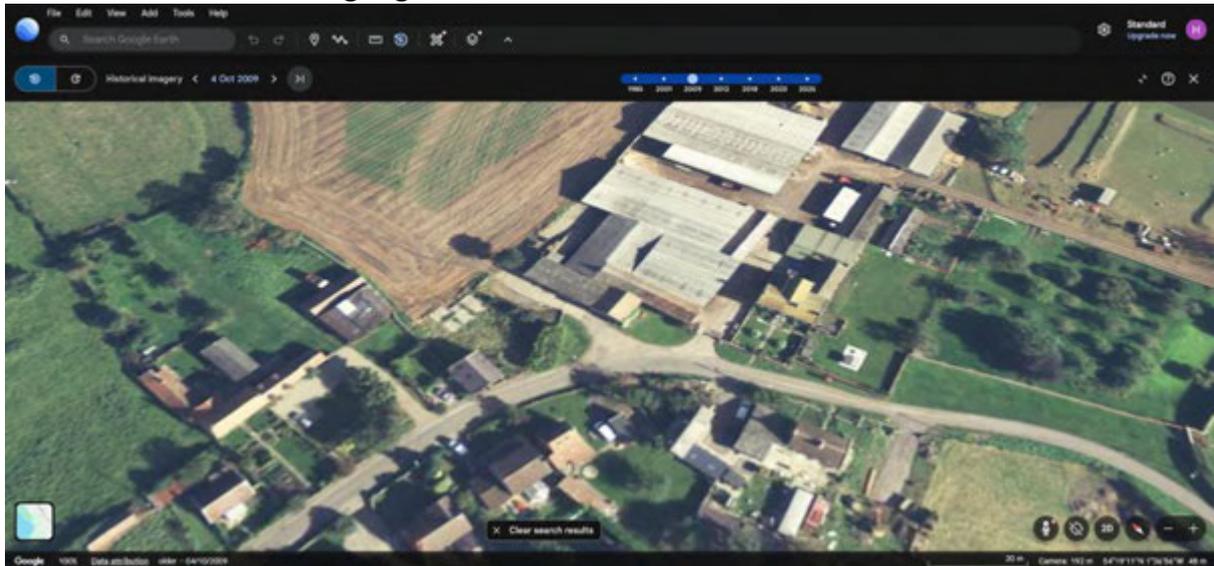


Photo 2 – screen shot of google earth satellite 2009

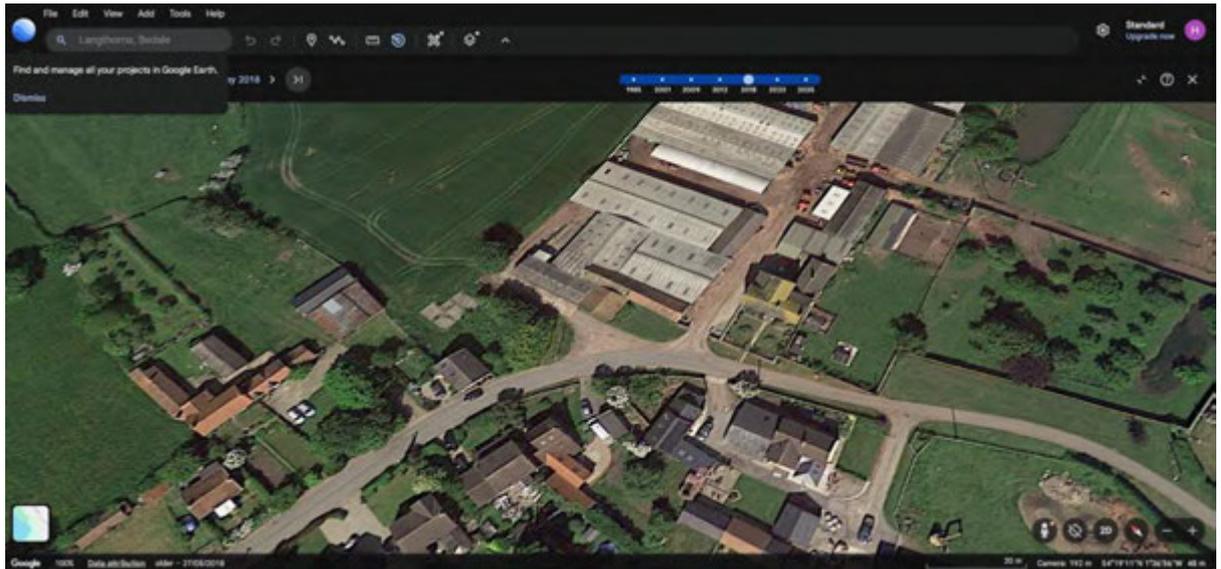


Photo 3 – screen shot of google earth satellite 2018



Photo 4 – Drone Image taken 6th February 2023 by Hugh Douglas-Roberts of Richard Roberts Ltd



Photo 5 – Painting inside Langthorne Hall of Langthorne Hall Barn dated 1993



Photo 6 – Looking south east from the end of the yard.



Photo 7 – service apparatus manhole shown within the access. It shows a ductile iron double inspection cover made by **Antar-Tax Ltd**, most likely installed **between about 1985 and 1995**, serving a **drainage or water access** beneath the drive. Taken 2025.



Photo 8 – image of the grain shed and hardstanding yard looking south east. 2025



Photo 9 – photo of the green, access looking south east from the gate to the hardstanding 2025



Photo 10 – image of the green from the gate, showing the telegraph pole and recently installed bollards by parish council (installed early 2025).



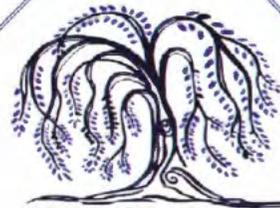
Photo 11 – looking north west from the road across the access towards the grain shed and langthorne hall barn. Opening from historic access point still used. Into the old barn. Upper grain store access where grain ladder was deployed according to historic 1964 photo to put grain into the old barn.



Photo 12 – looking north from the road over the land showing the historic access listed and excluded from the village green along the wall to the right of the image.

Langthorne Hall Barn, Langthorne, Bedale

Heritage Impact Assessment



Blue Willow Heritage
Historic Environment Consultancy

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Langthorne Hall Barn, Langthorne, Bedale

Heritage Impact Assessment



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Executive Summary

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development at Langthorne Hall Barn, Langthorne, Bedale. The building itself is listed at Grade II (NHLE 1150891) and, for the purposes of this assessment, the outbuildings forming the southern range are considered to be curtilage listed. The proposed development seeks to convert the historic listed barn for residential use and erect 4 no. new dwellings situated around a central courtyard. The conclusions reached in this report are informed by detailed historic research, a site visit, and the application of professional judgement based on historic, archaeological, architectural, and/or artistic interest as contributors to significance, as well as contribution of setting.

Langthorne Hall Barn is an exemplar late 18th/early 19th century farmstead which in spite of significant modern development within the site, retains a strong degree of legibility within the principal central range and in its spatial association to the surviving historic outbuildings to the east/south-east. Its development – both in terms of construction and historic use – is well understood through a combination of physical evidence and historic mapping, and it represents the typical evolution of a farmstead within the Vale of Mowbray. From its early function of grain processing by hand to the wholesale mechanisation and expansion of animal housing, the barn has evolved considerably over time but remarkably enough retains a wealth of surviving historic features, most notably exposed timber beams (including a historic engine frame), blunted stonework and brickwork for the protection of stock, a mix of portable engines and fixed pulley systems, and, perhaps most interestingly, a collection of varied and well-preserved apotropaic marks within the dovecote. It is also considered that the surviving plan form of the individual farm buildings comprising a combination barn, dovecote, granary, engine house, and detached cow house/loose box provide a considerable degree of legibility of the historic layout of the farmstead and as such, makes a strong positive contribution to the overall significance of the listed building.

This assessment finds that, whilst all aspects of setting and many elements of the physical fabric contribute to the significance of the listed farmstead, it is considered that the physical impacts resulting from the proposed development are outweighed by the positive gains in better revealing the most significant elements and ensuring their sustainable and sympathetic long-term conversion.

The experience and view of the buildings, particularly from the east and north, will be greatly improved, as will views of the principal west-facing elevation. The proposed development will remove the unsympathetic modern farm buildings, improving views the east and allowing the external east-facing and north-facing elevations to be appreciated, which is critical to the original design intention of the farm. This will also reinstate the original open courtyard form, resulting in a substantial increase in the ability to appreciate the key elements of the farmstead, which will be reinforced by the siting and design of the proposed new build, itself taking reference from the local vernacular and ensuring visual subservience to the listed building.

The proposed development's design has taken into account the main contributory factors to the significance of the listed building and its setting, and it takes considerable care to not only preserve but, where possible, enhance them. Specifically, the proposed design:

- *Uses sympathetic and traditional materials, and includes elements of design and architectural features which reference the existing historic built form.*
- *Includes new-build elements which complement but do not overshadow the historic buildings within the site. Such elements will be sympathetic but also easily legible as introduced structures*
- *Ensures that the external elevations of the listed building, particularly the principal west-facing elevation – a key contributor to the setting and experience of the farmstead – are maintained and/or improved. Crucially, the scheme has been designed to reinstate historic blocked openings, and does not seek to introduce any new openings to external envelope of the listed building.*
- *Ensures that the legibility of the internal plan form of the individual farm buildings and their historic access relationships are maintained as existing.*
- *Ensures that where alterations to the listed fabric are proposed to make them usable for residential purposes (ex. roof-lighting, internal layout alterations, alterations to timber beams to accommodate sufficient head height, etc.), these are minimal, reinstate original accesses, and follow the relevant Historic England best practice guidance for the conversion and adaptation of traditional farm buildings, as far as possible.*

- ♦ *Constitutes a design response which prioritises the preservation and enhancement of those key features which contribute most to the significance of the listed building, including:*
 - *exposed timber beams*
 - *timber engine frame*
 - *fixed and portable machinery (ex. rotary shafts comprising flywheels and belt drives)*
 - *the legibility of the former threshing corridor at ground-floor level within the combination barn*
 - *apotropaic marks in the plasterwork within the dovecote*
 - *exposed niches within the roof space of the dovecote*
 - *historically illustrative features showing the barn's development over time, such as the timber partition in the engine house and timber cross noggins in the ceiling of the granary*

Through focusing on the long-term conservation and enhancement of the most significant elements of the barn, the proposed development will result in the loss and/or covering of some historic fabric. Design advice throughout the development of the scheme has been that where removal, alteration, or covering of extant features is required to achieve the desired, viable development, then this should also aim to better reveal the more significant elements of the historic built fabric. The removal of the modern sheds will result in a positive impact on the significance of the listed buildings and farmstead overall, as will the retention of the historic outbuildings, in reinstating the historic plan form of the site. Their replacement with a sympathetically designed new build range in taking cues from the historic built form, such as pattern of fenestration and the use of traditional materials, is considered to be appropriate in that it will not detract from the ability to experience the exterior of the barn, nor will it disturb the legibility of the historic farmstead. Instead, the proposed 4 no. dwellings respect the character and form of the site, forming the eastern boundary of a central courtyard and representing a carefully designed modern addition which does not seek to compete with the listed farm buildings, nor the adjacent listed Hall.

Elements of the proposed scheme will result in some minor negative impacts, in particular the loss or covering of some limited historic fabric. It is considered, however, that these negative impacts are more than balanced by the overall positive impacts of the conversion and conservation gains of the proposed scheme, both in terms of achieving a long-term viable use for the listed building and in the retention (and in some cases, enhancement) of those elements of the historic fabric which contribute meaningfully to its overall character and significance.

Judging all elements in balance, the proposed development is considered to have a minor to moderate positive impact on the significance of the farmstead and as such, fulfils the heritage criterion and environmental objectives of 'sustainable development' as defined in NPPF (MH-CLG 2021, 5). The development seeks to adapt the farmstead and its listed buildings in a mode sympathetic with their understood significances and overall character in order to maintain it in a viable use consistent with its original use and long-term conservation, thereby ensuring its continued contribution to quality of place. The proposed development is also considered to be in line with local planning policy (Hambleton District Council 2019) in that it seeks to preserve and, in several cases, enhance those elements which contribute most to the special architectural and historic interest of the listed building and its setting, better revealing its overall significance and minimising unavoidable adverse impacts as far as possible.

The development design, both in terms of the conversion and new build elements, has been prepared with due consideration and care so that it conserves and enhances the significance of the designated heritage resource contained within the site, particularly those elements which contribute most to its significance, its setting, as well as the setting of surrounding heritage assets – specifically the adjacent Grade II listed Langthorne Hall (NHLE 1150892). It is also considered to be appropriate in terms of scale, massing, sympathetic design, and the use of traditional materials.

Finally, given the significance of the site and the scale of the proposed development, it is recommended that a programme of mitigation works be undertaken prior to the commencement of development works. Specifically, it is recommended that any alterations to the extant built fabric, with the exception of the modern farm sheds, are preceded by a scheme of Historic Building Recording to Historic England Level 3. In order to facilitate full access to and visual inspection/recording of the floor and walls, it is advised that the layers of built-up earth and animal waste be cleared, subject to monitoring in the form of a watching brief. With regards to archaeological impact, although the remains of historic farm structures are likely to have been truncated following later development, it is considered that any groundworks associated with



the construction of the new build dwelling and/or hard landscaping works should be subject to a targeted scheme of archaeological monitoring in the form of a watching brief. This should be undertaken by a suitably qualified archaeologist, specifically where these works overlay with the historic footprint of previous farm buildings which have since been demolished. No further mitigation strategy is considered to be required at this stage and it is recommended that the programme of archaeological monitoring and recording be secured by condition, if planning permission is granted.



Figure 1 Site location plan

2. Site Survey Description

A site visit was undertaken in overcast conditions on 15th August 2023 with a subsequent more detailed survey of surviving features undertaken in clear and bright conditions on 3rd October 2023. A description of the buildings and those assets which are considered to form a strong component of its overall heritage context are explored in the following sections.

2.1 Langthorne Hall Barns

Langthorne Hall Farm is located centrally within the village of Langthorne, set back from the main road with an intervening grassed area. It is accessed via either the main access drive to the adjacent Langthorne Hall and working farm beyond or a separate gated access drive to the west of the principal historic farm range. The historic farmstead itself is much changed from its historic form, with the subsequent demolition of later buildings and addition of modern agricultural sheds. Crucially, the original north-south-oriented range survives in a rough T-shape plan, with a later extension to the west and additional outbuildings to the east/south-east also surviving. For ease of reference, the surviving historic farm buildings are referred to throughout this report by their historic use including:

- Granary
- Dovecote
- Workshop/Engine House
- Combination Barn
- Cow House/Loose Box

The farmstead most likely developed from the late 18th century and was further altered and developed in a number of phases. Although discussed in more detail in the historic map regression within this document, these phases of development as they are currently understood have been outlined below:

- Phase 1 (mid-18th to early 19th century): Originally constructed as a regular L-plan farmstead with a western and northern range. As far as can be ascertained, this is the original design.
- Phase 2 (1838-1853): Western extension (engine house) constructed. Additional east-west-oriented range constructed above existing northern range of L-plan structure. Outbuilding constructed to north-east of site and further outbuilding constructed to south/south-east of site (surviving outbuildings).
- Phase 3 (1853-1891): Southern outbuilding extended to the east and west. New north-south-oriented range is constructed adjoining southern outbuilding and northern L-plan range. Northern range is further extended to the east.
- Phase 4 (1891-1911): Either infill between easternmost two north-south-oriented ranges or partial demolition of historic range and re-building of new shed.
- Phase 5 (1972-2001): Demolition of historic farm buildings, including original northern L-plan range, and erection of modern agricultural sheds.

The general narrative for the farmstead is, therefore, one of expansion and, in the 19th and 20th centuries, one of technological advancement. Originally, the north-south-oriented range would have functioned as a granary to the north and threshing barn to the south, linked via central dovecote. Since its inception, the focus of the farm buildings is likely to have been centred around grain processing, with a clear threshing corridor in the southern barn, and hayloft for storage above. The granary to the north would have allowed further storage, with feed chutes and grain hoppers facilitating the distribution to stock, which may have originally been housed in the attached east-west-oriented range creating an L-shape which has since been demolished, as well as the surviving outbuildings to the east/south-east. As the cattle housing expanded on site, hand-threshing was no longer viable, and the process was slowly mechanised, as evidenced by the addition of an engine house to the west and the presence of surviving portable engines and fixed flywheels. The introduction of support cross noggins to the ceiling of the granary's ground-floor provides further evidence for mechanisation, as the first floor was converted to house further machinery and heavier duty grain hoppers, with the first floor of the engine house providing additional storage space. The former threshing corridor in the ground-floor of the threshing barn was blocked up and converted to house stock, demonstrating the scale of expansion. As the focus shifted away from static engines, the engine house was partially converted into a workshop, the remnants of which – including carpenter's benches, tool storage, and historic machinery, such as a drill press – survive today.

Over time, several of the later historic farm buildings were demolished and replaced with modern iterations, leaving only the western and southern ranges intact, which has reduced the overall legibility of the original plan form of the farmstead. Nevertheless, the overall development of the farmstead – by a combination of archival evidence, historic mapping, and physically surviving structures – is considered to be well-understood, as a result of the research undertaken as part of this assessment.

Each of the historic farm buildings including the four which make up the principal range (combination barn, dovecote, granary, and workshop/engine house) as well as the derelict outbuildings (cow house/loose box) and their surviving historic features are described in more detail below and in the accompanying annotated illustrations.



Figure 2 View of Langthorne Hall Barn

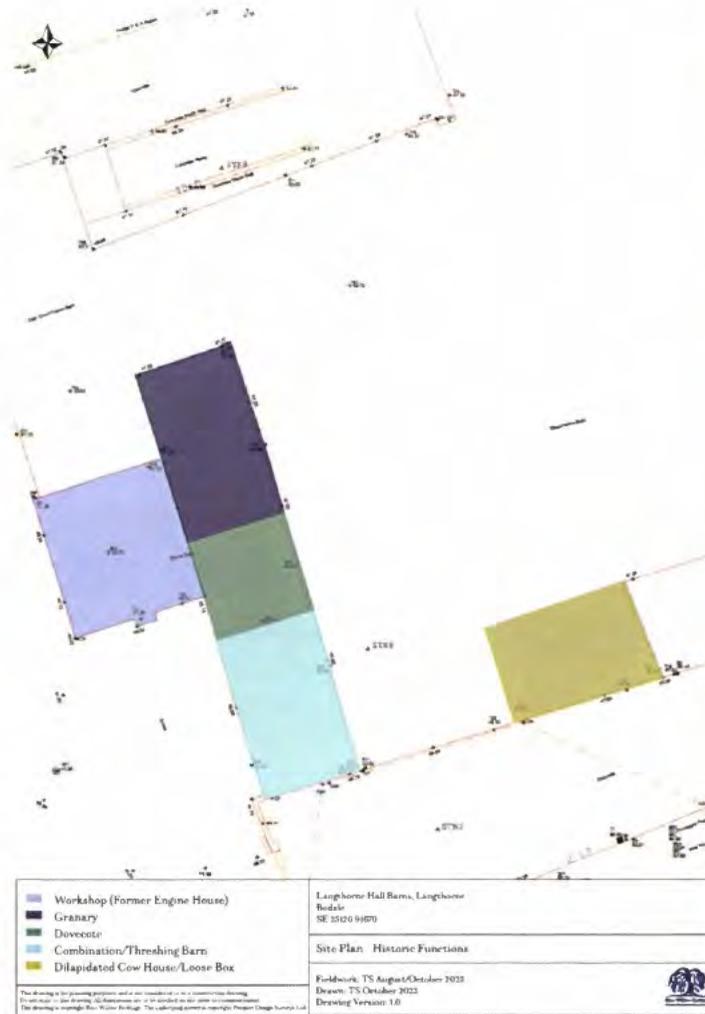


Figure 3 Site Plan - Historic Functions



Figure 4 Aerial view of Langthorne Hall Farm



Figure 5 Modern agricultural sheds

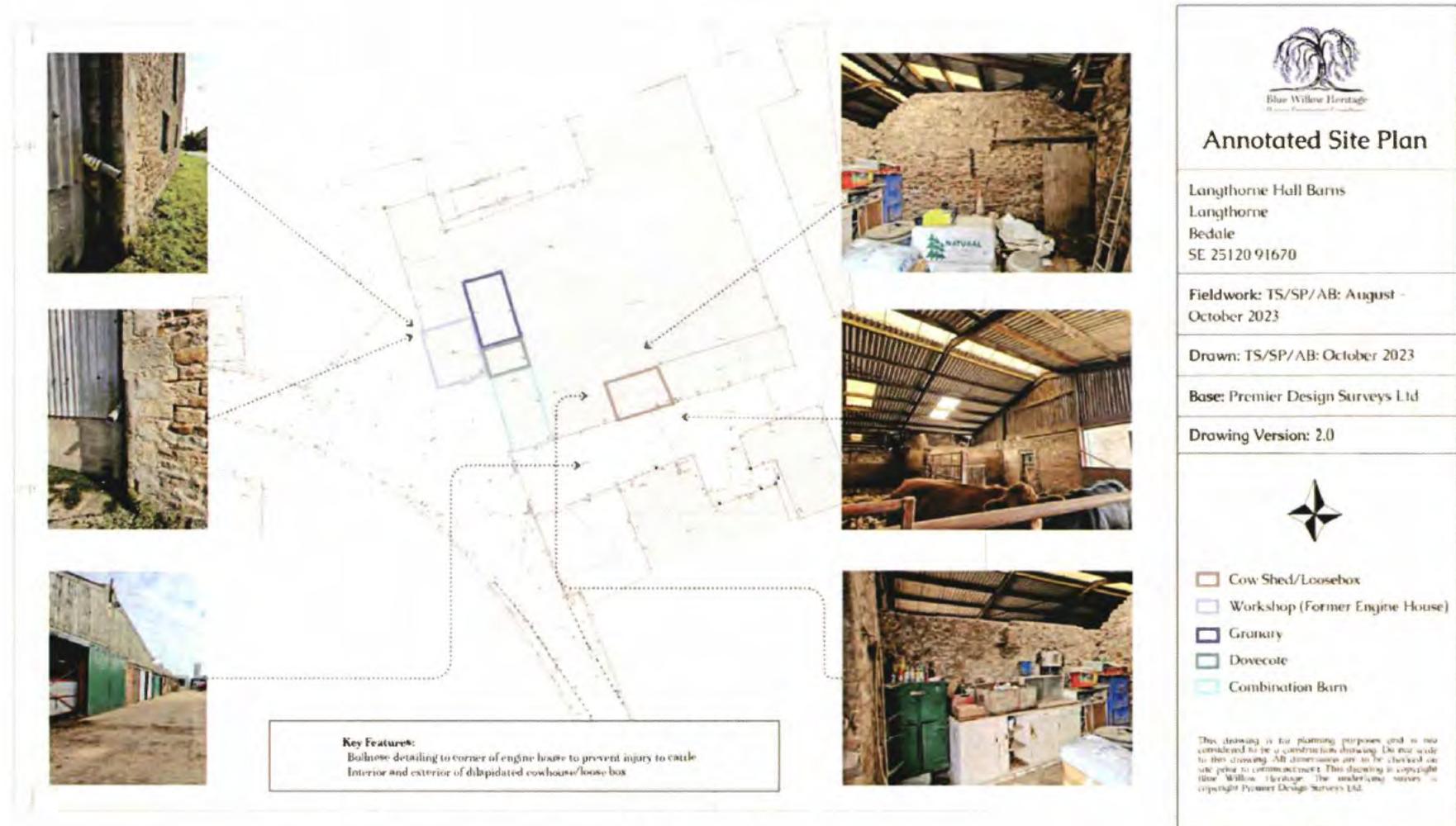


Figure 6 Annotated site plan

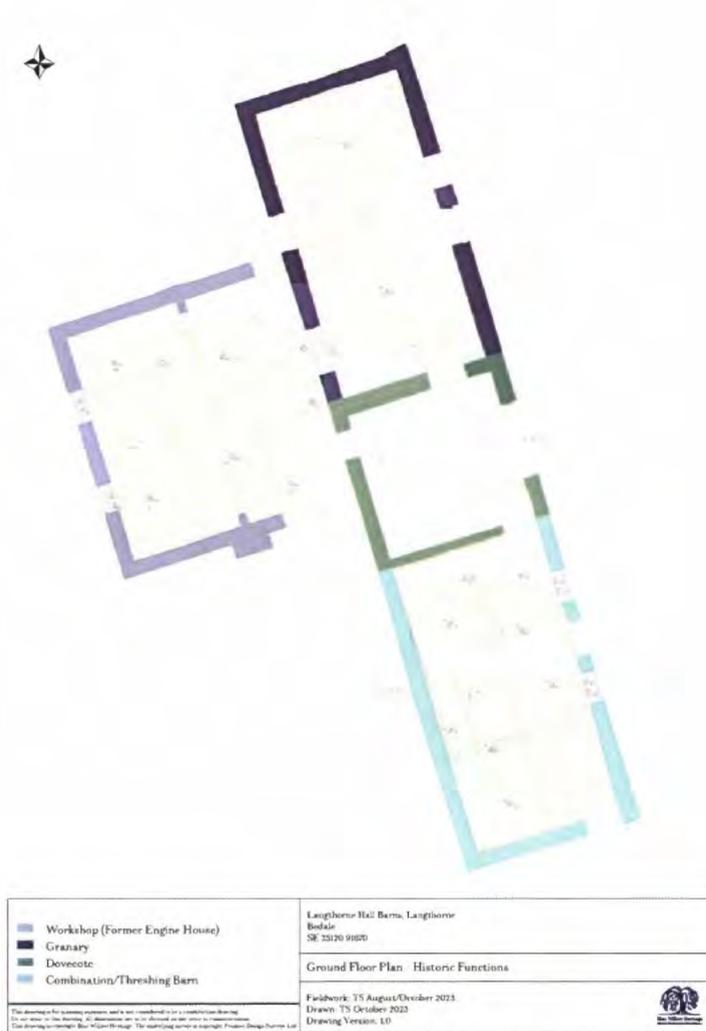


Figure 7 Ground-floor historic functions

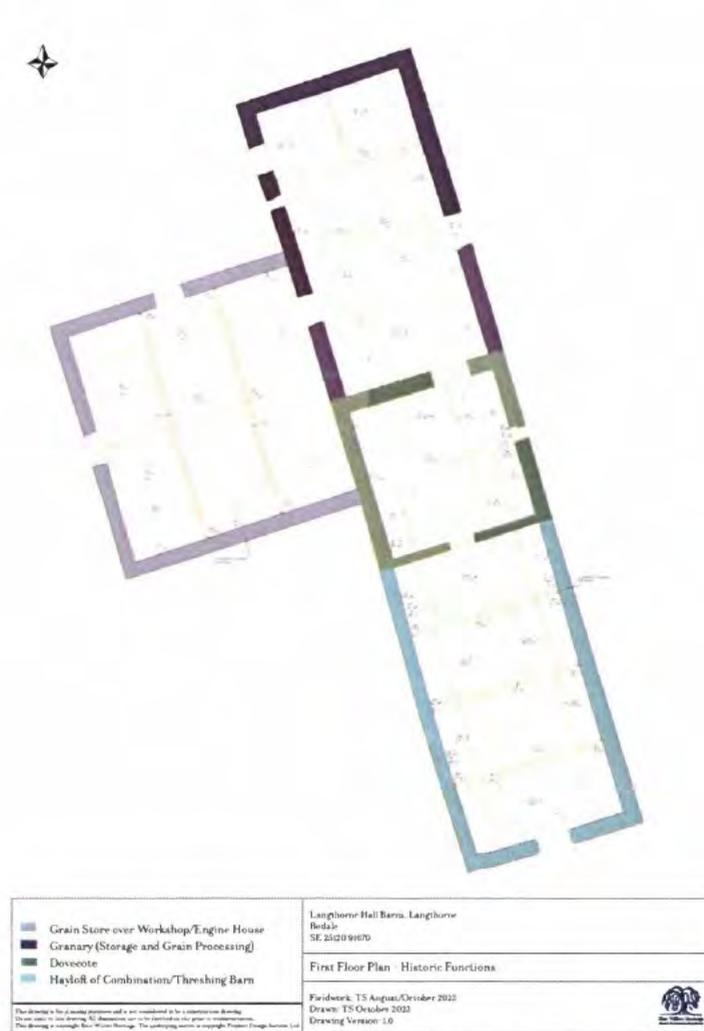


Figure 8 First-floor historic functions

2.2 Combination Barn

2.2.1 Exterior

The southernmost space within the historic western range comprises a two-storey linear barn, identified as having originally functioned as a threshing barn with hayloft above which was later converted for use as a combination barn, housing animals (most likely cattle) at ground-floor level. It is constructed of mixed rubblestone and features a clay pantile roof. The west-facing elevation features a series of blocked openings, including two pitching holes at first-floor level and a centrally blocked door at ground-floor level. The east-facing elevation presently features an open doorway flanked by two windows in a roughly parallel position, suggesting that this likely once provided a thoroughfare for winnowing, making the space a historic threshing corridor. The openings along the latter elevation appear to be later in date, given the timber frame and lack of stone lintels and/or sills, so may have replaced an earlier opening as the function of the space developed and changed over time. The style of the windows corresponds to the later use of this space to house livestock.

The south-facing gable elevation features an off-centre timber-framed livestock entrance door at ground-floor level, with a historic hayloft door to the first floor, which retains a painted vertical planked timber door complete with a stone sill. The north-facing elevation is obscured by virtue of being attached at its northern extent to the dovecote. The pantile roof contains a series of glazed pantiles to the front and rear elevations, latterly inserted for the provision of light into the hayloft above, pre-

sumably following the blocking of the pitching holes on the principal elevation.



Figure 9 View of combination barn and engine house



Figure 10 West-facing elevation of combination barn



Figure 12 South-facing gable elevation of combination barn



Figure 11 East-facing elevation of combination barn

2.2.2 Interior

Internally, the barn comprises two large rooms – one at ground-floor level and one at first-floor level. The ground floor of the barn has undergone substantial alterations, presumably to support its later use as animal housing. Whilst close internal inspection of the ground-floor space was not possible due to deep layers of soil and animal waste, precluding any visual inspection of the floor, features noted within included two inserted feeding chutes mounted to the ceiling, metal troughs, and internal views of the blocked doorway opening. Brick additions to the interior were also noted to have been rounded on the corners near the livestock entrance to the south-facing elevation – a technique often referred to as ‘blunting’ to prevent injury to livestock on entry and exit from farm buildings. Interestingly, two additional timber beams were mounted beneath the original timber ceiling which was later supported by two further RSJ beams in a perpendicular arrangement. This could correspond to increased load-bearing requirements for the feed and any machinery above.

Unfortunately, due to health and safety issues stemming from the instability of the existing timber ladder and mezzanine platform, inspection of the first-floor space was not possible beyond what could be seen from the ground floor of the dovecote.



Figure 13 Interior of barn, facing west wall



Figure 15 Interior of barn, facing north wall



Figure 14 Interior of barn, facing south-west



Figure 16 Detail shot of timber door frame to east-facing elevation

2.3 Dovecote

2.3.1 Exterior

Minimal views are afforded of the exterior of the dovecote due to its position between the combination barn and granary. The east-facing elevation comprises a large opening suitable for the cart and/or tractor access. Brick additions on the edges of this opening suggest that this represents an extension to an existing opening, as does the character of the timber lintel. Above it is a circular decorative opening, most likely a pitching eye. Although the dovecote was originally exposed on its western elevation, the subsequent construction of the western extension obscured it for the most part.

2.3.2 Interior

The interior of the dovecote, at present, comprises a single double-height space, accessed via the opening on its east-facing elevation, or from any of the three doors on the other wall allowing internal access to the remaining spaces within the range. Specifically, there is a doorway on the north wall leading to the granary, a door on the south wall leading to the combination barn, and a doorway on the west wall leading to the former engine house. The latter has clear evidence for alterations over time, having been lowered at some point in time, and itself comprising a latter insertion, most likely contemporaneous with the addition of the western extension. Evidence in the plasterwork suggests that this would have originally been a two-storey space and featured a floor, which has since been removed.

The space itself is rather impressive, owing mostly to the visible inset niches, which would have functioned as nesting holes, on three of the four walls at first-floor level, most prominent on the northern gable wall where the niches run all the way up the pitch. Also along the north wall is a crude timber ladder/stair allowing access to the first floor of the granary, mirrored on the south wall by a timber mezzanine platform accessed via a timber ladder, allowing access into the first-floor hayloft. As with the adjacent combination barn, there is a thick layer of earth and avian excrement covering the entirety of the floor so the survival and condition of any historic flooring was not possible to establish.

Other key features within this space include remnants of agricultural machinery, such as a free-standing portable engine encased by metal fencing (evidencing it as perhaps a more permanent feature), a belt drive system fixed to the north and west walls with surviving pulleys and flywheels, a further engine presently buried along the south wall (unable to determine at this stage whether this is portable or fixed *in situ*), and evidence of a small blocked opening on the west wall. A plaque on the engine details that it was manufactured in Lincoln and was engine number 23576 and manufactured by the Ruston & Hornsby Ltd – a company which was founded in 1918. The engine powered a rotary shaft via a flywheel and belt drive. A captive bar for another belt drive above the engine suggested that power could have been extended along this wall. However, the larger flywheel at the southern end of the rotary shaft suggests that a larger amount of power was driven into the yard space to power another machine of some kind.

The presence of portable machinery within this space, historically a dovecote, is a testament to the development and mechanisation of the farm, as processes expanded and additional space was required for equipment. Further alterations include the removal of an original timber ceiling beam which has been sawn from its original end supports which remain *in situ*. Whilst some historic timber beams remain in the roof space, several of these have been replaced by later machine-cut timbers. Some of the internal brick corners near the areas of livestock housing have also been blunted, again to prevent injury to animals on entry and exit.

Finally, and perhaps most significantly, the room features extensive apotropaic marks inscribed into the plasterwork on all four walls of the room at ground-floor level. A more detailed description of the history of witch marks contextualising their meaning and possible explanations for their presence in this specific building is outlined in Section 2.10.3. The most prevalent of these within the dovecote comprise overlapping hexafoils contained within concentric circles, several of which feature hatched detailing to the petals and outer bands. Other markings, including a mason's mark and other symbols, such as several examples of the letters 'J' and 'R', are also present. The most impressive examples survive on the north wall to the left of the doorway and on the west wall to the left of the doorway. Sections of hexafoils are cut along the western wall, providing further evidence that the doorway to the right is a later insertion. The apotropaic marks vary in terms of condition and legibility but on the whole, comprise an exemplar surviving feature of this type.

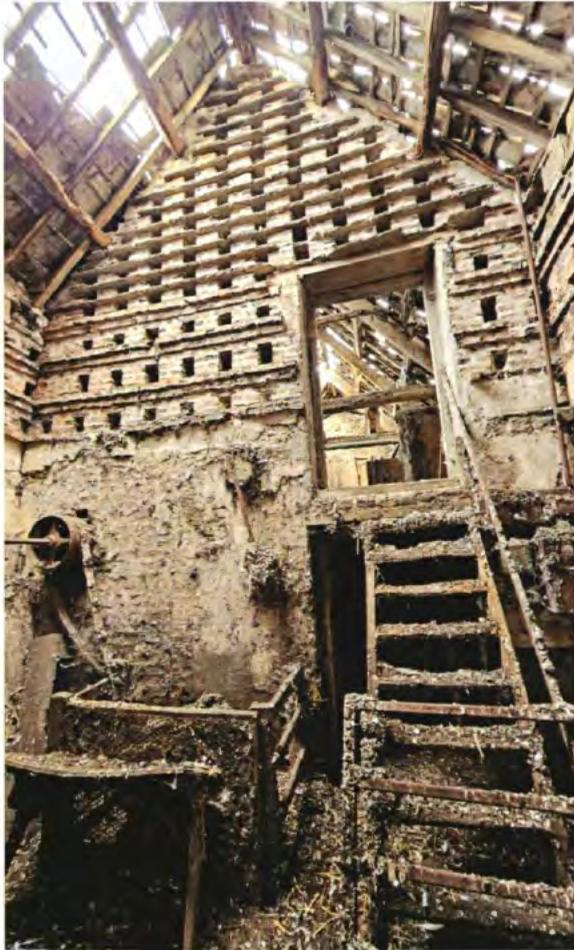


Figure 17 Internal shot, north wall

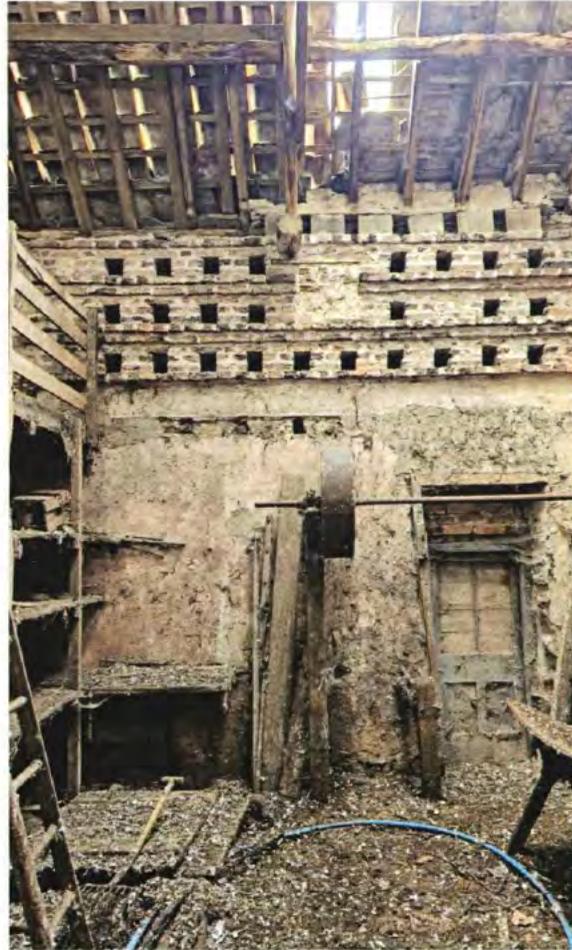


Figure 18 Internal shot, west wall



Figure 19 Internal shot, south wall. Note mezzanine level



Figure 20 View of roof structure



Figure 21 Portable engine located along north wall of dovecote



Figure 23 Rotary shaft, belt and flywheel mechanism fixed to north and west wall



Figure 25 2 no. hexafoils along north wall



Figure 22 Name plaque on engine



Figure 24 Example of overlapping hexafoils on west wall

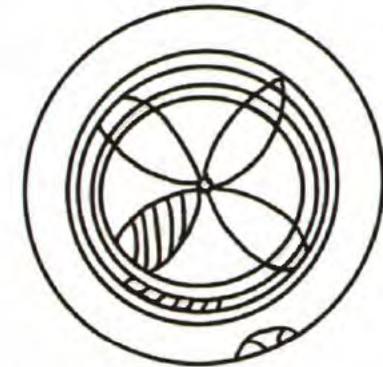


Figure 26 Example sketch of hexafoils with concentric circles and hatched petals

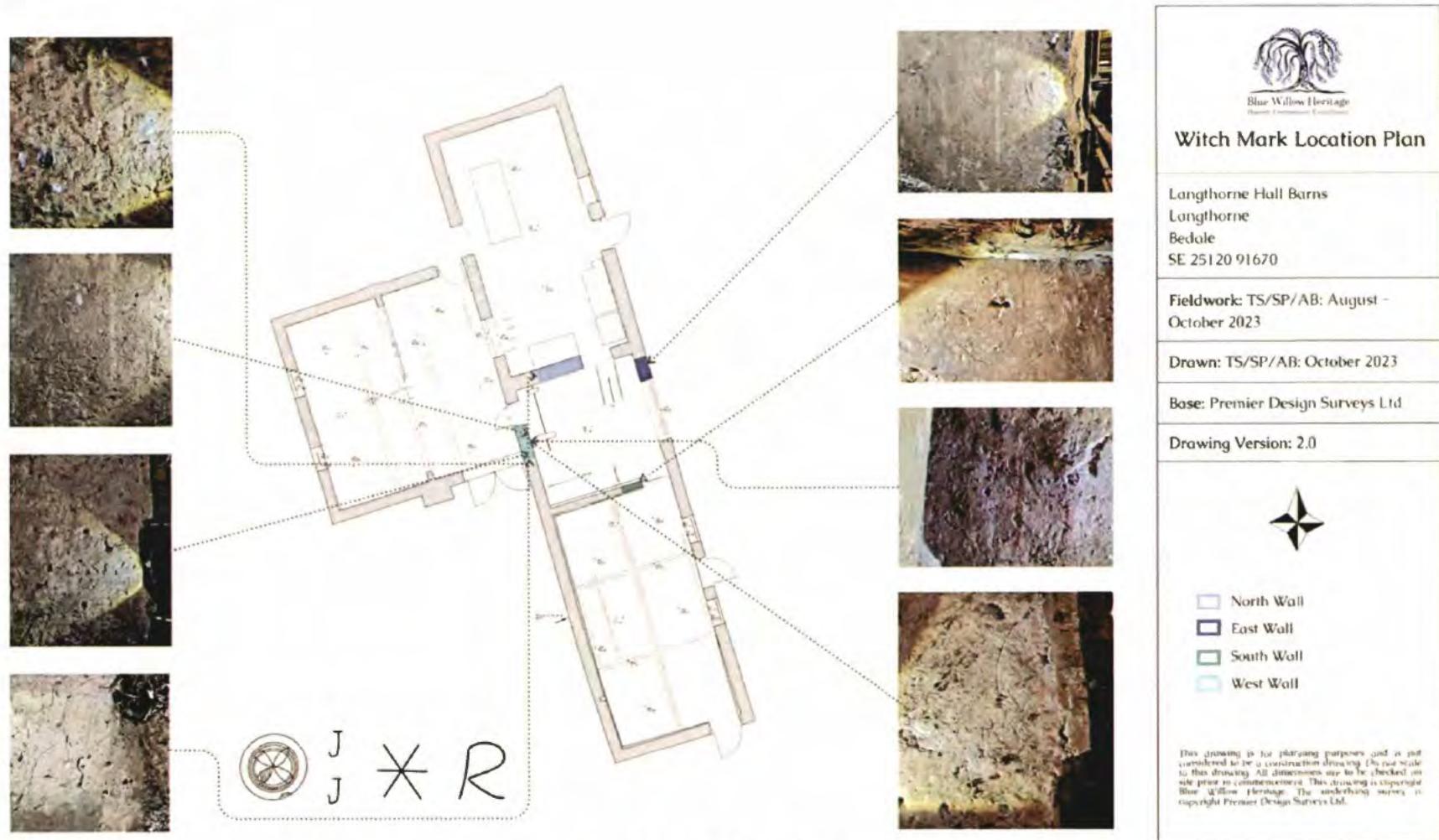


Figure 27 Witch Mark Location Plan

2.4 Workshop/Former Engine House

2.4.1 Exterior

Between 1838 and 1853, a western extension was constructed with a projecting gable straddling the previous external wall of the northern part of the dovecote and southern part of the granary. The building, now two-storey, is constructed predominantly in mixed rubblestone with ashlar quoins and elements of brick detailing. It is believed that this was constructed as an ancillary implement shed originally, which was later converted into an engine house following the mechanisation of processing at the farm, and most recently has functioned as a workshop. Evidence on the internal walling, discussed in more detail below, suggests that it may have historically been single storey and was raised at a later date.

The south-facing elevation features a centrally placed projecting feature partially constructed in brick and partially constructed in stone, which at first was thought to be a chimneybreast, but closer inspection of the interior suggests that while its original function prior to later alterations cannot be definitively determined, its most recent function appears to be that of a buttress to support the external wall. To the right of the feature at the easternmost extent is an arched opening with an attractive arched brick lintel that ties in crudely into the western wall of the linear barn range and features a set of vertical timber planked double doors to the cartshed-style entrance. Although not visible externally, a blocked window above the buttress is also present. The west-facing gable elevation features two surviving timber-framed windows

which appear to be historic, if not original, comprising an eight-pane sash window to the right and a six-paned window to the left. Both windows sit beneath stone sills, although the one above the latter is partially damaged. The left window also features brick detailing. Interestingly, the quoining at the north-western extent of the building features blunted stonework to roughly the height of a cow, again to prevent injury to cattle when being herded in either direction. At first-floor level is a centrally placed hayloft door which also sits beneath a stone lintel and, as with the other surviving door openings, has a vertical planked timber door painted in the characteristic green shade found throughout.

The north-facing elevation of the former engine house is mostly concealed by a modern agricultural shed, although internal access allows limited glimpsed views where features including a blocked door at ground-floor level and window opening at first-floor level were surveyed. The west-facing elevation, by virtue of being attached to the principal range, is obscured.



Figure 28 West-facing elevation of former engine house



Figure 29 Historic windows on west-facing elevation



Figure 30 South-facing elevation of former engine house



Figure 31 Brick buttress feature and arched door detail



Figure 32 Doorway on north-facing elevation of former engine house



Figure 33 Blunting on north-western corner of stonework

2.4.2 Interior

Internally, the former engine house is composed of two storeys, although access to the first floor is gained via the timber stairs within the dovecote and through the granary at first-floor level. The ground-floor, accessed via either the arched opening on the south wall or via one of two openings to either the dovecote and the granary, comprises a single space with a timber partition projecting from the north wall partially dividing it. As with the other ground-floor spaces, inspection of the floor surface was not possible due to considerable built-up earth. The room has most recently been used for storage of various items, including historic lanterns and winnowing equipment, which sits alongside features surviving from its historic use as a workshop.

Examples include a late 19th/early 20th century drill press, which was connected to a fixed belt drive turning shaft, and pair of flywheels along the north wall. Whilst the source of power for this machinery does not survive, the arrangement of several large latterly inserted splayed beams suggests the presence of a historic engine frame, which would have supported a suspended engine. The beams themselves are supported on brick supports to the north and south wall, as well as an inserted RSJ on the east wall, and do not provide any structural support to the first floor of the former engine house. Without being able to inspect the floor beneath the frame, which may hold evidence as to the type of engine used, it is not possible to discern this in any further detail at this stage. Other equipment noted in the space includes various workbenches, plough-

ing equipment, and a morticer. Finally, the remains of the former staircase are also visible on the ceiling at the north-eastern corner of the room.

The first floor, which is accessed via an internal doorway opening between the engine house and the granary, comprises a single open space featuring timber flooring as well as exposed king-post trusses and a partially renewed roof. The easternmost truss contains surviving fixtures from a mechanised winch, whereby the pulley wheel was previously mounted on the side of the post, used to hoist sacks of grain through the pitching door on the western wall. A blocked window opening is also visible along the eastern wall, featuring brick header detailing above. The east wall features a distinct construction break whereby the lower section of stone wall has been extended upwards in brick, featuring a single inserted window opening higher up on the gable.



Figure 34 Example of workshop joinery

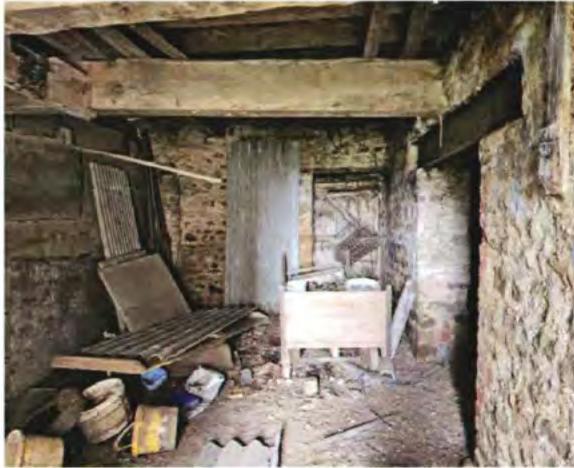


Figure 35 Internal shot, facing north to right of partition



Figure 37 Internal shot, facing north to left of partition



Figure 39 View of timber partition and surviving engine frame



Figure 36 Internal shot, facing west

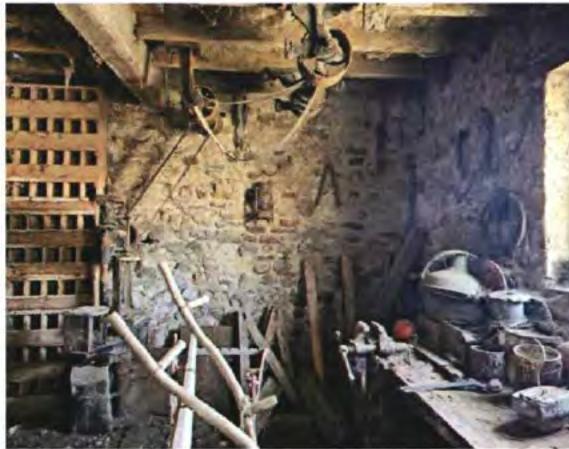


Figure 38 Internal shot, facing south

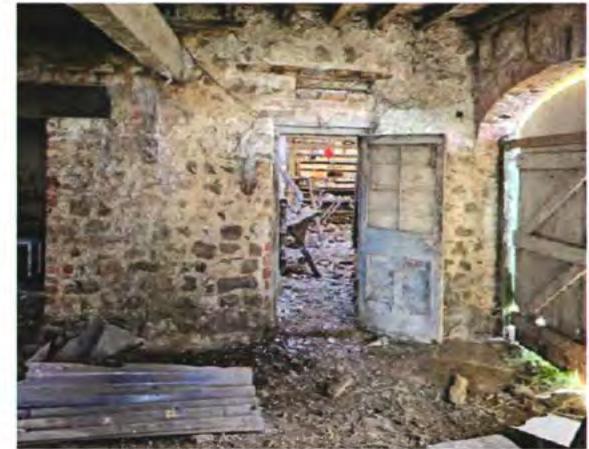


Figure 40 Internal shot, facing east. Note inserted brickwork

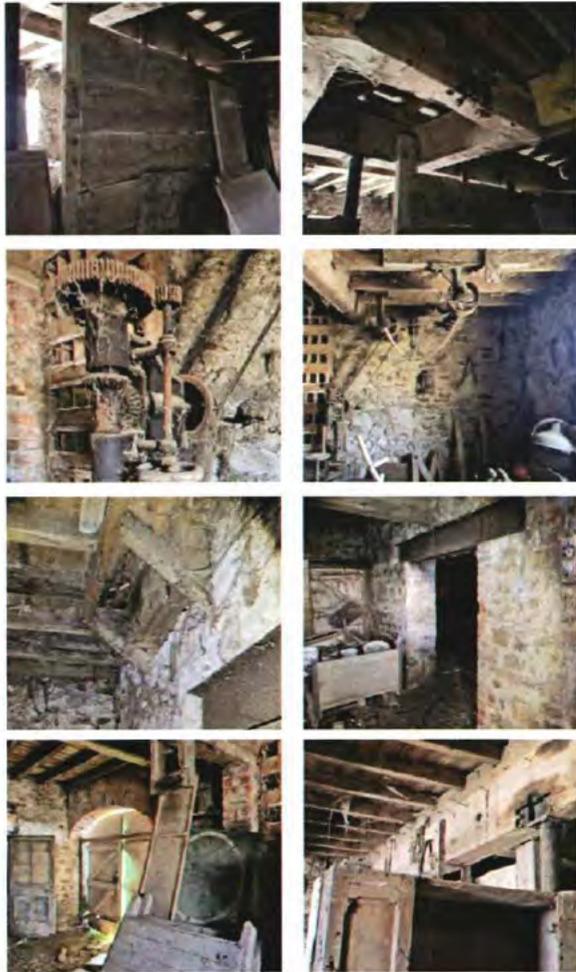


Figure 41 Key features within former engine house (GF)



Figure 42 First floor, west wall

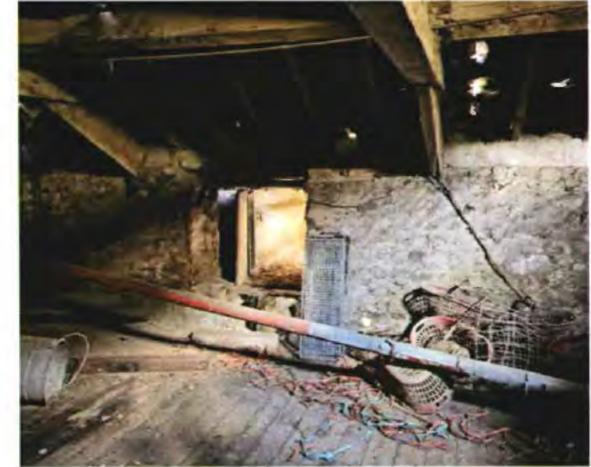


Figure 44 First floor, north wall



Figure 43 First floor, east wall. Note construction break



Figure 45 Key features within former engine house (1F)

space also contains a series of more modern hoppers, chutes, and pipe networks allowing various products to be distributed throughout the farmyard complex, including through the historic timber chutes which would have originally fed into the timber grain bins below. The roof structure comprises a series of simple A-frame trusses with three large tie beams that cut across the space. The southernmost of these tie beams was noted to feature carpenter's marks and are presumed to be original to the construction of the barn, although further inspection of the remaining beams was precluded due to safety concerns. The timbers appear to be in good condition, although given that a large part of the roof coverings are missing and the building has been open to the elements for some time, some of the purlins have visibly perished and a detailed timber survey is recommended to assess the condition of the surviving timbers.



Figure 48 East wall of granary, note hoppers, grain bins, and ceiling cross noggin features



Figure 50 Later hopper/feed mill and manufacturer's plaque



Figure 49 Timber doorways along east wall



Figure 51 Timber cross noggin detailing



Figure 52 View of granary, looking south-east. Note entrance to dovecote and former engine house



Figure 53 North wall of granary, note modern machinery

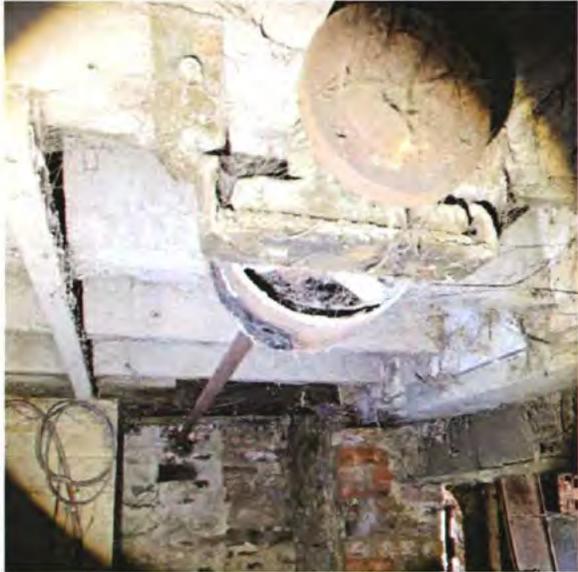


Figure 54 Fixed flywheel and turning shaft



Figure 55 Fixed flywheel and turning shaft detail



Figure 56 First-floor of granary, facing north



Figure 57 General shot of first-floor granary



Figure 58 Historic timber feeding chutes and modern metal hopper at first-floor level



Figure 59 Carpenter's mark detail shot



Figure 60 General first-floor shots

2.6 Dilapidated Historic Outbuildings

To the east/south-east of the historic listed western range are a further series of stone-built outbuildings which, based on the typology of the surviving farmstead and evidence from surviving openings, are believed to comprise a cow house/loosebox and attached stabling/piggery, the latter of which does not form part of the proposed development and is excluded from further consideration. For the purposes of this assessment, it is considered that these structures are curtilage listed.

The cow house and loosebox structures are in a dilapidated condition, their original roof coverings having been lost and their surviving form partially incorporated into the metal agricultural shed which covers this space. Whilst the buildings themselves hold limited evidence of former use aside from the character of the surviving openings, which remains appreciable from within the shed structure and, in part, via a single access door on the south-facing elevation, the primary significance of these buildings is derived from their spatial and historic association with the principal western range, resulting in a considerable amount of group value.



Figure 61 Internal shot of dilapidated outbuildings



Figure 62 Location of historic dilapidated outbuildings (Olive Green)

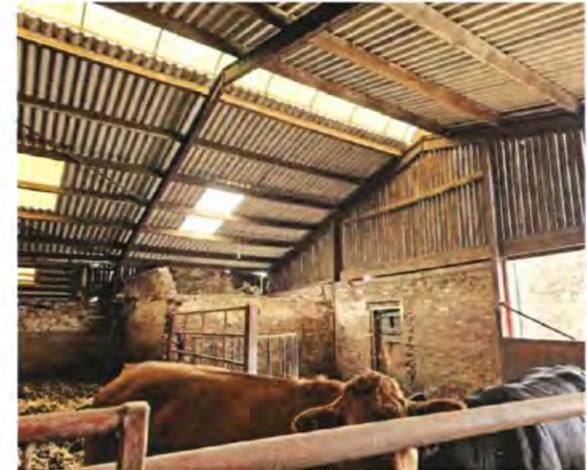


Figure 63 View from within covered shed, looking south/south-east



Figure 64 External view of dilapidated outbuildings

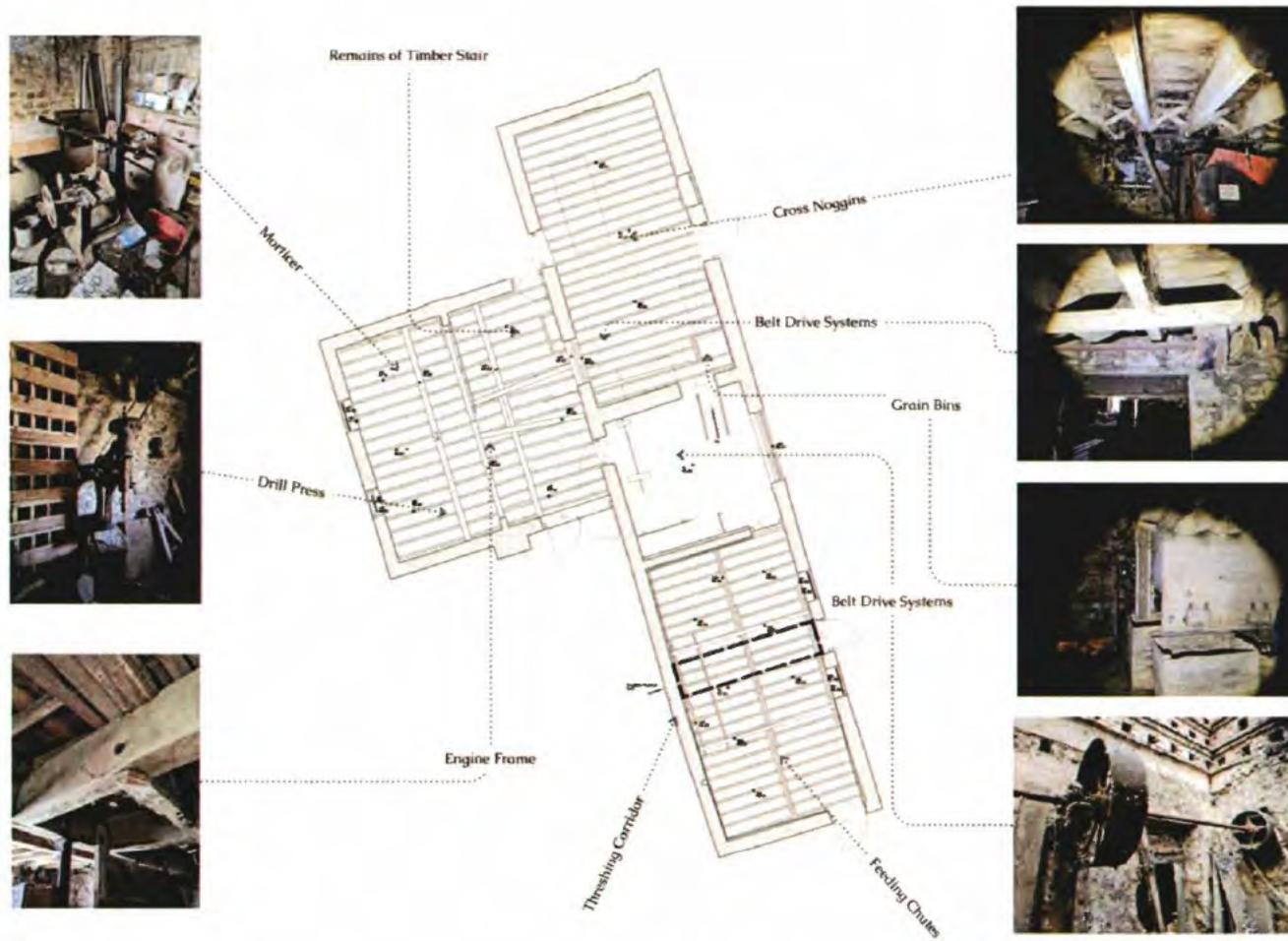


Figure 65 Ground Floor Features



Blue Willow Heritage
Heritage Environment Consultants

Ground Floor Features

Langthorne Hall Barns
Langthorne
Bedale
SE 25120 91670

Fieldwork: TS/SP/AB: August -
October 2023

Drawn: TS/SP/AB: October 2023

Base: Premier Design Surveys Ltd

Drawing Version: 2.0



This drawing is for planning purposes and is not considered to be a construction drawing. Do not scale to this drawing. All dimensions are to be checked on site prior to commencement. This drawing is copyright Blue Willow Heritage. The underlying survey is copyright Premier Design Surveys Ltd.

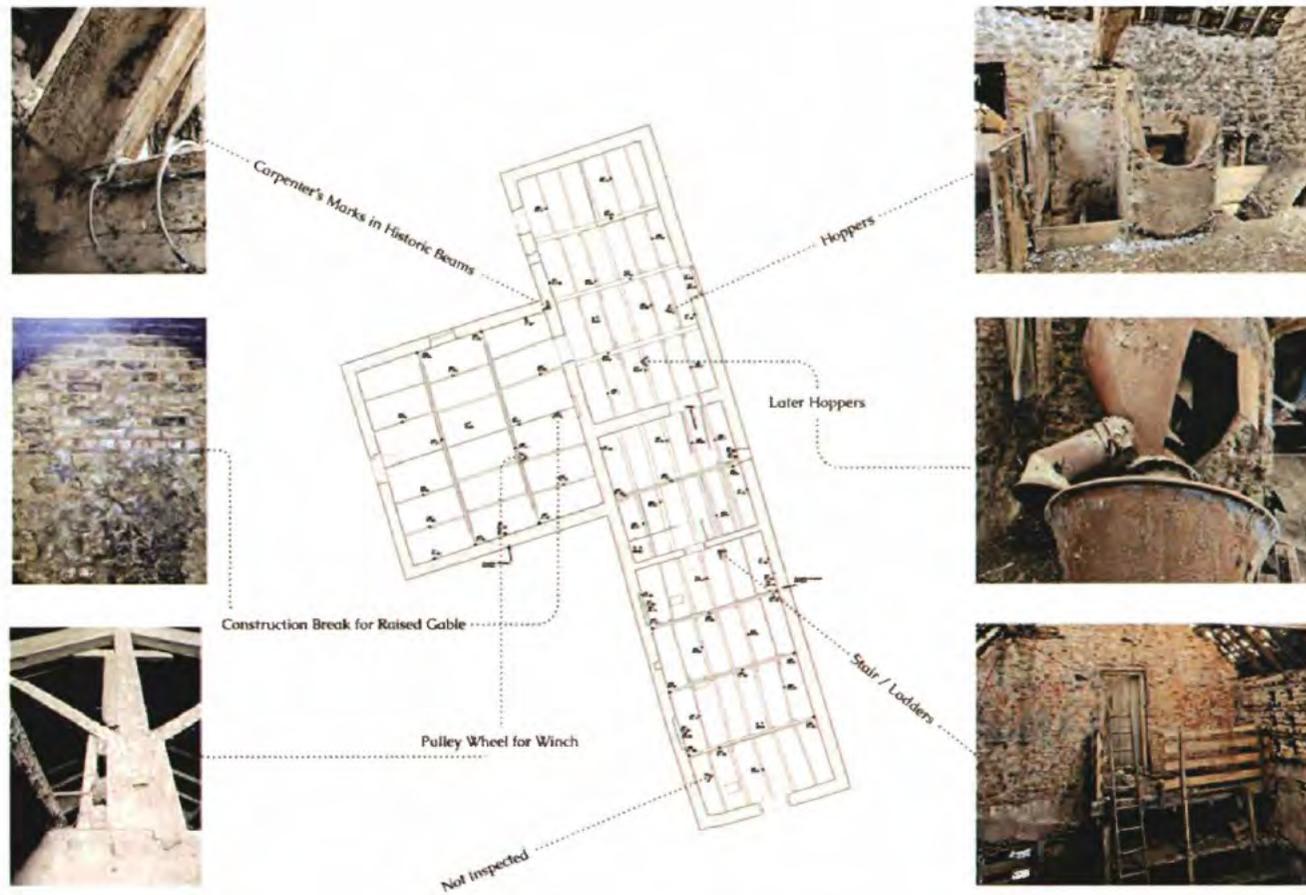


Figure 66 First Floor Features



First Floor Features

Langthorne Hall Barns
Langthorne
Bedale
SE 25120 91670

Fieldwork: TS/SP/AB: August -
October 2023

Drawn: TS/SP/AB: October 2023

Base: Premier Design Surveys Ltd

Drawing Version: 2.0



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2.7 Modern Outbuildings

As previously noted, the proposed development site features several modern agricultural outbuildings and sheds, constructed in a mix of breezeblock and metal framing, situated atop concrete footings. These structures are entirely modern, dating to the mid-to-late 20th century and as such, are considered to hold no heritage value. Indeed, given that they obscure the entirety of the east-facing elevation and the majority of the north-facing elevation of the historic barn, as well as the remains of the historic cow house/loosebox, the modern agricultural sheds are considered to detract from the character and appearance of the listed farm buildings, and consequently from their setting and significance, as well as that of the neighbouring Grade II listed Langthorne Hall.



Figure 67 Example of modern agricultural sheds/outbuildings

2.8 Views

The principal historic range of Langthorne Hall Farm to which this assessment relates fronts onto the main road which runs through the village and is therefore afforded inherent prominence, particularly the south-facing gable elevation and the principal west-facing elevation. Views of the north-facing gable elevation and rear east-facing elevation are presently entirely obscured by modern agricultural buildings, which preclude views of these historic façades externally. Internal access into the sheds allows views of the lower storeys of the east-facing elevation, with the upper storeys in part obscured, but this is only possible from within the farmstead complex itself. The modern agricultural sheds, given their scale and massing, dominate views from within the site and beyond, particularly from the north and south, precluding any appreciation of the historic character of the buildings contained within from these directions. No other meaningful views are considered possible to and from the proposed development site.



Figure 68 View of barn from main road in village



Figure 69 View of modern sheds obstructing historic elevations



Figure 70 View from interior of modern shed, facing north



Figure 71 View looking north/north-east towards open countryside

2.9 Surrounding Heritage Assets in the Study Area

2.9.1 Designated Heritage Assets

Beyond the boundary of the proposed development site but within the 250 m study area, the HER records the following designated heritage assets:

- Two Grade II listed buildings

The closest and therefore most pertinent of these is Langthorne Hall (NHLE 1150892), which lies approximately 37 metres to the south/south-east. Langthorne Hall comprises a Grade II listed farmhouse which dates to 1719. The Hall itself is composed of two storeys and constructed in red brick with a graduated stone slate roof, featuring timber sash windows throughout. Local history groups state that the structure was constructed for a travelling magistrate called Thomas Raper before being inhabited by a navy man called John Heron (1734-1805) (Langthorne Village 2023). The census records then establish the inhabitants of the hall during the 19th and 20th centuries including the family of Anthony Stelling, William Outhwaite, John Outhwaite, William Severs, and William R Thompson. In particular, the Thompson family are believed to have been active supporters of the Methodist Chapel; this family is recorded to have inhabited the hall from 1939. The Methodist connection within Langthorne is explored further in Section 2.10.3.

As the farmstead serving the neighbouring house, the farm buildings at Langthorne share an inherent group value with the Hall derived from both their

spatial and historical association. There is clear intervisibility between the principal south and side west-facing elevation of the Hall and the farmstead, although views of the majority of the historic range is presently obscured by modern agricultural development. Nevertheless, there is a clear relationship and inherent intervisibility between the Hall and the farm buildings. As such, given the close proximity, it is considered that the proposed development has the potential to impact upon the setting and therefore, the significance of the listed Hall.

The other nearby listed building comprises a K6 Telephone Kiosk near Langthorne Hall (NHLE

1315129), which is situated approximately 45 m south of the proposed development site on the eastern grassed verge of the main road. Whilst there is some intervisibility between the phone kiosk and the south-facing gable elevation of the barn, the two assets hold no other discernible relationship and as such, it is considered that the proposed development does not have the potential to meaningfully impact upon the setting or the significance of the Grade II listed K6 phone kiosk, requiring no further assessment at this stage.

A full gazetteer of listed buildings is included in the Appendices.



Figure 72 View of modern sheds obstructing historic elevations



Figure 73 View of modern sheds obstructing historic elevations

Figure 74 Designated heritage assets in the study area

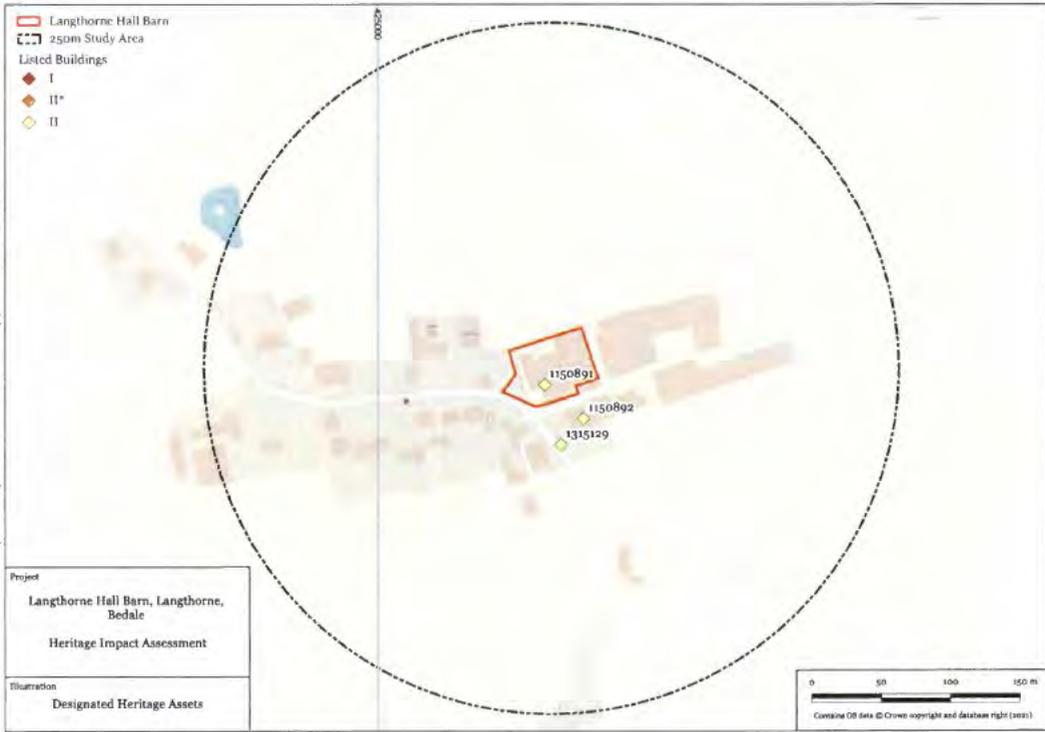
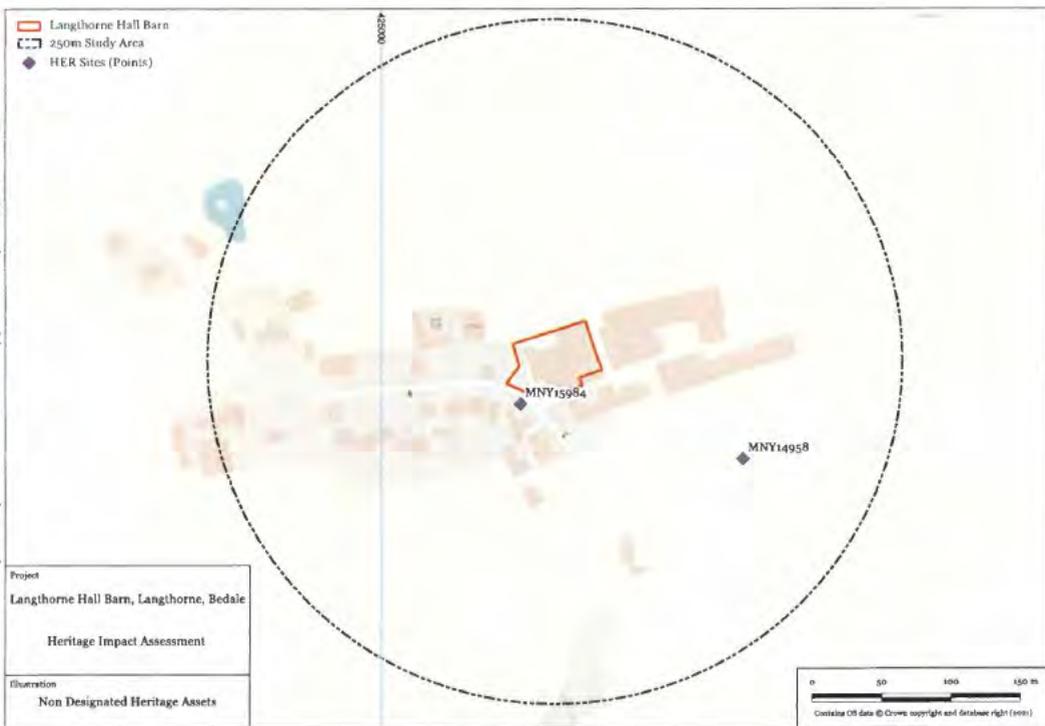


Figure 75 Non-designated heritage assets in the study area



2.9.2 Non-Designated Heritage Assets

There are a total of two records within the HER for the 250 m study area relating to historical/archaeological sites or findspots. The closest is Langthorne Pond (or Moat) (MNY14958), which is located c. 23 m south-west of the proposed development site. This record pertains to an earthwork suspected to be a moat, which is medieval-post-medieval in origin. It also pertains to another earthwork, which is suspected to be a pond, and to have been constructed between the 18th and 19th century. Due to the lack of landscaping associated with the scheme and the predominantly internal nature of the works, it is not considered that the proposed development has the potential to impact on this non-designated heritage asset. The same can be said for archaeological remains pertaining to the medieval village of Langthorne (MNY15984), although given the date of the village and the position of the site within, there may be some further archaeological potential which is discussed in more detail further along in this document. No other assets recorded within the



Figure 76 Primitive Methodist Chapel

HER are considered relevant to the proposed development site.

However, although it is not recorded on the local HER, it is considered that the Primitive Methodist Chapel situated c. 10 m north-west of the proposed development site is an important building which, for the purposes of this assessment, constitutes a non-designated heritage asset. This stone building has been rendered and painted in a shade of cream. It features decorative finials to the gable ends alongside a slate roof. Two decorative windows sit to either side of an elaborate porch on the principal elevation which fronts directly onto the main road. An opening above the stone band course atop the decorative windows labels it as the 'Primitive Methodist Chapel' and dates it to 1812. As above, the Methodist connection is significant and explored in more detail below.

A full gazetteer of HER sites recorded on the local HER is included in the Appendices.

2.10 Other Sources

2.10.1 Historic Farmsteads in the Vale of Mowbray

Langthorne Hall Barn lies in the character area of the Vale of Mowbray which has been explored in depth by Lake (2020) in a report commissioned by Historic England. The western area of the Vale of Mowbray has been categorised as containing estate farms, parkland and planned farms (Lake 2020, 3). The plan forms of these farmsteads are overwhelmingly dominated by courtyard farms (*ibid.*, 6). Farmsteads of this region were subject to large-scale rebuilding programmes during the 19th century, which often incorporated earlier 18th century fabric; this often involved two stages of construction comprising:

- The addition of further structures and yards which revolved around the production of manure and corn from their yard-fed cattle. The operations throughout the farmstead were normally powered by horse (although steam and wind do feature in some rare occurrences) which supported the processing of corn; and;
- Extensions in the 1860s which revolved around structures accommodating the fattening of cattle (*ibid.*, 4-6).

Larger-scale farms within the Vale of Mowbray were particularly supported by the region's characterisation as a major transport corridor between the north and south which facilitated long-distance trade – especially for milk distribution (*ibid.*). The types of farming which occurred have been categorised as mixed animal farming – but particularly

concerning cow dairying, horse breeding and pig fattening in the period following the 18th century (*ibid*). Due to rapid periods of demolition during the 18th century, the oldest agricultural buildings which survive in this region are usually the farmhouses and threshing barns (*ibid*, 6). Building types still visible on these farms therefore include:

- **Combination barns:** often with threshing corridors, hay lofts, and livestock housing.

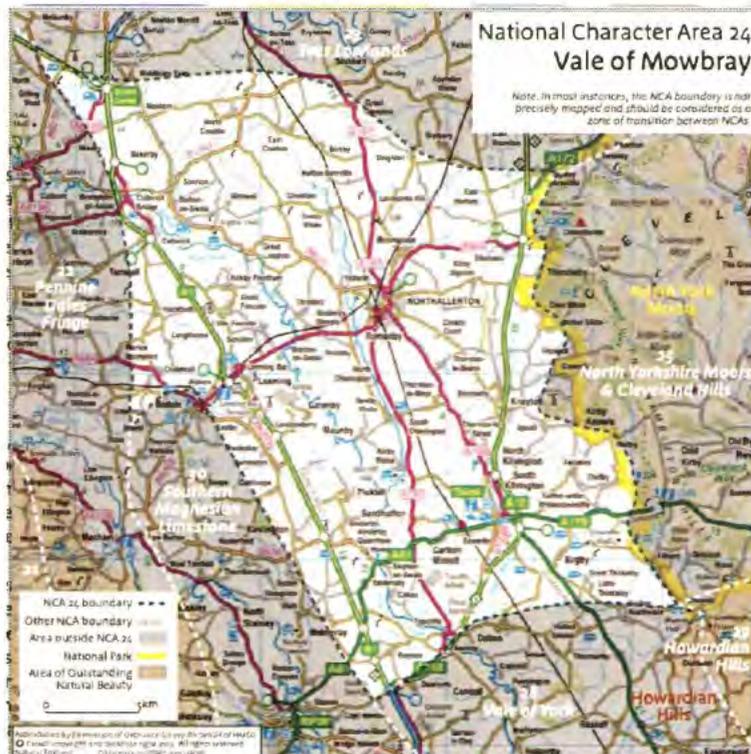


Figure 77 Extent of Vale of Mowbray National Character Area (Natural England 2015)

- **Engine houses:** two-storey extensions often placed at right angles from the threshing barn. These structures adapted technology developed by the wheelhouse and contained a fixed engine on the first floor within a granary room (accessed from the ground-floor below). Previous cart houses were sometimes converted for these functions.
- **Granaries:** Often associated with the combination barn and accessed via external steps.
- **Cart / implement sheds:** Often placed by the yard or below granaries.
- **Cattle sheds/ Byres/ Cowhouses:** Often on the perimeters of the farmyard. Brick-built dairies were often introduced during the 20th century to replace their earlier counterparts.
- **Stables:** Often located within the yard ranges and are usually lofted over. Planned stable yards occur on the larger gentry farms due to the increased importance of horse breeding.
- **Pigsties:** Often located in close proximity to the farmhouse. (*ibid*, 8).

2.10.2 Mechanisation and Engine Houses

Of the above, we are fortunate that several of these survive on site at Langthorne, which helps us to understand the development of the farmstead over time as well as place it in its wider regional context.

Much debate occurs regarding tracing the development of mechanisation and the 'agricultural revolution' in England. This is underpinned by issues regarding to what extent developments in agricultural techniques and processes manifested themselves in the historic fabric and landscapes of these farmsteads in a way which is still legible today. Whilst written evidence and farming textbooks also provide invaluable sources of information on this debate, it is difficult to ascertain the date of adoption versus the date of invention – especially when analysing the adoption of new techniques on a more local level. Nevertheless, the period between the 18th and 19th centuries is believed to represent a significant increase in the productivity of historic farmsteads which was aided by the invention of mechanised threshing machines. This was a vital transition away from hand threshing which required considerable time and manpower and, as such, limited the productivity of historic farmsteads.

Therefore, this agricultural revolution was largely underpinned by advances in the sources of power for these farmsteads, even if other factors like increases in enclosure were also at play. Whilst wheel-houses and engine houses provided a revolutionary new means of power for threshing machines – alongside wind and water wheels – later

uses of steam and portable machines further altered the operation of these historic farmsteads which no longer required such purpose-built structures (Parker 2004, 25). Although widespread local adoption of mechanised equipment cannot be deduced with confidence, it is generally conceived that horse engine houses were adopted from the 1790s and steam power from the 1820s; as such, increases in internal subdivisions generally represent evidence of mechanisation – whether to process grain or mix animal feed – to house such machines and increased varieties of produce/feed (Lake and Adams 2014, 7).

This was particularly with the development of high-pressure steam-engines which were more reliable and economical (Brunskill 2007, 55). The three main types of steam engines were traction engines, portable engines and fixed engines; fixed engines were combined with chimney stacks which allowed the smoke to dissipate whilst channelling off steam for the single cylinder engine containing a flywheel and drive to a shaft which, by means of a belt, powered the farm machinery (Brunskill 2007, 57). Portable engines were instead mounted on wheels yet still consisted of a boiler and firebox with a cylinder and flywheel; traction engines contained rear wheels driven by the engine and as such, could move threshing machines to different locations within the farm (*ibid*). As such, purpose-built horse engine houses and traditional threshing barns were no longer required in later farmstead plans and as such, did not feature in 19th-20th century rebuilding operations. Instead, additional structures sought to increase storage and housing for increased produce and livestock due to this period of



Figure 78 Barn w/ threshing machine sat above, w/ straw ejected to the floor below (Source: Historic England 2014, 7).



Figure 79 Example of engine frame successfully incorporated into barn conversion

intensification stimulated by rapid advancements in farming machinery. Other historic periods which left their mark on historic farmstead plans included a period of depression until the Second World War which again prompted a sharp increase in productivity; however, buildings of these periods were no longer sympathetic to the historic local vernacular due to new approaches to hygiene standards for agricultural operations, alongside the accessibility of machine-made cheaper materials (Lake and Adams 2014, 2).

The horse engine house therefore represented a time in which advancements in mechanisation necessitated the construction of purpose-built structures to allow the farmstead to increase its productivity by utilising far-superior horsepower for the inferior labour of farm labourers. Though horses were still expensive to feed and maintain, the rate at which they increased the produce of these farms which in turn, increased profits, actually made these animals more cost-effective than human labour. Since these structures were designed to increase the productivity of existing operations on the farm, their placement was largely dictated by the existing plan form and function of the historic farmstead. Horse engine houses were therefore located in proximity to the threshing barns and granaries so that the threshed grain could be conveniently be transported for storage. As such, most horse-engine houses are constructed at right angles to the historic threshing barn on the northern side of the farmstead and away from the yard – yet with independent roof structures due to their later construction; this was due to the advice of the time which recommended that they should be placed on

the northern sides to allow them to be open to cool breezes (Parker 2004, 27-30).

Although many horse-engine houses were circular with open side walls segmented by stone pillars, various other examples also exist. The widespread use of clay pantiles in Yorkshire worked well with segmental roofs which resulted in polygonal plan forms; as such, rectangular or square horse engine houses are believed to be fairly common and featured gabled or hipped roofs (*ibid*, 29). Research projects have shown that a majority of horse wheels in north east England were mounted above head height with iron bevel gear segments bolted to the top of this wheel, with a small god wheel on the end of a timber 'tumbling shaft' to engage the teeth which in turn produced further movement which could be transferred to the gears of the threshing machine itself (*ibid*, 27-28). This was aided by belt drives which could turn any piece of farm machinery, thus extending beyond just threshing machines themselves (Brunskill 2007, 56). Even where the horse wheels do not survive, the timber engine frames above are relatively well preserved. In Yorkshire, these have been determined to contain a square timber beam (c. 450 mm) running through the building, linked by two further timber beams running perpendicular to this main beam - the horizontal tumbling shaft ran between these beams which was supported by timber cross noggins (Parker 2004, 44).

2.10.3 Apotropaic marks

Apotropaic marks, commonly referred to as 'witch marks', are occasionally present in historic barns which sought to avert evil spirits or bad omens. They frequently occur on stonework or any timber structures near entrances or stalling. The most frequent location for these symbols is in agricultural buildings - including close to where cattle were housed or grain was stored - which often occurred from the second half of the 18th century when it became common to line walls with plaster (*ibid*, 48-61). In an agricultural context, these marks frequently sought to protect the crops and livestock of the farm, most likely motivated by fear of a poor harvest or illness of stock. They particularly date to periods in which symbol and ritual were prevalent in society in the years between the 16th and early 19th centuries (Historic England 2023). However, they likely took on an evolving meaning in later years which strayed from

their earlier medieval contexts towards more 'symbolic' messages. One of the most common marks is known as a daisy wheel or hexafoil which features a flower pattern with six lobes inside a circle. Some examples, such as those found in Langthorne, contain several concentric circles and although these follow the same form, they vary in complexity.

Though inscriptions were likely associated with protection of the farm's produce and stock, burned daisy wheels have also been noted to be symbolic of protecting buildings from burning down through 'fighting fire with fire' (Lake and Adams 2014, 19). The continuous nature of the lines forming these circular symbols was also believed to 'trap' the evil inside the inscriptions (Champion 1967, 28). Leaving a hexafoil unfinished or imperfect - potentially even with the hatching of one petal as we see at Langthorne - could even be an example of superstitions surrounding invoking curses (*ibid*, 80). In



Figure 80 Symbols typically associated with the Virgin Mary

a public call by Historic England to obtain further evidence regarding the distribution of witch's marks throughout the United Kingdom, Yorkshire was found to be one of the most underrepresented regions in the country for this type of evidence (Historic England 2016). Some witch marks also resemble letters – especially those associated with doorways which were believed to be vulnerable to such evil spirits. Many of these letters are believed to be associated with the Virgin Mary who was worshipped by the Methodist faith despite the abandonment of this worship elsewhere following the reformation (*ibid*). Whilst M, W and AM were common, R is deemed the fourth common witch mark letter symbol which potentially was associated with the word 'Regina', given that the Virgin Mary was regarded as the Queen of Heaven (Hutton 2015, 40-43).

Hexafoils themselves are also sometimes believed to be associated with the Virgin Mary – especially evident in their secondary name of 'marigold' (Mary's Gold) (*ibid*, 48). The Methodist movement was also partially responsible for spurring on superstitions and supernatural beliefs in witchcraft; interestingly, although the early history of the faith enlisted in a battle against the evils of witchcraft, such beliefs were denounced during the 19th century (Davies, 1999, 15). It is therefore uncertain whether these marks were closely interlinked to beliefs in witchcraft and the religious Methodist movement, but the presence of a nearby Methodist chapel combined with known Methodist occupants of the Hall suggest that this is a strong hypothesis. It is also possible that they were simply a traditional method of averting evil and protecting the farm from the misfortunes of the agricultural depression.

Still, it has been noted that belief in witches was especially common in regions populated by Methodism – including Yorkshire – which was believed to threaten the social order of society (Davies 1977, 254). As part of this assessment, research into local folklore was undertaken and in the mid-to-late 18th century – around the time to which the farmstead itself dates – there is legend of a local witch. Moll Cass of Leeming (which is itself situated c. 4.7 km south-east of Langthorne) was known to predict the future using a witch's garter. In 1776, she was accused of committing several crimes, including setting fire to chimneys, giving people the pox, being in league with the Devil, among others.

Perhaps most interestingly, as immortalised in a contemporary poem, she was accused of '*working much fildeed with Tommy's sheep and Hannah's ducks*', which may explain why local farmers such as the ones at Langthorne went to such lengths to protect themselves, their crops, and their livestock. Moll was '*with great dordum dragged to the dam and there ducked, October 8, 1776*' – in other words, she was subject to a common punishment for witches at the time, which comprised being ducked in a body of water. In this case, she was ducked in Bedale Beck and the mention of a dam suggests this was likely near Leeming Mill, where there was historically a dam in order to provide power to turn the waterwheel. Rather unpredictably, Moll survived her ducking and when she did not drown, instead continued to practice her 'witchcraft' until she died of natural causes in 1795.



Figure 81 Sketched rendition of a ducking stool, such as the one used in 1776

Similar marks often found on stonework, timber, and plaster are also known as 'mason's marks' which were used to label the work of a craftsman; these featured symbols consisting predominantly only of straight lines (Champion 1967, 126). Other marks are also considered to be 'runic'. The presence of so many concentric circles at Langthorne combined with what are considered to be mason's marks suggests that it is possible a stone mason was employed to create them, as they would have had the correct tools, such as a compass, and perhaps the craftsman deliberately chose to 'sign' the marks as their own.

2.10.4 Cartographic Sources

Consultation of the historical mapping showed that, whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. The first time that the proposed development appears on historic mapping is in the 1838 tithe plan of the townships of Crakehall, Langthorne, Patrick Brompton otherwise East Brompton, Burrill Cum Cowling and Hutton in the Parish of Bedale. In this map, the site is clearly visible, comprising Plots 63 and 64, which are recorded in the tithe as 'four acres' and 'pasture' respectively. These plots are quite large, comprising several acres each, and while they have the same owners, they are shared between multiple occupiers.

Plot 63 was owned by Sir Edward Dodsworth Baronet, George William Frederick Leeds (Duke of Leeds), George William Frederick Leeds (Duke of Leeds) and Timothy Hutton Esquire. It was occupied by Ann Lonsdale, Anthony Stelling, Thomas Masterman and Charles Mason. Plot 64 was located north of Plot 63 and was owned by Sir Edward Dodsworth Baronet, Christopher Outhwaite, George William Fredrick Leeds (Duke of Leeds) and Timothy Hutton Esquire. It was occupied by Ann Lonsdale, Anthony Wood, John Pratt, and Charles Mason.

Not mentioned in the tithe, but visible on the map, is a large L-shaped structure located within Plot 63. This comprises two linear ranges of approximately equal length, one western range oriented roughly north-to-south and the other northern range running roughly east-to-west, the latter of which survives as the listed barn today. A boundary

is visible running along the entirety of the north-to-south range's eastern face, as well as most of the east-to-west boundary's southern face, possibly indicating that a fenced or walled area was present in the yard in front of the buildings. To the south of these buildings is another much smaller L-shaped building, with a primary east-to-west running range that features a northerly projecting extension at its western end. This building also featured a similar square boundary projecting westwards from its western end. Though not mentioned in the tithe, this is probably Langthorne Hall, built in 1719.

The area to the south of the development site is listed as Reins Hill, and consists of arable land with a small north-to-south running linear range shown on its north-eastern boundary, while a c-shaped pond is visible to the east. This is the earthwork and possible medieval or post-medieval moat mentioned above.

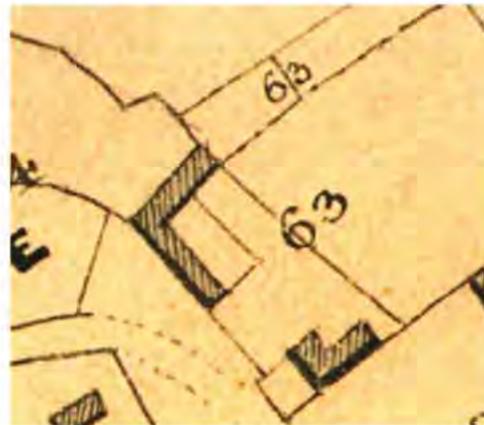


Figure 82 Tithe map of 1838



Figure 83 1853 Ordnance Survey map

The land south of the Hall is shown in more detail, and appears to be in use as an orchard at this time, while a small linear pond has been dug at its southern end and the existing linear building expanded to the south. The Hall is labelled as such for the first time, while the vicinity of the proposed development site is shown in more detail, including the Methodist Chapel to the west and additional field boundaries and a fish pond to the east.

By the time of the 1891 Ordnance Survey Map there has been more expansion at the proposed development site, with the introduction of several more ranges on the existing buildings. The northern range has been expanded further eastwards, adding another section that is roughly as long as the original building to its eastern end. This new section is L-shaped, and has a small protruding extension on the southern façade of its eastern end. Another extension has also been added to the northern range, extending southwards at a right angle in roughly

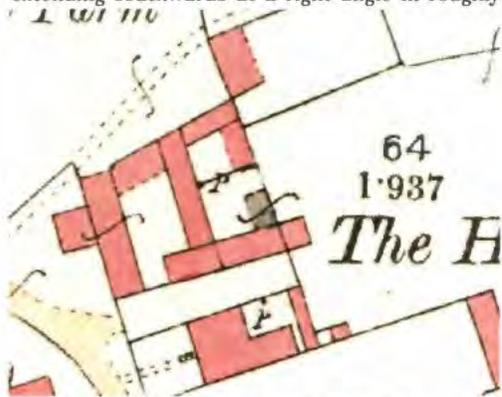


Figure 84 1891 Ordnance Survey map

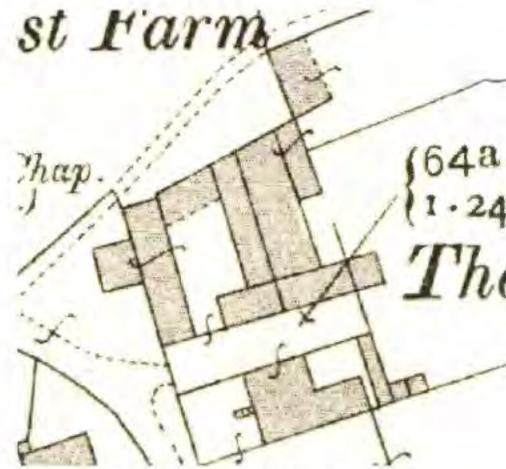


Figure 85 1911 Ordnance Survey map

the centre of the building. This new range is roughly as long as the original western range, and meets an entirely new east-to-west running range so that it forms a rough H-shape. This new range nearly meets the southern end of the original western range at its western extent, and reaches out just past the eastern end of the original northern range at its eastern extent. The whole effect is to create two enclosed 'courtyards', eastern and western, but with open sections for access. A small, rectangular outbuilding has been constructed to the immediate north east of the eastern end of the northern range. Langthorne Hall to the south is also shown to have gained a small, L-shaped extension to its rear but is otherwise unchanged, as is the land to the south.

The Ordnance Survey Map from 1911 reveals more limited changes at the proposed development

site, showing only that the easternmost of the two 'courtyards' has now been filled in with built form. It is not clear from the map whether this area has been roofed over, or built on. Though the presence of a large shed in that location in a later photograph from the 1950s would suggest the latter.



Figure 86 1950's Historic Photograph, showing Langthorne with hall and barns in background
(Source: The Northern Echo 2021)

No other changes are noted to the site or the site of Langthorne Hall to the south. Similarly, the 1952 Ordnance Survey Map shows that the proposed development site remains largely the same, except that another rectangular pond has been created immediately to the east of the proposed development site. This is also the case in the 1972 Ordnance Survey map.



Figure 87 1952 Ordnance Survey map



Figure 88 2001 Satellite Imagery (Infoterra Ltd & Bluesky 2023)

Comparison with later aerial photography shows a considerable change at the proposed development site that occurred sometime between 1972 and 1999. During this period, the majority of the buildings on the site except for the original western range and the later southern range were demolished and replaced with modern agricultural sheds. A collection of similarly modern sheds was also added to the rear of Langthorne Hall.

Later aerial photography shows that the proposed development site remains largely the same today, with the exception of some additional modern agricultural sheds that have been gradually added to the eastern end of the site between the 1990s and the present day.

Historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1838	Tithe Map	<i>Tithe Map for the Parish of Bedale (IR 29/42/36)</i>
1853-1854	Ordnance Survey	<i>Yorkshire Sheet 69</i>
1891	Ordnance Survey	<i>Yorkshire LXIX.4</i>
1911	Ordnance Survey	<i>Yorkshire LXIX.4</i>
1919	Ordnance Survey	
1956	Ordnance Survey	<i>SE29SE-A</i>
1972	Ordnance Survey	
1977	Ordnance Survey	

Table 1 Historic mapping consulted

2.10.5 Archival Sources

Archival sources were consulted as part of this assessment, in particular to supplement existing historic mapping. Only one image was recovered of the physical structure - specifically, the Hall and barn, which are both visible in the background. Dating to the 1950s, this photograph captures glimpsed views of the farmstead, though the majority of the site is obscured by intervening development. Most interestingly, it shows areas of the now-demolished extensions dating from the late 19th and early 20th century, particularly the large shed that was added between 1891 and 1911 and parts of the 1838 – 1853 northern range extension.

2.10.6 Previous Work

The Historic Environment Record (HER) records a single previous archaeological event and/or intervention within the 250 m study area, situated c. 23 m south-west of the proposed development site. This record pertains to a desk-based assessment (ENY1076) of a proposed waste water treatment works at Langthorne.

Given the nature of the proposed development, none of the previous events noted within the Historic Environment Record (HER) are considered relevant to this scheme.

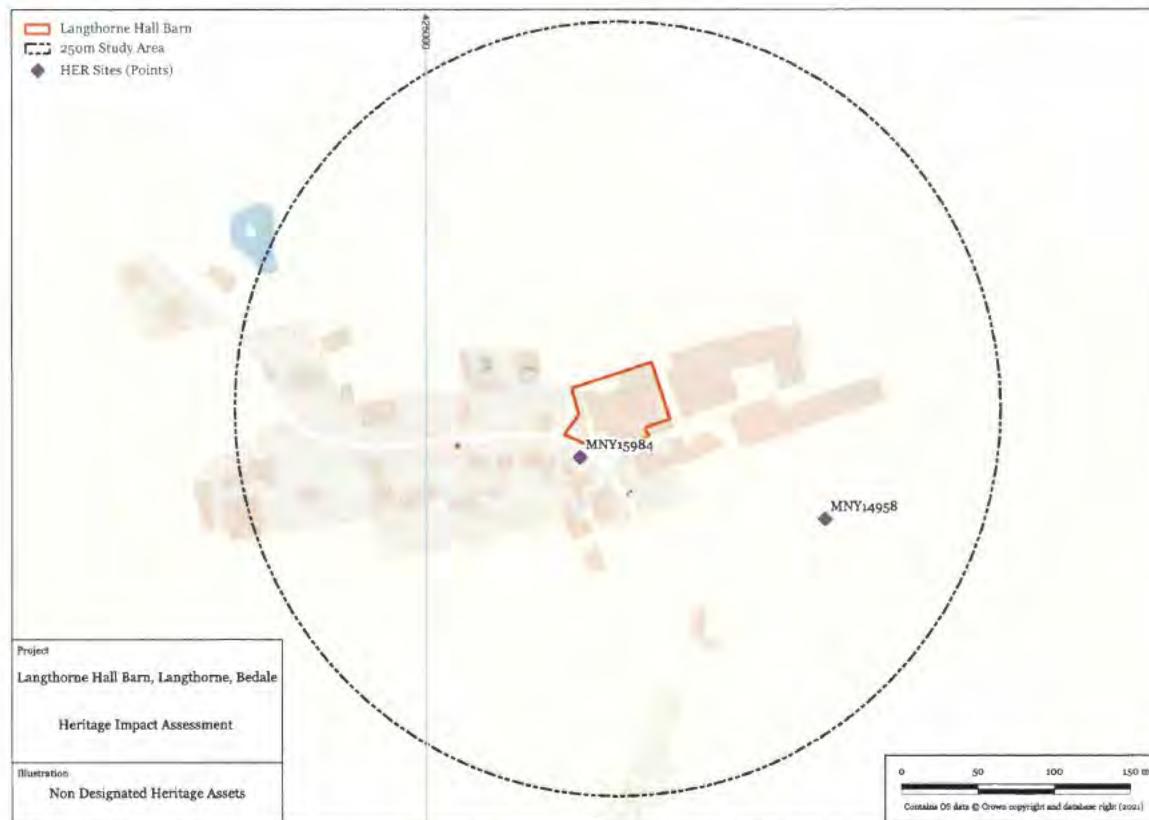


Figure 89 Previous events in the study area

2.10.7 Historic Landscape Characterisation (HLC)

The Historic Landscape Characterisation (HLC) recorded within the HER identifies the area in which the proposed development site is situated in as a large area of piecemeal enclosure (HNY4291). This consists of medium-sized irregular fields defined by hedgerow boundaries. Whilst there has been some boundary loss, the legibility is still described as significant and dates to the early post-medieval period.



Figure 90 Drone footage of farm and fields beyond

3. Statement of Significance

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. For the purposes of this assessment, discussion has been grouped under the heading of the four ‘interests’ identified within *NPPF* (MHCLG 2021). These criteria have been used, alongside relevant guidance, where appropriate, in part or in whole, depending on what can best articulate the nature of the heritage asset. As previously noted, the other, modern outbuildings all constitute contemporary structures that are not considered to be of special architectural or historic interest. As a result of holding no heritage value, their significance has not been explored further here.

3.1 Langthorne Hall Barn

3.1.1 Archaeological Interest

The historic threshing barn and attached granary building hold much archaeological interest which is principally contained by evidence of different phases of construction, providing clear evidence for the development of the building over time. This includes the construction of the attached engine house / implement shed during the early 19th century at some point between 1838 and 1853. The engine house itself features several later additions including support buttresses, RSJ lintels and a cart entrance door – all incorporating the use of red brick. Internally, a new subdividing timber wall was added alongside various alterations to the entrances as evidenced by the later insertion of red brick sections and metal lintels. Several of the windows / pitching hole openings have also been altered as evidenced by the uncharacteristic positioning of the stone lintels and the additions of brick sills below.

Furthermore, the main combination barn saw the blocking of the doors to the former threshing corridor (also in red brick) alongside to the corresponding pitching holes. A new door was added to the ground floor on the southern elevation which perhaps facilitated the use of part of the building for storing livestock. As such, it is clear that these buildings show several different stages of construction and use which evidence the development and use of the farm over time. This largely coincides with large-scale rebuilding programmes throughout the Vale of Mowbray during the 19th century which involved improvements to existing buildings to optimise production alongside the creation of yards for livestock rearing and corn processing; later extensions from the 1860s onwards were also commonplace, specifically to allow the fattening of cattle (Lake 2020, 4-6). Even the materials used in the barns’ construction are greatly informative of the evolution of local traditions and past construction techniques. This includes their basic composition – here, consisting predominantly of random rubble in the early stages of development before the insertion of red-brick additions alongside stone sills and quoins bearing diagonal tooling.

However, this is notably reduced at this individual farmstead by substantial later alterations including both the blockage of various openings in red-brick and the construction of a variety of modern agricultural buildings on the site of original historic structures. As such, a significant volume of original architectural features has subsequently been lost – and with them, a significant portion of the architectural and artistic interest of the farmstead. In particular, the highly-characteristic courtyard layout has been much obscured by these structures. Still, the combination barn and attached engine house can be considered to be a principal contributor to the architectural value of the farm given how they sit adjacent to the principal façade of Langthorne Hall which itself is considered to hold substantial architectural interest.

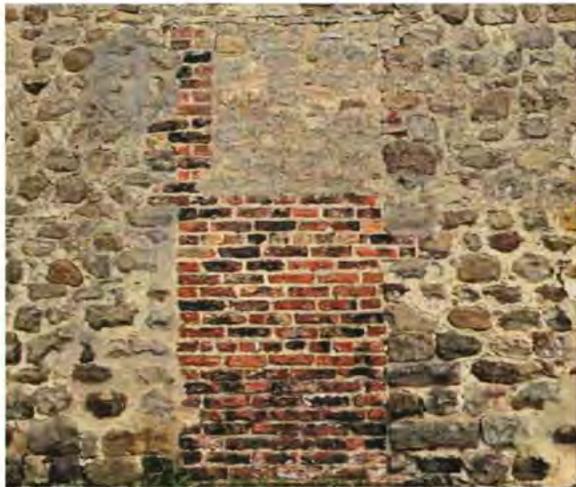


Figure 91 Example of blocked opening on combination barn

3.1.4 Contribution of Setting

The proposed development site is considered to derive a significant contribution to its significance from its location near the historic core of the village of Langthorne, where its juxtaposed position amidst residential development can be appreciated. The farmstead itself is bounded to the north by fields providing a visual backdrop of open countryside, representing the original intended agricultural and naturalistic context of this site. This, along with its spatial relationship the adjacent Grade II listed Langthorne Hall which it would have historically served, is considered to make an important contribution to its setting, particularly as regards to understanding its function and design as a village farmstead within a wider rural landscape context.

Elements which disrupt the intended setting and detract from the character and appearance of the farm were also noted during the site walkover, specifically the addition of modern agricultural buildings which not only impede views of the north and east elevations of the historic range, but also serve to divorce the building from its wider context. This has also denuded the aesthetic character of the wider farmstead, as the plan form of the surviving historic buildings, which would have originally formed the western and southern extent of a loose central courtyard, is no longer readily legible.



Figure 92 View of Langthorne Barn, looking west



Figure 93 Surrounding residential development within Langthorne

4. Assessment

4.1 Physical Impacts

The proposed development seeks to make a number of physical alterations to the building to facilitate the conversion of the farm buildings for residential use, which are explored in more detail below. As part of this assessment, and throughout the design process, reference has been made to the relevant Historic England guidance documents including:

- *Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse* (HE 2017a)
- *Historic England Advice Note 9: The Adaptive Reuse of Traditional Farm Buildings* (HE 2017c)
- *The Maintenance and Repair of Traditional Farm Buildings. A Guide to Good Practice* (HE 2017d)
- *Energy Efficiency and Historic Buildings: Insulating Solid Walls* (HE 2016a)

In the absence of a regional design guide for Hambleton District Council, reference has also been made to Harrogate Borough Council's *Farm Buildings Design Guide* (Harrogate Borough Council 2020). The methodology of this assessment is outlined in further detail in the appendices, but it is worth noting that the design of this scheme has been very much heritage-led and follows the staged approach outlined in the above guidance. This advises that the following steps be undertaken:

1. Site survey
2. Assessment of heritage significance
3. Consideration of capacity for change
4. Formulating the proposed scheme

The scheme to which this assessment pertains is the direct result of the detailed and collaborative approach adopted by the design team to ensure adherence to the general principles and best practice guidelines for the conversion of traditional farmsteads.

4.1.1 Demolition of Modern Farm Sheds

The proposed development seeks to demolish the existing modern farm buildings within the redline boundary. As previously noted, the modern farm buildings with metal frames and concrete footings hold no historic value and are considered to detract from the significance of the adjacent listed buildings. Their removal, in terms of impacts to the physical structures, will be neutral. It will also, however, better reveal the east-facing elevation of the historic western range and reinstate the original intended layout of the farmstead. Views from the south, east, and north will also, as a result, be much improved, and views from the Hall will no longer be overtopped by the modern farm sheds. As such, the demolition of the modern farm sheds will result in a considerable positive impact to the significance of the listed buildings and the farmstead as a whole.

4.1.2 External Alterations to Historic Farm Buildings

As previously noted, the proposed development seeks to convert the existing western range of the farmstead comprising the Grade II listed Langthorne Hall barns into a single 4-bedroom residential dwelling. The external alterations have been deliberately minimised so as to retain the overall agricultural appearance of the building as expressed externally. The primary scheme of external alteration comprises the reinstatement of blocked openings, such as the two first-floor windows and ground-floor door on the west-facing elevation of the combination barn and the blocked window opening on the south-facing elevation of the former engine house. In order to provide sufficient lighting, it is proposed that several of the reinstated doors be glazed, but overall retaining the legibility of the historic opening.

Some openings, such as the arched cartshed entrance to the former engine house and the two first-floor hayloft doors – all of which feature vertical timber panelled door coverings in a distinct green colour – are proposed to be opened up and glazed. In the case of the two hayloft windows, the existing timber vertical planked doors will be retained and pinned to further retain legibility. The two surviving historic timber windows on the west-facing gable elevation of the former engine house are proposed to be retained and repaired, with secondary glazing introduced internally to improve thermal efficiency. The form and design of these windows have informed the proposed design of the new windows, which will comprise slimline double-glazing mounted in traditional timber frames, painted green to match the existing.

Any minor negative impacts which could potentially result from the conversion of these doorways into windows are considered to be more than outweighed by either their reinstatement and/or preservation in terms of form, such that the legibility of the opening remains unaffected. Such an approach has also ensured the sufficient provision of light utilising existing openings, thereby precluding the need for inserting new openings into the physical fabric, in line with the relevant guidance for conversion of agricultural buildings. Furthermore, the use of slimline double-glazing, in addition to preserving the character and appearance of the listed building, will improve its overall thermal efficiency, thereby contributing to the environmental objective of sustainable development as defined in *NPPF*.

Finally, it is also proposed that the existing roof, which is in derelict condition in parts, be carefully repaired with like-for-like replacements introduced, where necessary. This alteration comprises a significant conservation gain which is vital to the survival of the barns and features within, resulting in a major positive impact to the physical fabric of the listed building. In order to provide additional light along the east-facing elevation of the existing combination barn, which itself benefits from only a single window opening, it is proposed that two rooflights be installed along the roofline. In line with the relevant guidance, the rooflights have been minimised in number and are situated on the subservient rear elevation comprising the least prominent roof-slope in line with best practice, limiting their visual impact. Given the sensitive fabric and setting of the listed building, form of the 2 no. rooflights will comprise 'conservation style' rooflights which are slim in profile and sit flush against the roof surface.

Overall, in reinstating historic blocked openings and retaining the legibility of the barns as expressed externally, combined with the general repair works to the roof structure, this element of the proposed development is considered to result in a moderate positive impact to the significance of the listed building.

4.1.3 General Internal Alterations

As with the external alterations, the treatment of the interior has sought to work with the existing layout of the building, rather than against it. In the opinion of this assessment, this has been successfully achieved in line with the relevant guidance and best practice documents by the overall preservation of the existing layout, with no new internal openings proposed, making use of the existing connections both

at ground and first floor levels. While subdivisions are proposed, as is to be expected in any viable conversion, these have been sited to respect the historic form and function of each individual space, thereby retaining their overall legibility and respecting key features, such as existing doorways and exposed timber beams. Inevitably, as with any scheme, there will be elements of the proposed development which will have a negative impact. These are explored in more detail below but are, on the whole, considered to be outweighed by the overwhelmingly positive impacts of the wider proposal.

As part of any residential conversion of agricultural buildings, the envelope of the building must be made structurally sound and thermally efficient. The need to achieve modern building standards must, given the listed status of the building, be balanced with the overarching aim to preserve its overall architectural and historic interest. Further details relating to the proposed insulation and structural repair works are briefly included below, outlined in greater detail in the accompanying structural engineer's report. Given the variables as yet unknown within the building, such as the form and condition of the flooring throughout, it is not considered possible to definitively adopt a proposed strategy for elements of these works. A more informed design response will be possible following the monitored clearing out of the built-up earth within the barns and the subsequent Historic Building Recording to Historic England Level 3, which has been recommended to be secured by condition. In order to allow for the development of the most appropriate methodology for this element of the internal works, it is recommended that the final details of the proposed insulation and structural engineering works also be secured by condition, to be approved post-determination, if planning permission is granted. At this stage, our recommendation for the insulation works – whether to floors, walls, or ceilings/roof space – the use of impermeable materials should be avoided and where possible, permeable materials should be used, in line with best practice as per the relevant Historic England guidance.

In order to assess the overall impacts to the interior of both the individual spaces and the range as a whole, these are explored in more detail below.

4.1.4 Internal Alterations to Combination Barn

The proposed development seeks to convert the ground floor of the combination barn into a games room and snug, with a WC at its north-western extent. This represents the only subdivision to the presently open space, situated in the northernmost bay of the room, and will require the introduction of stud partition walling. No other changes are proposed within this space, aside from the insertion of an alternative floor finish to the rest along the historic route of the threshing corridor which, combined with the reinstatement of the doorway opening on the western wall, will not only preserve but highlight the presence of this historic feature, reinstating an element of legibility that has been lost for at least the last century. This is considered to result in a minor to moderate positive impact to the significance of the listed building. As noted in Section 4.1.3, given that the current condition of the flooring is not known, it is proposed that details of treatment to the flooring within this space be determined more definitively following further investigations as part of the recommended Level 3 Historic Building Recording, which can be secured by condition.

Access to the first floor will be provided by the proposed inserted staircase within the dovecote discussed in more detail in Section 4.1.5 below and will comprise two bedrooms (Bedroom 3 and Bedroom 4), one of which will be ensuite. The proposed subdividing walls will respect the position of the historic timber trusses, which will be retained, with the dividing wall between Bedroom 3 and 4 sitting along the line of the central tie beam. A small corridor in the east of the space will allow access to the individual bedrooms and, along with the ensuite to the south-east corner, be lit by a pair of inserted rooflights. The physical impacts within this space are minimal, comprising primarily subdivision to create the two bedrooms. As a historically open space which would have originally functioned as a hayloft with a central north-south-oriented thoroughfare, the introduction of self-contained bedroom spaces will inevitably disrupt the appreciation of the existing long sight-line. Consequently, this will reduce the legibility of the former hayloft, somewhat compromising its character and resulting in a minor negative impact to the significance of the listed building. Nevertheless, as previously noted, the proposed subdivisions – which are themselves necessary in order to create a viable family home – respect the original structural bay divisions. Along with the generally limited and low-impact nature of the proposed alterations to the interior of the combination barn, as

well as the reinstatement/enhancement of historic features at ground-floor level, the overall positive impacts of the proposed alterations to the combination barn are considered to outweigh the limited minor negative impact resulting from the subdivision of the first floor. Overall, this element of the proposed development is considered to result in a neutral impact to the significance of the listed building.

4.1.5 Internal Alterations to Dovecote

The double-height dovecote is an impressive space and although at one point there is evidence that this was once a two-storey structure, in order to allow the experience and appreciation of the feature niches within the first-floor walls, it is proposed to retain it as a single double-height space. This is arguably one of the most sensitive spaces within the listed barn, by virtue of hosting historic machinery as well as several witch marks on all four walls at ground-floor level. The primary alteration within this space comprises its conversion into an entrance hall and the introduction of a metal-framed staircase, reminiscent of the existing mezzanine floor to the south wall, in order to allow a single point of access to the first-floor spaces. In providing a minimally invasive solution for access to the first floor which not only preserves the ability to appreciate the key features within this space but also will serve to provide additional lateral structure support, the proposed staircase is considered to result in a neutral to minor positive impact to the significance of the listed building.

The introduction of a staircase within this space will allow the dovecote to be appreciated centrally within the dwelling. In terms of the exposed niches within the brickwork, it is proposed that those to the north and south of the room be retained as existing, with an insulation solution that facilitates this (as above, the exact details of this can form part of the relevant planning condition). Where structural work is required to secure the outer east and west walls, a blockwork inner leaf solution is proposed as per the accompanying structural engineer's report, which will inevitably obscure the recessed niches along these two walls. Although the niches will remain *in situ*, the impact resulting from their visual obstruction is proposed to be at least partially mitigated by replicating the niche pattern with small recesses within the plasterwork, retaining an element of its historical illustrative interest and legibility.

Perhaps most crucially to consider within this space is the treatment of the numerous witch marks located on the north, south, east, and west walls of the dovecote at ground-floor level. These features are of intrinsic historical interest, especially given the wider connections with Methodism and witchcraft in the local area. As such, from the very first survey of the interior, the scheme was developed with their preservation and moreover, their continued ability to be appreciated in mind. The greatest examples in terms of number, level of survival and complexity have been identified as being situated on the west and north walls. It is proposed that these be carefully cleaned and secured behind appropriate glazing, retained not only *in situ* but also exposed. Where the preservation, to say nothing of the exposure, of features such as graffiti and markings is often considered to be impractical for residential conversion schemes, this represents a major positive impact to the significance of the listed building, as well as our continued ability to appreciate not only the markings themselves, but also their wider historical context. Along the eastern and southern walls, to account for the introduction of insulation, the limited and lesser quality markings found here will be preserved *in situ* but obscured behind the plasterwork, resulting in an overall negligible impact to the significance of the listed building. As with any of the other historic features which will be lost and/or covered as part of the proposed development, it is intended that this be mitigated by an appropriate level of recording prior to the commencement of works, discussed in more detail in Section 4.2.

Finally, as noted during the site walkover, the dovecote is also host to several bits of machinery relating to the piecemeal mechanisation of the farm. Specifically, along the north wall there is a portable engine and fixed turning shaft with a large flywheel and surviving belt and pulley system, which connects to another system in the adjacent granary at ground-floor level. A further engine, believed to be portable, was also noted buried in the soil along the north wall; however, due to the built-up earth, it is not possible to discern whether this is indeed portable or fixed. It is intended that this be further determined during the recommended Historic England Level 3 Historic Building Recording following a monitored programme of clearing out works. In order to allow for head height, as well as access to the doorway along the western wall, it is proposed that the flywheel which is fixed to the wall be retained, with the projecting turning shaft and flywheel removed. This is considered to result in a minor negative impact, which is – for the most part – mitigated by the retention of the mounted flywheel and the adjacent turning shaft sys-

tem in the granary, preserving this element of the feature's legibility. Furthermore, as a later insertion, it could be considered that its partial removal will reinstate the original intended layout of this space which, on balance, would result in an overall neutral impact to the significance of the listed building.

In preserving the overall form and layout of this space, as well as enhancing the significance of several key historic features, the proposed internal alterations to the dovecote are considered to result in a minor to moderate positive impact to the significance of the listed building.

No alterations beyond the introduction of the staircase and the insulation works are proposed within the first-floor level of the dovecote.

4.1.6 Internal Alterations to Granary

The proposed development seeks to convert the ground floor of the historic granary into a mostly open-plan kitchen/dining space with a utility space to the northern extent. As noted during the site walkover, this room presently comprises a single open space and hosts several examples of equipment and machinery relating to grain processing, ranging from historic to modern, such as grain bins, hoppers, and chutes. Whilst some of these features are of intrinsic historical value, as is the case with any similar features in historical agricultural buildings, their preservation *in situ* is impractical with any scheme which maintains the building in active use, whether domestic or otherwise. The minor impact resulting from their removal is considered to be mitigated by the proposed Historic Building Recording, preserving them as part of a digital archive, alongside their potential incorporation into an external landscaping feature. This approach is considered to be proportionate to their significance.

Conversely, the proposed development seeks to retain other features which make an equal if not greater contribution to the significance of this space, including the fixed turning shaft and flywheel which connects to that being retained in the dovecote, ensuring that this element of the building's historic function is not only retained but refurbished. The existing timber cross noggin supports mounted to the ceiling, which were inserted following the scheme of mechanisation within the farm in order to provide further structural support for the storage of machinery above, are also proposed for refurbishment and retention within the ceiling space, allow-

Access to the proposed first-floor master bedroom will be via the inserted staircase within the dovecote and through the first floor of the existing granary, which will form a landing, and via the existing doorway between the two. Here, several features are being reinstated, such as the window on the south-facing wall. Limited subdivisions in order to create a self-contained WC and dressing room area are proposed along the eastern extent of the room and, as with the proposed subdivisions in the hayloft of the combination barn, respect the existing bays. The winch system attached to the easternmost king-post truss will be repaired and retained as part of the exposed timber structure. The resulting impact of the subdivisions within this space is minimal and considered to result in a negligible level of harm, which – given the limited nature of the alteration, its reversibility, and the preservation and/or reinstatement of features which contribute meaningfully to the architectural and historic interest of the space (such as the exposed trusses and winch system), is more than offset by the resulting positive impacts of this and the wider scheme.

4.1.8 Creation of 4 No. New Build Dwellings

The proposed development seeks to erect 4 no. new build dwellings along the eastern extent of the proposed development site, following demolition of the existing modern agricultural sheds. These will comprise four two-storey attached units in a rough U-plan layout situated around a courtyard with amenity space to the front and rear. The dwellings will be constructed in red brick with stone detailing, timber-framed windows painted in green, and a clay pantile roof covering, in keeping with the local vernacular. In terms of external elevations, the principal west-facing elevation takes design cues from the existing historic farm buildings, specifically with regards to the treatment to window and door openings. These comprise irregularly spaced timber windows and doors with vertical planked timber detailing to be painted in the same green as is found on the listed building, reinforcing the overall character and appearance of the farmstead, as well as introducing architectural unity and coherence to the site as a whole.

In the absence of a design guide for Hambleton, the consulted *Farm Buildings Design Guide* (Harrogate Borough Council 2020) identifies the following design principles as being crucial to conserve and enhance the character of the wider site and ensure that adverse impacts of new buildings in agricultural settings are minimised:

- Layout
- Orientation of buildings
- Fenestration
- Detailing
- The appearance and use of open space

Given that the layout and orientation reinforce rather than disturb the historic plan form of the farmstead, the proposed fenestration is in keeping with the local vernacular, and the landscaping (which is discussed in more detail below) is considered to be appropriate in terms of boundary treatments and avoiding an overly domestic appearance to the site as a whole, it is the opinion of this assessment that the proposed development successfully responds to these design principles. Representing a modern addition which is sympathetic and contemporary in design, re-interpreting traditional forms and using traditional materials – exemplified by the treatment to windows and doors and the use of brick and stone – the proposed new build dwellings have the potential to add complementary built form and contribute to overall architectural interest of the village of Langthorne. The new dwellings will be easily legible as an introduced structure, concealed in large part by the surviving historic buildings to the south. It is considered that, in respecting the legibility of the historic farmstead and its setting, as well as that of the adjacent listed Hall, the proposed creation of 4 no. new build dwellings will result in an overall neutral impact to the significance of the listed building. Physical impacts in relation to archaeology which may result from the construction of these dwellings are dealt with separately in Section 4.1.10 below.

4.1.9 General Access and Landscaping Works

Hard Landscaping

As previously noted, the resulting site layout will comprise five plots, including the converted barn and 4 no. new build dwellings to the east. Entrance to the site will remain as existing from the main road along the access track, continuing to the east allowing access to car parking situated centrally within the central courtyard space, views of which will be partially obscured by the existing built form. A gate to match the existing will be positioned slightly further north than its current position to accommodate highways requirements.



Figure 95 Sample planters

4.1.10 Notes on Potential Archaeological Impact

Whilst it is beyond the scope of this assessment to carry out a full assessment of archaeological potential contained within the proposed development site, consultation of historic mapping revealed that the farmstead historically comprised several additional farm buildings to the east, which have since been demolished sometime in the late 20th century. There is therefore inherent potential for archaeological remains pertaining to the footprint of these historic buildings to survive. It is worth noting, however, that the subsequent addition of hard-standing and modern agricultural development is likely to have truncated considerable sections of such remains, should they survive at all. The site is considered to hold moderate archaeological potential, which is somewhat denuded by the likely truncation resulting from subsequent development. Nevertheless, the proposed new build dwellings and additional landscaping works to create access, parking, etc. have the potential to impact upon these foundations, should they survive archaeologically.

4.2 Recommendations for Mitigation

As noted above, the proposed development is considered to have the potential to impact upon the historic footprint of farm buildings dating to the 19th-century, which have since been demolished, resulting from necessary groundworks. Whilst it is considered likely that the remains have been truncated due to later modern development, such remains have the potential to give further informa-

tion about the historic form and use of the farmstead. It is therefore considered that a programme of targeted archaeological monitoring should be undertaken in the form of a watching brief by a suitably qualified archaeologist during associated groundworks. This will ensure that any archaeological remains pertaining to the footprint of the historic farm buildings can be identified and recorded accordingly prior to their loss and/or removal. It is recommended that this mitigation strategy should be secured by condition, if planning permission is granted.

With regards to the built heritage contained within the site, specifically the listed western range and curtilage listed southern range, it is recommended that a Historic Building Recording to Historic England Level 3 be undertaken in advance of the commencement of works. This is to ensure that the building is properly recorded in its current form prior to any alterations to the physical fabric. It is recommended that this mitigation strategy should be secured by condition, with the caveat that – in order to be able to see and record the flooring within the barns – the layers of soil and manure be cleared in advance of recording. Given the sensitivity of the site and potential for archaeological interest, it is also recommended that any clearing out works should be monitored by a suitably qualified archaeologist as part of the pre-commencement condition.

At this stage, no further archaeological or heritage mitigation is considered necessary.

4.3 Setting Impacts

The most pertinent elements of the setting in relation to the impacts of the proposed development are examined here.

4.3.1 Views

As noted during the site walkover, Langthorne Hall Barn fronts onto the main road and is afforded inherent prominence, with views of its principal west-facing elevation clearly gained from either direction. The proposed development, in reinstating blocked openings and undergoing general repair to the external appearance of the building, will greatly improve views of this elevation, with the legibility of existing openings preserved.

The experience and view of the buildings, particularly from the east and north, will be also greatly improved. The proposed development will remove the unsympathetic modern farm buildings, improving views the east and allowing the presently obscured external east-facing and north-facing elevations to be appreciated, which is critical to the original design intention of the farm. This will also reinstate the original open courtyard form, resulting in a substantial increase in the ability to appreciate the key elements of the farmstead, which will be reinforced by the siting and design of the proposed new build, itself taking reference from the local vernacular and ensuring visual subservience to the listed building.

Views of the new build dwellings to the east of the site be, for the most part, screened by the existing historic built form, particularly in views from the west and south. Where views are possible, such as from the north and within the courtyard, the new dwellings will be legible as introduced built form but its siting and orientation is such that it will not appear incongruous in the context of the farmstead layout. Overall, the proposed development is considered to result in a positive visual impact, improving the external character and appearance of the individual buildings and farmstead complex as a whole.

4.3.2 Setting Impacts to Surrounding Heritage Assets

The principal heritage asset which has the potential to have its setting impacted by the proposed development is the adjacent Grade II listed Langthorne Hall, with which the listed farm holds group value by virtual of its spatial and historic association, as well as the clear intervisibility afforded by such close proximity. It is

considered that views from Langthorne Hall will be much improved by the removal of the modern agricultural buildings which presently dominate the farmstead and obscure views of the historic western range, appearing incongruous to the character and appearance of the wider farm. This will reinstate a long lost intervisibility between the eastern elevation of the historic barns and the principal elevation of the Hall, allowing their spatial relationship to be better appreciated. As the current southern boundary between the curtilage of the Hall along with its working farm to the east and the farmstead will be retained as existing, the spatial relationship in terms of plan form between the two will be retained. This, along with the retention of the outbuildings to the immediate north of the Hall, will serve to partially screen views of the proposed 4 no. new build dwellings although, where views are possible, it is considered that the sympathetic design and subservient position of the dwellings will preclude any harmful impact to the setting of the Hall, representing a new but appropriate example of built form. Overall, the proposed development is considered to result in a moderate positive impact to the setting and therefore, the significance of the adjacent Grade II listed Langthorne Hall.

With regards to the connection to the non-designated Methodist Chapel, principally derived from the presence of apotropaic marks within the dovecote and the staunch Methodist faith of some of the previous residents of Langthorne Hall, this intangible group value and contribution to significance will also remain unaltered. No other heritage assets are considered to have the potential to be impacted as a result of the proposed development scheme.

4.3.3 Spatial Plan of the Farmstead and Association to Rural Village Landscape Context

As discussed in the statement of significance, the spatial plan of the historic farmstead, its rural village location, and spatial and historical association to the wider landscape contained within the Vale of Mowbray are important contributory factors to its significance. The proposed development will maintain and enhance those elements of the farmstead which relate to the original design intent as it is understood. It will also remove a number of modern elements in order to reinstate the historic plan form, with all proposed new-build elements to be executed in sympathy with the historic elements and our understanding of the farmstead's character. Overall, it is considered that the proposed development will make a strong positive contribution to this element of the setting and significance of the listed building and farmstead as a whole.

