

From: Adam.Dean@HistoricEngland.org.uk <Adam.Dean@HistoricEngland.org.uk>

Sent: 28 January 2025 15:45

To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>

Subject: Notification of Designation Decision

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Joshua Bailey
Herefordshire Council
Planning Services
Plough Lane
Hereford
HR4 0XH

Our Ref: 1492874
Direct Line:
EMail: Adam.Dean@HistoricEngland.org.uk

28 January 2025

Dear Joshua Bailey,

**Lower House Farmhouse, Lower House, Station Road, Credenhill,
Herefordshire, HR4 7DW**

I am writing to inform you that we have carried out an initial assessment to consider whether the above building should be added to the List of Buildings of Special Architectural or Historic Interest.

The Secretary of State for Culture, Media and Sport has asked us to consider this application in our role as the Government's statutory adviser on the historic environment with responsibility for listing. We have now considered the application and completed an assessment of the building based on the material provided. The Secretary of State has decided not to add Lower House Farmhouse to the List at this time.

Please follow the link below to download a copy of the report setting out the reasons for this decision.

If you consider that this decision has been wrongly made you may contact the Department for Culture, Media and Sport within 28 days of the date of this letter to request that the Secretary of State review the decision. An example of a decision made wrongly would be where there was a factual error or an irregularity in the process which affected the outcome. You may also ask the Secretary of State to review the decision if you have any significant evidence relating to the special architectural or historic interest of the building which was not previously considered. Further details of the review criteria and process and how to request a review are contained in the annex to this letter.

Please do not hesitate to contact me if I can be of any further assistance.
Further information can also be found on our website at
<https://historicengland.org.uk/listing/what-is-designation>.

Yours sincerely

Adam Dean

Listing Co-ordinator - Midlands

Historic England
82 Granville Street
Birmingham
B1 2LH

Privacy Policy

We will always store your personal details securely. We collect data that you provide to us and only ever collect the information we need in order to carry out our statutory purposes and that helps us to deliver and improve our services. We will only share personal data when we are required to by law or with carefully selected partners who work for us. If you would like to know more or understand your data protection rights, please take a look at our privacy policy.

<https://historicengland.org.uk/terms/privacy/>

For a hard copy of the privacy policy please contact us.

Freedom of Information

Historic England is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. Historic England will consult with external parties as necessary prior to releasing information.

Annex 1

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Review Criteria and Process

A review will only be carried out:

- if there is significant evidence that the original decision was wrong
- where there was a significant factual error
- where there was irregularity in the listing process
- if there is significant evidence which was not previously considered about the special architectural or historic interest of the building in a national context

Having conducted a review, the Secretary of State will either uphold, amend or overturn the original decision. It is important to understand that the original decision will stand until the Secretary of State has decided whether the original decision should be upheld, amended or overturned. If the original decision is amended or overturned, this will not have retrospective effect.

How to request a review of a listing decision

Reviews are carried out by the Department of Culture, Media and Sport and review requests should be made on the Department's 'Listing Review Request Form' and submitted to review.requests@dcms.gov.uk. The form is accompanied by guidance to assist you in making a review request. Submissions that do not follow the guidance may result in your request being denied. Both the form and the guidance can be downloaded from the Department for Culture, Media and Sport's website at:

<https://www.gov.uk/how-to-challenge-our-decision-to-list-or-not-list-a-building>

If you are unable to access the website please contact:

The Listing and Scheduling Review Team
Heritage Team
Department for Culture, Media and Sport
1st Floor, 100 Parliament Street
London
SW1A 2BQ

The Secretary of State's published policy allows a period of 28 consecutive days from the date of this decision letter during which a review of the decision may be requested



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Application Name: Lower House Farmhouse**Number:** 1492874**Type:** New**Heritage Category:** Listing**Address:**

Lower House, Station Road, Credenhill, Herefordshire, HR4 7DW

County	District	District Type	Parish
	County of Herefordshire	Unitary Authority	Credenhill

Recommendation: Reject**Assessment**

Historic England has received an application to consider Lower House Farmhouse and its associated barn for listing.

There is a live planning application relating to Lower House Farmhouse which proposes the demolition of the existing farmhouse and barns, and the construction of four new dwellings. The target determination date for the application is 05/02/25.

The site is not within a conservation area.

HISTORY AND DETAILS

Lower House Farmhouse and the associated barn appear on the 1842 tithe map and are noted as being owned by Sarah Eckley and occupied by John Hardwick. The Eckley family were a prominent family in the Credenhill area and are recorded as being the chief landowners in the village. The farmhouse is shown on the 1887 OS map as being roughly square on plan, with a flanking wing extending to either side of the house. The barn is set to the north of the house and is depicted on an east-west orientation. By the time of the 1971 OS map, an intervening range of further outbuildings have been constructed and loosely connected the two structures.

Lower House Farmhouse is a two-storey, three-bay property built of stone with a pitched roof. It is constructed on a roughly square plan and there are external chimney stacks to each end of the property; the tops of the chimneys have possibly been rebuilt in brick. The front of the building has

two squared bay windows to the ground floor, which are joined in the middle by a small porch leading into the property. Above, there are three windows under stone lintels, all of the windows in the property appear to be uPVC.

The south-western elevation has a large, double-storey extension which is covered with stonecast render, and is recessed to the principal elevation; a timber-frame conservatory fills the gap. To the rear of the building, there is a large, single-storey car port attached to the house.

Internally, the farmhouse retains a number of its fireplaces, and wooden shutters are present in some of the rooms.

The barn is single-storey and constructed of a similar stone to the farmhouse. There is a large, arched opening to the north-western end of the structure, alongside a smaller, arched doorway.

ASSESSMENT

The Department of Culture, Media and Sport's Principles of Selection for Listed Buildings (DCMS, November 2018) sets out the statutory criteria for listing explaining that, to be added to the List, buildings must be of special architectural and historic interest. The guidance states that buildings dating from 1700 to 1850 which retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary; due to the number of buildings constructed after 1850, greater selectivity is needed when considering structures built after this date.

The Historic England Listing Selection Guide for Agricultural Buildings (December 2017) provides further context for the assessment of this specific building type.

Based on the information submitted, Lower House Farmhouse appears to be a late-C18 or early C-19 farmhouse and associated barn, which has been altered over time as domestic standards shift. Alterations and extensions to the building over time have eroded its historic character, and the overall degree of survival falls short of what would be required for buildings of this type to merit national listing.

Overall the buildings are relatively typical for their time, and although of local interest, they fall short of the level of interest required for listing.

Judged against the criteria, and the considerations in our supplementary guidance, Lower House Farmhouse and the associated barn do not meet the criteria for listing for the following principal reasons:

Degree of architectural interest:

- * the farmhouse lacks the requisite level of survival for a farmhouse of this period to be listed at a national level;
- * the farmhouse is architecturally modest and lacks the level of special interest for statutory listing.

Degree of historic interest:

* the historic interest of Lower House Farmhouse is considered to be on a local level rather than national.

CONCLUSION

After examining all the records and other relevant information, and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. Lower House Farm, while of some local interest, is not recommended for national listing.