

**HALL FARMHOUSE
THORNTON LE DALE
HERITAGE STATEMENT
November 2025**

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1. EXECUTIVE SUMMARY

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|----------------------------------|---|
| Site Name: | Hall Farmhouse |
| Address: | Maltongate, Thornton le Dale, Pickering, YO18 7SA |
| Location: | National Grid Reference SE 83435 82829 |
| Local Planning Authority: | North York Moors National Park |
| Statutory Listing: | Grade II (1241252) ¹ . |
| Conservation Area: | Thornton le Dale Conservation Area. |
| Recent Applications: | NYM/2020/0384/LB (Permission Granted) ² |
| Brief description: | Hall Farmhouse is a late 18th-century vernacular stone dwelling that later incorporated an adjoining cottage, creating the present unified building. Its form, materials and incremental development reflect the rural character of Thornton-le-Dale and contribute to the appearance of the Conservation Area. |

Acknowledgements

Mr Matthew Stephenson kindly allowed access to the property on Monday 20 October 2025. The report was prepared in consultation with the project architects, The Planning & Design Associates of Stamford Bridge.

Janet Spavold provided valuable insight into the architecture and evolution of the house.

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1241252?section=official-list-entry>

² The above named Authority [North York Moors National Park Authority] being the Planning Authority for the purposes of your application validated 12 June 2020, in respect of proposed development for the purposes of **internal alterations, external repointing works, repairing of corrugated iron roofs and replacement pantiles, repair or rebuilding of chimney stacks, refurbishment and painting of windows and doors, installation of cast iron rainwater goods, installation of ground mounted solar array and reinstatement of gable wall to barn with windows and door at Hall Farm, Maltongate, Thornton Dale** has considered your application and has **granted** permission for the proposed development subject to [five conditions].

2. INTRODUCTION

In October 2025, Irving Patrick Consulting Ltd was commissioned by Mr Stephenson to produce a Heritage Statement for Hall Farmhouse, Maltongate, Thornton le Dale (hereafter ‘the Site’).

This Heritage Statement is intended to inform the applicant and their advisors regarding the heritage impact of the proposed scheme of works at Hall Farmhouse, for which Planning and Listed Building Consent is required.

The proposed works comprise mainly internal refurbishment, conservation and alterations – including extensions - to the property. Externally, the building will remain essentially unaltered apart from conservation and refurbishment work that will enhance the property, e.g. replacement of plastic drains with cast iron and refurbishment of windows.

This report assesses:

- i) The origins, historical development, and current character of the property and its heritage significance.
- ii) The heritage impact of the proposals upon:
 - a. the significance of the listed building,
 - b. the character and appearance of any nearby designated heritage assets
 - c. the character of the conservation Area in which it is located.

By providing a description of the significance and setting of the heritage asset, and the impact of the proposals upon it, this Heritage Statement seeks to satisfy paragraphs 202-214 of the National Planning Policy Framework (December 2024).³

³ UK Government (Published 27 March 2012, last updated 7 February 2025). *National Planning Policy Framework* [internet]. Accessed 12 May 2025. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3. METHODOLOGY

This Statement was produced in accordance with the standards and guidance laid out by the Chartered Institute of Archaeologists and Historic England for recording historic structures.⁴ Data collection and analysis were undertaken to understand the historic development of the site and its significance, including all above- and below-ground heritage assets. The on-site survey of Hall Farmhouse and grounds comprised:

- i) A photographic survey of the property, associated structures and grounds,
- ii) Identification of structural features that are of significance, or inform understanding of the site and,
- iii) Production of phased plans showing the chronological development of the building.

This research was supplemented by information contained in the Historic Environment Record, primary archives, secondary (published) sources and cartographic evidence.

Photographic and Written Record

The photographic record includes general exterior/external views of the site and the overall appearance of principal internal spaces in their present conditions. More detailed photographic recording was utilised to record accurately details that relate to date, alteration, and function of the building. Photographs were taken using a Digital Single Lens Reflex (DSLR) Camera and an iPhone. The written account includes the location of the site, designations; an account of the building's form, function, date and development sequence; and the names of architects, builders, patrons and owners, where known. Details of the history and development of the site were derived from both primary and secondary sources.

Previous Applications

A Listed Building Consent application (NYM/2020/0384/LB) was submitted in 2020 – validated 12 June 2020 – for the following work:

Internal alterations, external repointing works, repairing of corrugated iron roofs and replacement pantiles, repair or rebuilding of chimney stacks, refurbishment and painting of windows and doors, installation of cast iron rainwater goods, installation of ground mounted solar array and reinstatement of gable wall to barn with windows and door

⁴ Chartered Institute for Archaeologists, (published December 2014, last updated October 2020). *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* [internet]. Accessed 26 January 2022. Available at <https://bit.ly/3IFUQei>; Historic England, (published May 2016). *Understanding Historic Buildings: A guide to good recording practice* [internet]. Accessed 26 January 2022. Available at <https://bit.ly/3IGgW8A>.

Planning Consent was **granted** on 7 August 2020, but no work has been carried out. A comprehensive Historical Background Statement⁵ is attached to the application with reference to Hall Farmhouse, the village of Thornton le Dale, The Hall, and the wider area.

Assessment of Significance

An assessment of significance has been made based on the evidence presented in this Statement and in accordance with appropriate Historic England guidance⁶. Additional consideration has been given to the areas which will be altered by the proposals, particularly where this impacts on the earliest phases of the property's fabric, or structural/decorative elements which are relevant to the building's design, development, or use.

Limitations

Access to the site was sufficient to capture the details required to formulate this report. Smaller/inaccessible spaces were inspected visually, and notes taken, though were not always suitable for photographs.

⁵ http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3D2020-06-25%2BPublic%2BSupporting%2BInformation.pdf%26unique%3D815830%26type%3DNLPL_DC_PLANAPP

⁶ Historic England, (published October 2019). *Statements of Heritage Significance: Historic England Advice Note 12* [internet]. Accessed 26 January 2022. Available at <https://bit.ly/32ypl96>

4. SITE LOCATION



Figure 1, Location of Hall Farmhouse⁷.

Thornton le Dale is a picturesque village in North Yorkshire, situated on the edge of the North York Moors National Park. Renowned for its historic charm, the village features a traditional green, winding beck, and a distinctive mix of vernacular stone and pantile buildings. Its layout and architecture reflect a long history of agricultural and rural community life, with several listed buildings and a well-preserved historic core that contribute to its strong sense of place and character.

⁷ https://mapservices.historicengland.org.uk/PrintWebServiceHLE/StatutoryPrint.svc/221506/HLE_A4L_Grade%7CHLE_A3L_Grade.pdf

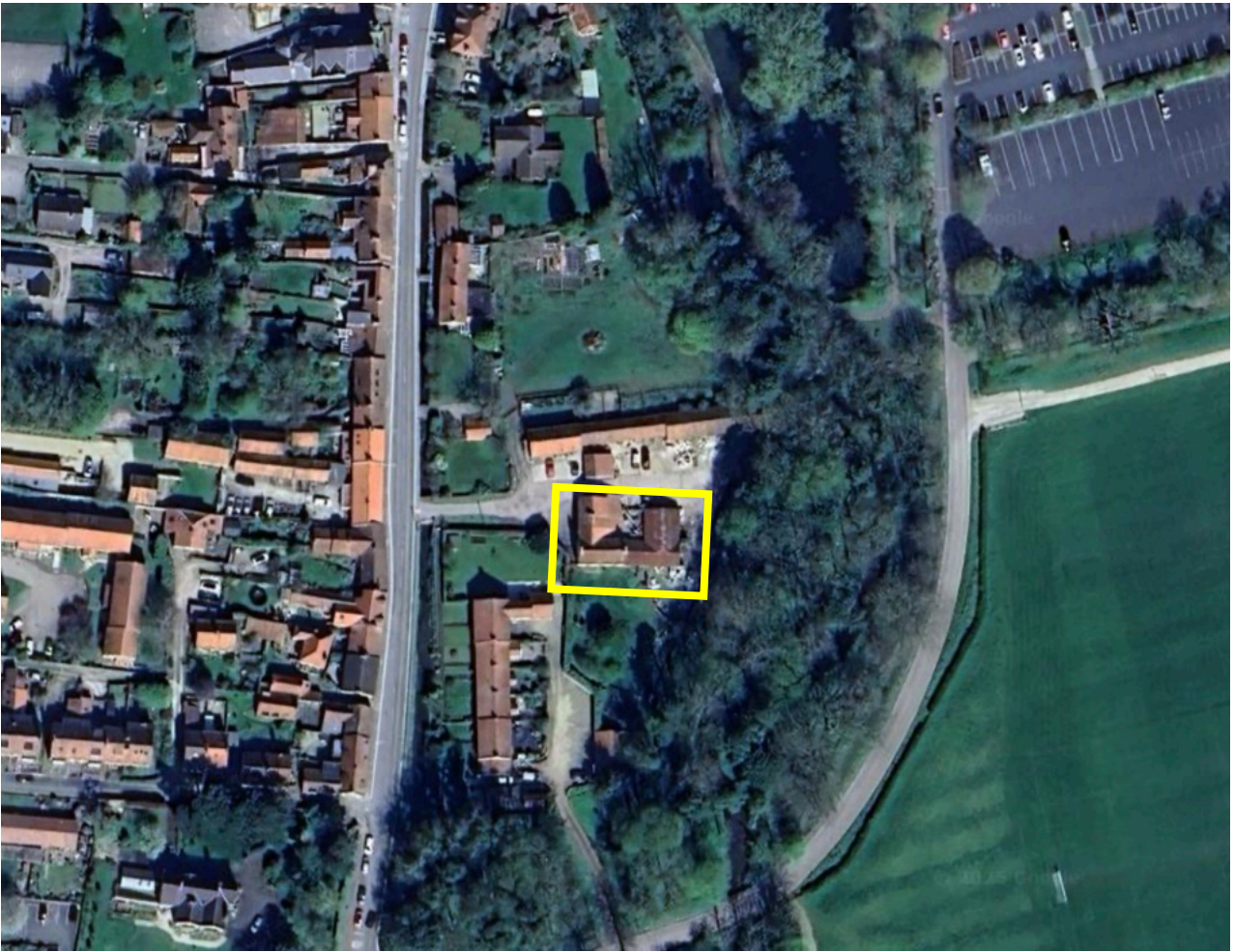


Figure 2, Aerial View of Hall Farmhouse⁸.

⁸ Google Maps [Internet]. Accessed 29) October 2025. Available at: <https://www.google.co.uk/maps/>



Figure 3, External Picture of Hall Farmhouse from the south.

5. CONSERVATION AREA CHARACTER APPRAISAL

A Conservation Area Appraisal and Management Plan⁹ for Thornton le Dale was prepared in 2017 on behalf of the North York Moors National Park Authority. The Appraisal defines the special architectural and historic interest of the village as arising from its long continuity of settlement, its medieval street pattern and burgage plots, and its outstanding picturesque setting. The beck, rechannelled in the eighteenth century as part of the landscaped grounds of Thornton Hall, forms the visual and spatial focus of the village, with bridges, culverts and green verges contributing to its distinct character. The historic core is framed by high coursed limestone walls often topped with red pantiles, while the predominant building materials - locally quarried limestone and sandstone with red pantile roofs - create a cohesive visual identity.

The Appraisal records that many of the buildings in Thornton le Dale originated as farmhouses or agricultural buildings, typically one to three storeys high and modest in scale. These structures, often dating from the eighteenth and nineteenth centuries, have since been adapted for domestic use but retain their agricultural form and detailing, including narrow openings, cart entrances, and simple

⁹ <https://www.northyorkmoors.org.uk/planning/building-conservation/conservation-areas/conservation-area-appraisal-and-management-plans/Thornton-le-Dale-CACA-Nov-2017-for-consultation.pdf>

timber joinery. Their survival, alongside converted barns and byres, is identified as a key element of the village's special interest, reflecting its historic dependence on mixed farming and the reorganisation of holdings after enclosure.

Although Hall Farmhouse is not mentioned specifically within the Conservation Area Appraisal, it clearly sits within its historic context. The building is positioned close to the historic core of the village and within the wider landscape influenced by the designed parkland of Thornton Hall. Its setting, materials and scale are characteristic of the traditional farmsteads that line Maltongate and Church Hill, contributing to the agricultural pattern of development that shapes the character and appearance of the Conservation Area.

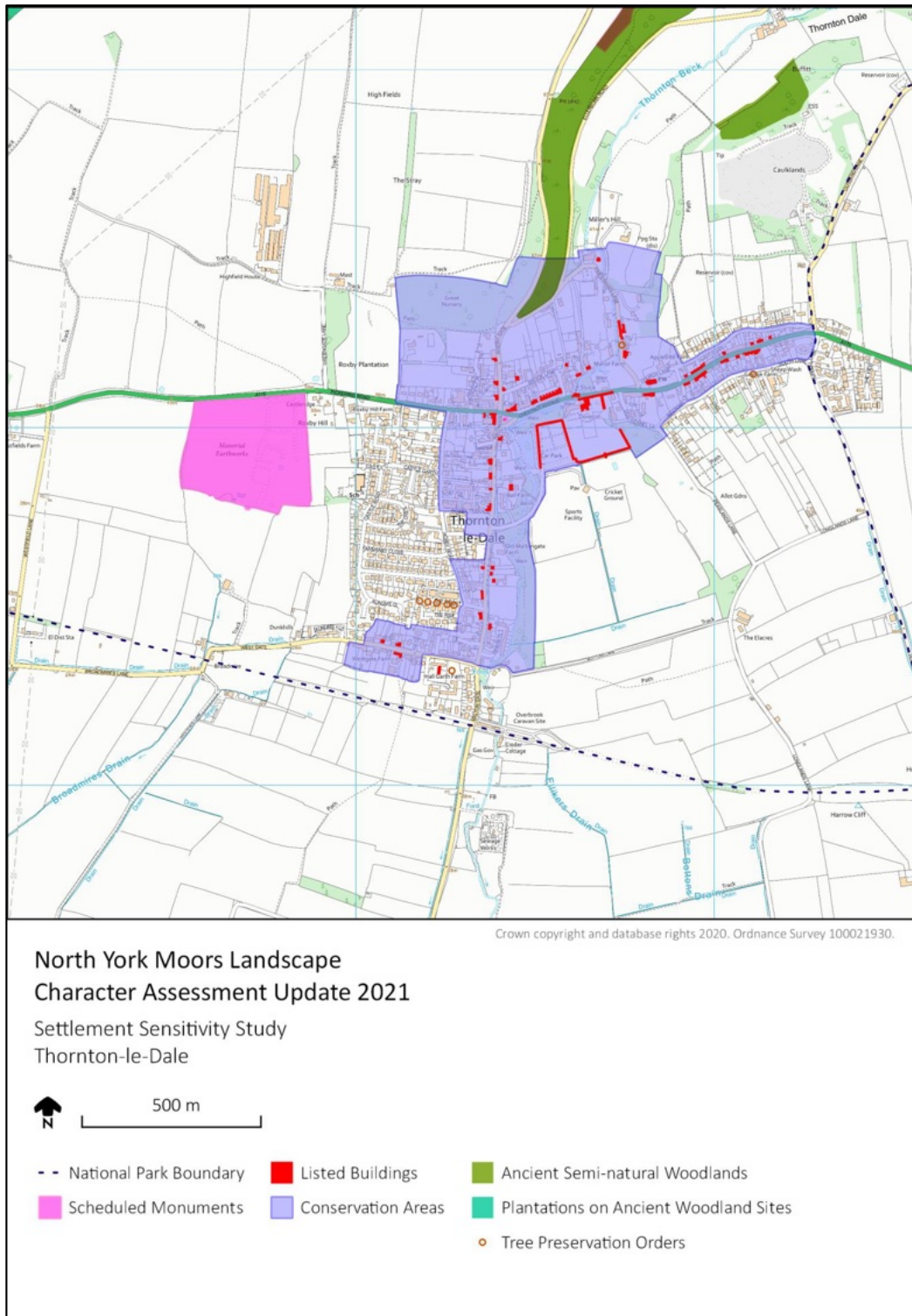


Figure 4, Map Showing the extent of the Conservation Area.¹⁰

¹⁰ <https://www.northyorkmoors.org.uk/planning/landscape-character-assessment/settlement-sensitivity-studies/17.-Thornton-le-Dale-Settlement-Sensitivity-Study-FINAL-December-2021.pdf>



Figure 5, Ordnance Survey Map – Surveyed 1848-50 (6 inch).

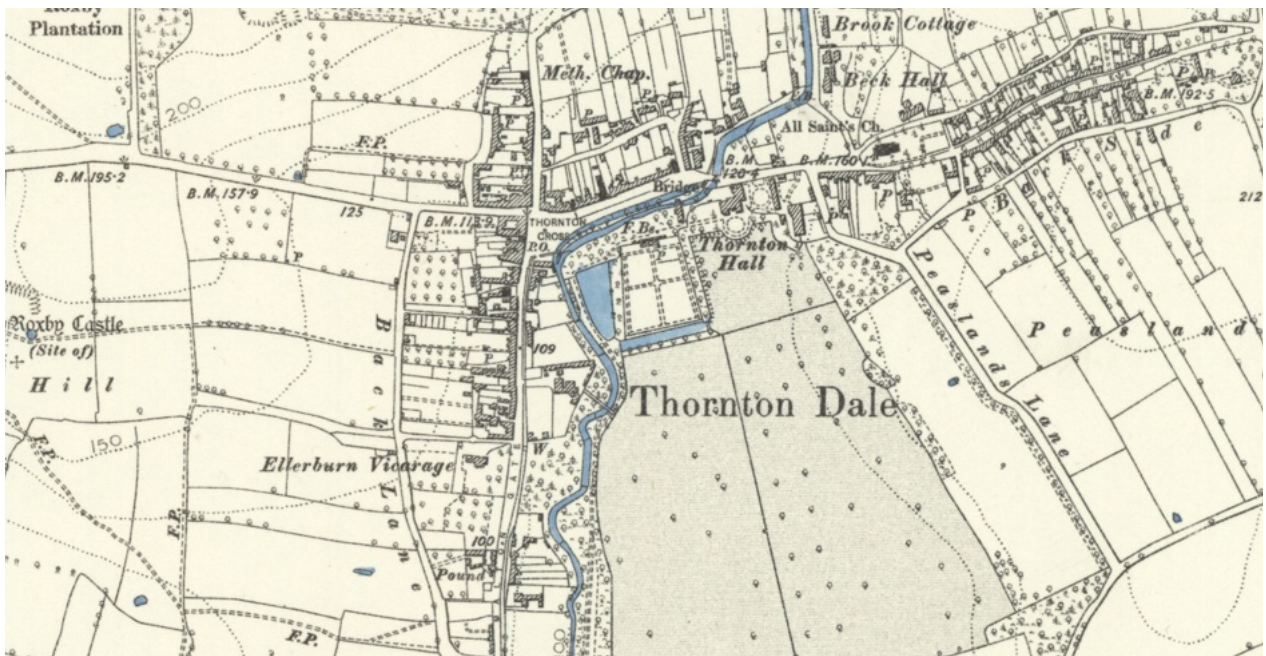


Figure 6, Ordnance Survey Map – Surveyed 1890 (6 inch)

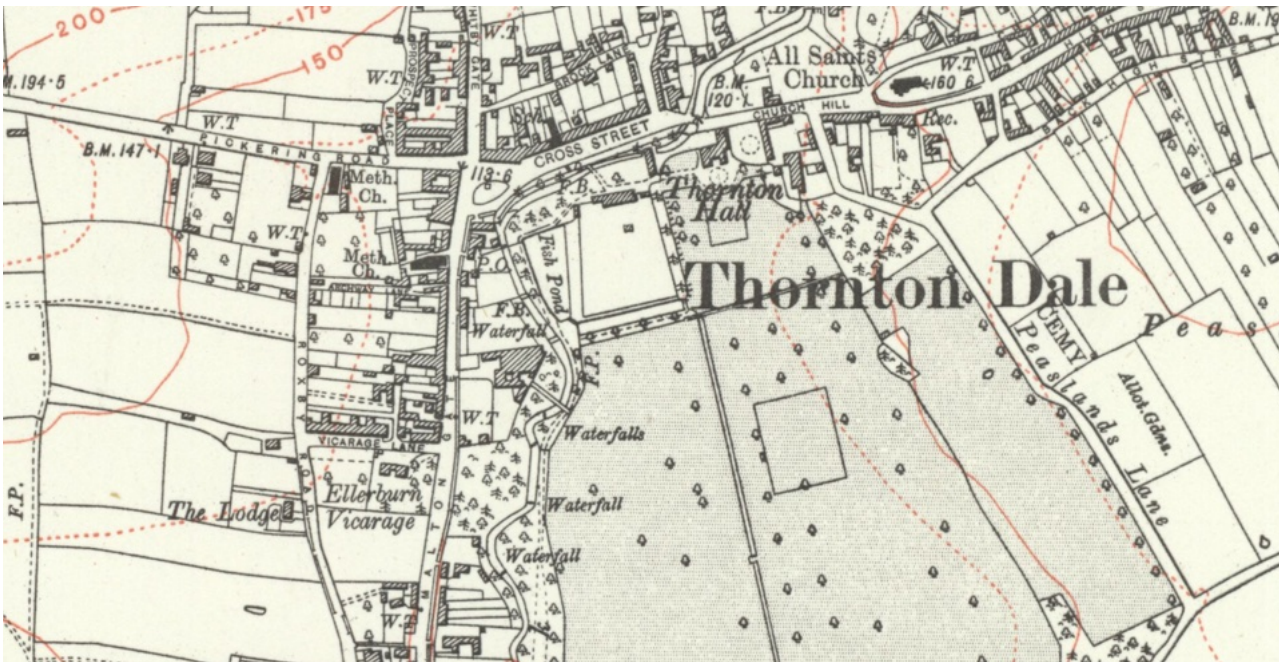


Figure 7, Ordnance Survey Map – Revised 1926 (6 inch)



Figure 8, Ordnance Survey Map – Revised 1950 (6 inch)

6. HISTORICAL BACKGROUND

Thornton-le-Dale is a settlement of considerable antiquity, situated in the Vale of Pickering on the southern edge of the North York Moors. Archaeological evidence indicates occupation of the surrounding high ground from the Neolithic period, with tumuli and a cart-burial at Pexton dated to around 300 BC.¹¹ Roman activity is attested by pottery found at Low Hall Garth, dated between 50 BC and AD 50.¹²

The name 'Thornton' is believed to derive from the Old English thorn-tun, meaning an enclosure or farmstead among thorn bushes, a fitting description of the heavily wooded countryside recorded by early settlers. The Anglian occupation of Yorkshire between AD 500–540 likely gave rise to the village name.¹³ The Domesday Book records settlements under the forms Torentune, Dalbi, Elreburne, Farmanesbi and Rozebi, denoting the distinct manorial holdings that later formed the parish.¹⁴

Following the Norman Conquest, Thornton Manor passed to the Crown before being granted by William the Conqueror to his sister Adelaide, whose third husband, Count Odo, founded the House of Albemarle.¹⁵ In 1281, King Edward I granted John de Easton a weekly market and annual fairs at his manor of Thorneton, establishing the market tradition that shaped the village centre around The Green.¹⁶ The Market Cross and Stocks, last used in 1874, remain visible reminders of that medieval civic life.

All Saints Church occupies elevated ground east of the village and represents the principal ecclesiastical monument. The Norman font bowl dates to the late twelfth century and confirms an early foundation. The church was substantially rebuilt in the fourteenth century and altered in 1681, with major restoration in 1865–66 including a new chancel and vestry.¹⁷ The building contains the tomb of Sir Richard Cholmeley (d.1583), the so-called 'Black Knight of the North', and a memorial to Matthew Grimes, a soldier who served as one of Napoleon's guards on St Helena.¹⁸

A mile to the north-east lies St Hilda's Church, Ellerburn, which retains early Norman fabric and fragments of a Saxon cross built into its walls, suggesting continuous worship from the late Anglo-Saxon period. The church underwent significant restoration between 1904 and 1911, including a new porch and the re-setting of early carved stones.¹⁹

The seventeenth century brought major philanthropic endowments through the benefaction of

¹¹ VisitThorntonLeDale.co.uk, 'Village History', accessed 2025

¹² Snowden, K., 'A Brief History of Thornton-le-Dale', 1992.

¹³ [3] Snowden, K., *ibid.*

¹⁴ [4] Jeffery, R. & Snowden, K., *The History of Thornton-le-Dale*, Blackthorn Press, 2009.

¹⁵ [5] VisitThorntonLeDale.co.uk, *op. cit.*

¹⁶ [6] *Ibid.*

¹⁷ [7] VisitThorntonLeDale.co.uk; All Saints Church records.

¹⁸ [8] Snowden, K., *op. cit.*

¹⁹ [9] VisitThorntonLeDale.co.uk, 'St Hilda's Church, Ellerburn'.

Elizabeth, Viscountess Lumley (d.1657), who founded a school and twelve alms houses for the poor of Thornton and Sinnington.²⁰ The alms houses, still occupied, and the former Grammar School of 1670, remain at the village centre and continue to reflect this enduring charitable legacy. Lady Lumley's School later evolved into the modern secondary school at Pickering bearing her name.

Roxby Hill, a short distance east of the village, is the reputed site of Roxby Castle, birthplace of Sir Hugh Cholmeley (1600–1657), Royalist leader and first Baronet.²¹ No visible remains survive, though the landscape topography and documentary sources confirm its location. The Cholmeley family maintained strong ties to Thornton-le-Dale through the seventeenth century, as did the Hill family who later built Thornton Hall on the site of the earlier manor.

Thornton's economy historically rested on agriculture and local industry. Documentary references note flax spinning and fulling mills as early as 1497, later giving way to paper-making and corn milling.²² The present mill on Priestman's Lane was rebuilt in 1919 by Squire G.F.G. Hill and became well known under the Burgess family for flour production, later adapting to animal-feed manufacture in the 1960s.²³

The arrival of the Scarborough to Pickering branch railway in 1882 linked the village to wider markets and visitors, closing to passengers in 1950 and fully by 1963.²⁴ Its station buildings survive as converted holiday cottages. Tourism now plays a central role in the village economy, a trend symbolised by the celebrated seventeenth-century thatched cottage on Beck Isle, widely reproduced on postcards and calendars.

Thornton-le-Dale thus presents a well-preserved example of a rural Yorkshire parish whose development reflects successive phases of English history: from prehistoric settlement and medieval lordship, through seventeenth-century philanthropy and Victorian restoration, to modern adaptation and tourism. The survival of its historic fabric - churches, alms houses, mills, and domestic buildings - provides a coherent and layered record of continuity and change over more than two millennia.

²⁰ [10] VisitThorntonLeDale.co.uk, 'Alms Houses' and 'The Grammar School'.

²¹ [11] Snowden, K., *op. cit.*

²² [12] Jeffery & Snowden, *The History of Thornton-le-Dale*, 2009.

²³ [13] VisitThorntonLeDale.co.uk, 'The Mill'.

²⁴ [14] Wikipedia, 'Thornton Dale railway station', accessed 2025.

7. DEVELOPMENT OF THE PROPERTY

Hall Farm is a late-18th-century farmhouse constructed as the home farm for Thornton Hall, laid out on a typical post-Enclosure estate plan. Built to a solid but unembellished standard for a tenant farmer, the house combines polite features in the principal rooms with markedly plainer treatment in the working areas. The building today exhibits several distinct phases of construction and alteration.

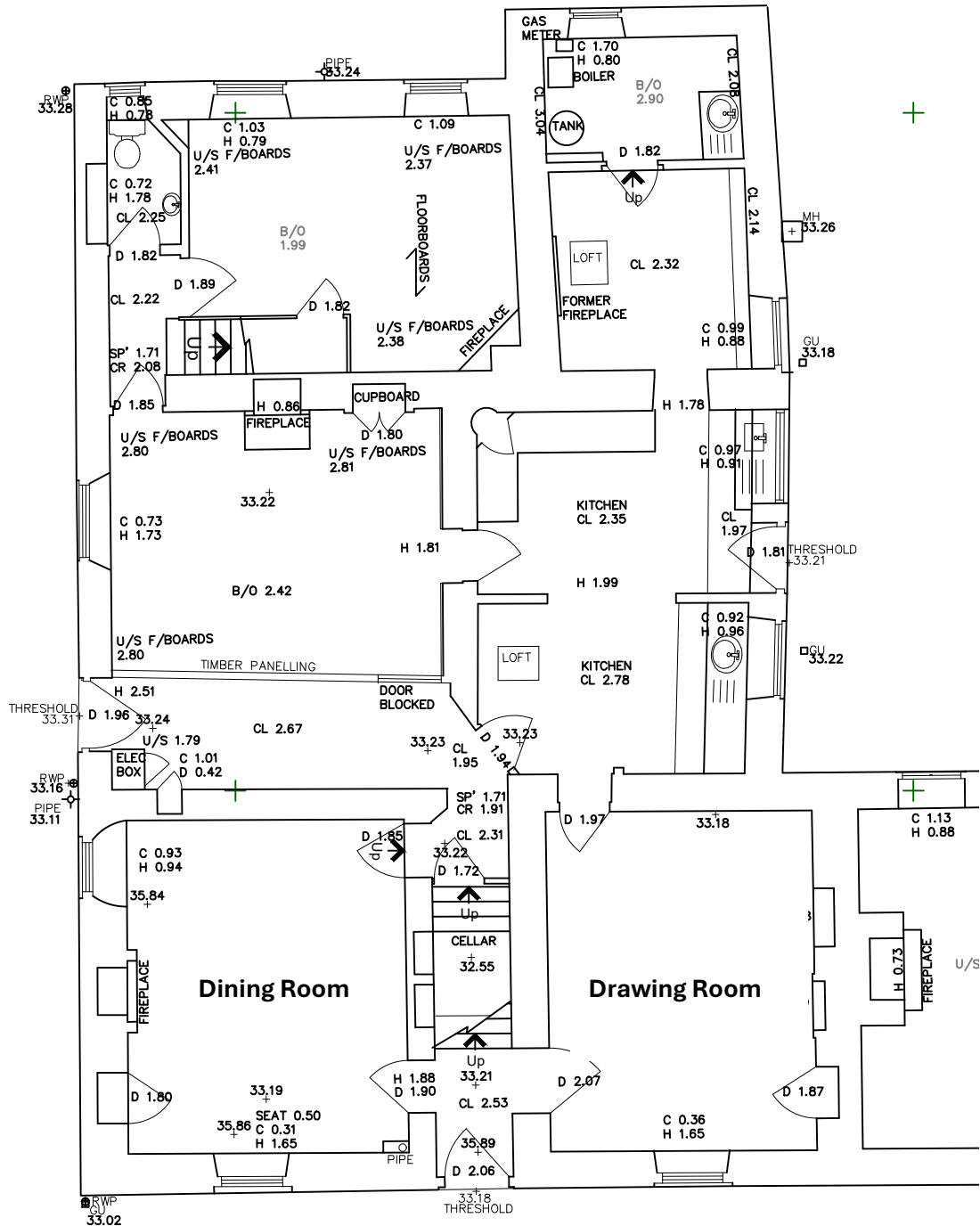


Figure 9 Ground Floor Plan

7.1 Phase 1: c.1770–1810

7.1.1 Ground Floor

The earliest part of the farmhouse comprises the two south-facing front rooms: the drawing room and the dining room, which together formed the social centre of the house. Entry was through a four-panel door with four-pane overlight, opening onto a small flagged lobby with a door to each principal room.

The drawing room-traditionally associated with the lady of the house and intentionally separated from the historic service areas-retains its original fireplace with surround and Pantheon grate. The window shutters have raised and fielded panelling, folding into the reveals on butterfly hinges - already becoming unfashionable by 1815–1820. The ironmongery in this room and elsewhere includes locally forged L-hinges, H-hinges and unornamented strap hinges, all consistent with late-18th-century estate work. A number of doors show re-use: some have the “outer” face hung inward, others combine mismatched hinge types from earlier buildings. The matchboarding forms part of the 1920s alterations, most likely introduced to conceal rising damp within the wall fabric. The floorboards are noticeably wider than those found elsewhere in the house, indicating a higher-quality and more costly material. The comparatively low ceiling conceals the principal beam and joists above, reflecting contemporary expectations and finishes of the period.



Figure 10 Original Drawing Room

The dining room retains its principal ceiling beam, now plastered and papered, and incorporates modern skirting boards and picture rails. The four-panel door from the hall matches that of the drawing room, and the associated door and window surrounds share the same flat-section profile. Beside the fireplace, the built-in cupboard features a six-panel raised-panel door hung on mixed hinges (one L-hinge and one H-hinge), consistent with the estate's historic reuse of serviceable joinery.

The front window mirrors the drawing room arrangement, with equal lights, shutters and a window seat, although the shutters were not originally made for this opening and a central strip has been inserted to close the gap. The fixed side window has a deep sill with a shallow storage space beneath but no seat. Evidence of rising damp is visible on the wall surfaces.

The fireplace is the most architecturally refined in the house. Its surround appears original and is well aligned with the expected design of the period.



Figure 11. Original Dining Room

Beyond these higher-status rooms, the specification becomes markedly simpler. Plank doors, in three-four- or five-plank configurations, are hung on a mixture of H-, L- and spade-ended strap hinges. Many originally had sneck or latch fasteners, with several still surviving. This hierarchy of joinery is consistent with a working farmhouse where service spaces were fitted out using estate held stores of reused doors and hardware.

The kitchen originally occupied the rear central position and retains evidence of a former range on the north wall, as well as an early cupboard with blacksmith made spade-end strap hinges. A sash window includes the remnants of a blind mechanism. Adjacent to the kitchen was a large service room, almost identical in size, with its own fireplace, external door, Yorkshire sash to the north and a small corner cupboard near the hearth likely used for salt or herbs.



Figure 12: Kitchen, with smaller fireplace replacing range, original cupboard to the right

7.1.2 First Floor

The staircase, leading from the front door to the first floor bedrooms, is consistent with late-18th-century construction: moulded nosings, simple square newel with beaded corners, plain handrail and side skirtings in place of balusters.

The three first-floor bedrooms originally contained fireplaces, with surviving evidence in Bedrooms 1 and 2 and a likely former opening in Bedroom 3 above the scullery flue. All rooms share 8-over-8 sash windows in splayed reveals, using early hand-blown glass without horns, consistent with late-18th to early-19th-century construction.

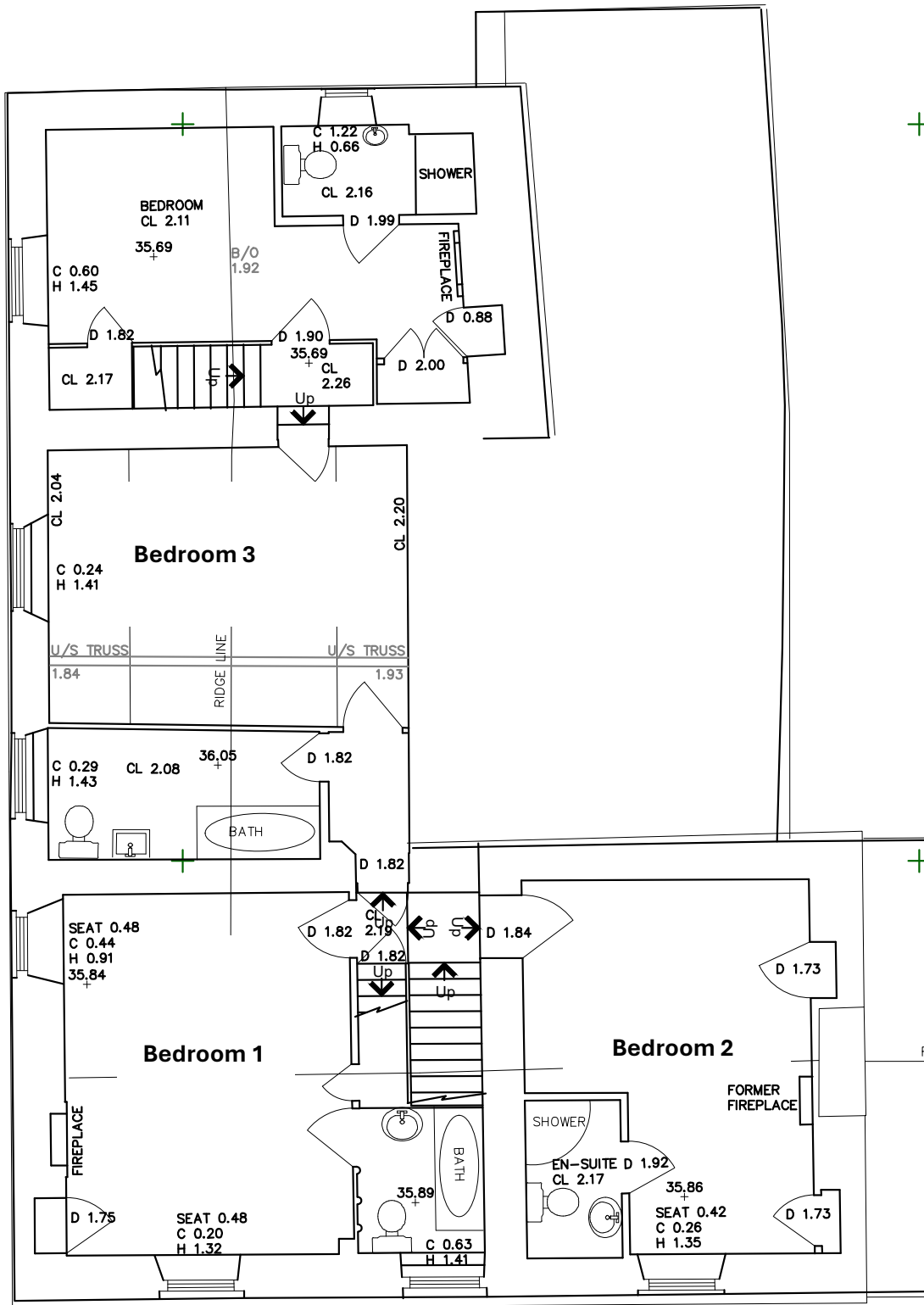


Figure 13: First Floor Plan

Joinery is coherent across the floor: Bedrooms 1 and 2 retain L-hinged doors with the same frame profiles as downstairs, while Bedroom 3 has earlier 3-plank doors on strap hinges and a similar pattern of later Victorian window catches. None of the rooms would originally have had skirting boards, and surviving finishes such as the plastered beam in Bedroom 2 accord with period norms. The fireplace surround and Pantheon grate in Bedroom 1 match those in the drawing room, likely acquired together when installed.



Bedroom 1 – Fireplace, 8 over 8 sash window



Bedroom 2 – Showing site of original fireplace.

7.1.3 Second Floor

Above bedrooms 1 and 2, two plastered attic rooms - each with small sash or fixed windows set in splayed openings - provided either servant accommodation or storage. Their access stair rose from the landing below and was originally guarded by open rails.

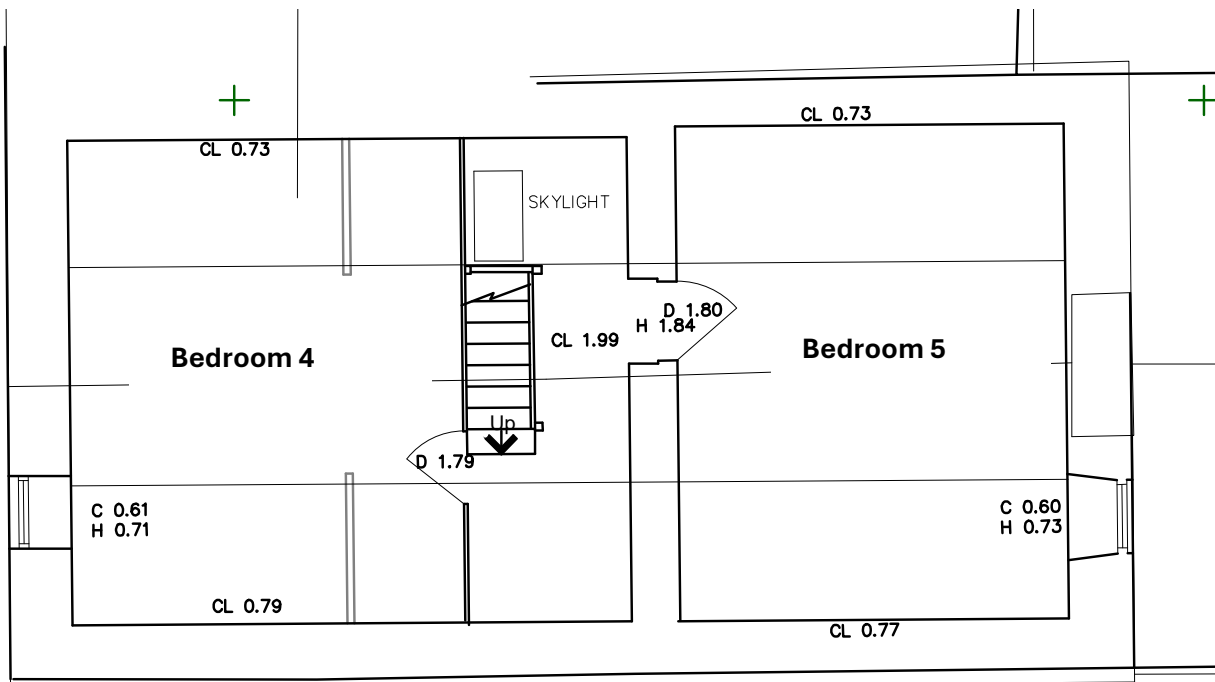


Figure 14 Second Floor/Attic Plan

7.1.4 External

A two-storey outbuilding was added soon after the main house. Its lower roofline and the blocked north opening visible in the masonry confirm its initial agricultural function. It was not connected internally to the farmhouse at this stage.

One notable feature of the site is the impractical placement of the well, situated at the end of the front garden rather than within the working yard. Its distance makes it unlikely to have served daily household needs. It may be that the house relied on a piped supply from the neighbouring fishpond stream - a plausible and locally common arrangement.

7.2 Phase 2: 1840s–1850s

Mid-19th-century agricultural expansion, particularly in dairying, appears to have prompted significant changes. The large rear service room was divided with a brick wall: the north end retained access to the yard but had its fireplace blocked - appropriate if converted to dairy use. The southern portion received a new internal door adjacent to the cellar head.

The outbuilding was converted into a self-contained cottage, likely for a farmworker of some responsibility. The handmade bricks used in its altered gable wall support a pre-1860 date. The large north opening was infilled, a new external door inserted, and internal partitions created to form a pantry, houseplace and stair. A small range with fire grate and oven was installed across an internal corner; its wide hearth survives. Windows in this phase include sashes with horns (a post-1840s development), set flush rather than in deep reveals.

Ironmongery remained distinctly traditional: three-plank doors hung on spade-end strap hinges and locally made latches. These features indicate reuse of earlier estate stock rather than purpose-built Victorian joinery.

Upstairs, the cottage had a single bedroom with fireplace (now removed), dual-aspect windows and cupboards flanking the stairhead. The roof was raised asymmetrically to accommodate the improved space.

7.3 Phase 3: 1880s–1890s

Later-19th-century changes saw the cottage incorporated fully into the main house. A new doorway was cut from the kitchen into the cottage lobby, and the cottage's external door was blocked to form a window. The earlier corner range was removed; the opening was partially bricked up to fit a smaller, fashionable cast-iron fireplace typical of this period.

Upstairs, a narrow opening was formed between Bedroom 3 and the cottage stairhead, linking the upper floors. The door from the drawing room to the former scullery probably dates to this phase. Two small ancillary rooms were added at the north of the former dairy; their original function is uncertain, but shelving and layout suggest storage.

Cartographic evidence indicates that the farmyard became a roofed structure between 1890 and 1926, most likely associated with dairy operations. This covering had been removed by the time of the 1950 Ordnance Survey.

7.4 Phase 4: 1920s–1930s

Inter-war alterations were extensive. A timber partition was erected in the kitchen to create a corridor, featuring a plate-display shelf characteristic of 1920s fashion. The old range was removed and replaced with a smaller fireplace. The former scullery and dairy were opened out to form the working kitchen, floored with quarry tiles.



Figure 15 1920s Timber Partition with plate-display shelf (top) in kitchen.

Matchboarding was extensively applied in this period, almost certainly to disguise rising damp rather than to update the interior. In the attic, a timber wall was added to divide the space into two independent rooms. A downstairs WC may have been installed at this time, possibly within the former pantry.

7.5 Phase 5: Modern Alterations

Recent changes include refitting the kitchen with modern units and finishes while retaining older fixtures such as the corner cupboard and plank doors. Bedrooms have been fitted with en-suite bathrooms, not sympathetically done and of poor quality, likely corresponding to use for bed-and-breakfast accommodation. This resulted in the removal of fireplaces in some rooms (e.g., Bedroom 2).

Selective introduction of skirting boards and narrow cornices has occurred in this period, reflecting efforts to modernise parts of the house while preserving earlier features elsewhere.

8. ASSESSMENT OF SIGNIFICANCE

To determine the significance of Hall Farmhouse, Thornton le Dale, Historic England's 'Heritage Values' have been used:

| | |
|--------------------------|---|
| Evidential Value: | <i>The potential of a place to yield evidence about past human activity</i> |
| Historical Value: | <i>The ways in which past people, events and aspects of life can be connected through a place to the present</i> |
| Aesthetic Value: | <i>The ways in which people draw sensory and intellectual stimulation from a place</i> |
| Communal Value: | <i>The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory</i> |

Historic England's guidance states 'Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its historic interest. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting. Significance is what conservation sustains, and where appropriate, enhances, in managing change to heritage assets.'

Heritage significance is broken down into the following categories:

Exceptional Significance
Very High Significance
High Significance
Some Significance
Negligible/No Significance
Detrimental to Significance

8.1 Setting and Contribution to the Conservation Area

Hall Farmhouse stands in a prominent position within the historic centre of Thornton-le-Dale, close to the junction of Maltongate and Church Hill. Its placement, form, and materials are characteristic of the traditional farmsteads that shaped the village from the late 18th century onwards, and it remains an instantly recognisable part of the older settlement pattern.

Although the building is not singled out within the Conservation Area Appraisal, it nonetheless contributes to the area's character through its scale, its relationship to former agricultural land, and its clear association with the estate landscape of Thornton Hall. The farmhouse, its surviving outbuildings, and the surrounding streets together help to show how this part of the village grew around working farms.

While the site is currently untidy and shows signs of disrepair - which diminishes its immediate visual impact - the underlying historic character is still legible. The building continues to relate well to nearby heritage assets and retains a meaningful presence within the Conservation Area.

In respect of its setting and contribution to the Conservation Area, Hall Farmhouse is of **high significance**.

8.2 Grounds

Cartographic evidence confirms the historic extent and evolution of the grounds associated with Hall Farmhouse. The 1890 Ordnance Survey map shows the plot as a clearly defined enclosure extending behind and to the north of the farmhouse. By the 1926 (revised) edition of the Ordnance Survey, the configuration has altered: the area to the rear of the farmhouse appears to have been partially built over or roofed, indicating a period of intensification and adaptation for agricultural or storage purposes. This demonstrates an active and evolving use of the site throughout the late 19th and early 20th centuries.

In the present day, the southern garden area still retains a legible relationship to this earlier layout. The eastern side, in contrast, has remained unmanaged for an extended period and is now overgrown and cluttered, diminishing both the visual setting of the farmhouse and its relationship to the surrounding townscape. To the north and north-east of the farmhouse, the associated outbuildings survive but are in a poor state of repair, further detracting from the overall condition and presentation of the site. Despite these issues, the underlying form, historic boundaries, and spatial relationship between the farmhouse, its outbuildings, and the wider grounds remain readily discernible.

Accordingly, the grounds have **some significance** and make a modest but clear contribution to the character and appearance of the Conservation Area.

8.3 Hall Farmhouse

Hall Farmhouse is a well-preserved late 18th-century estate farmhouse with a clear and legible development history. Its principal rooms retain high-quality early features - including original fireplaces, raised and fielded panelling, early sash windows, and period ironmongery - which give the house strong architectural interest.

The building also holds considerable evidential value through its phased evolution, showing how an estate farm adapted to changing agricultural practice, domestic needs, and labour arrangements. The retention of original joinery, shutter mechanisms, reused estate doors, and working-area fittings provides direct insight into everyday farm operation and estate provisioning.

Historically, Hall Farmhouse has a strong associative interest as the home farm to Thornton Hall, exemplifying the layout and hierarchy typical of a post-Enclosure estate. Its unusual water supply arrangement and ancillary structures further contribute to its understanding as a functioning agricultural property.

Taken together, the surviving fabric, clear development sequence, and architectural character give the building **high significance**.

9. HERITAGE IMPACT OF THE PROPOSALS

The proposals involve the following interventions set out in the table below. The impact of the proposed changes is defined as either **Detrimental**, **Neutral** or **Beneficial**.

The assessment of harm to a heritage asset is defined by the NPPF (paragraphs 193 to 202) as being **Substantial**, **Less than substantial** or **None**. Substantial harm is any impact which could cause harm to, or loss of the significance of, a heritage asset due to its alteration, destruction, or development within its setting. Any proposals that do not result in substantial harm will be considered regarding their potential public benefit and contribution to the asset's optimum viable use.

This assessment of heritage impact is based upon the architectural drawings prepared by The Planning & Design Associates. The following drawings and documents were consulted:

- STE-754-01-01 Existing Plans and Elevations
- STE-754-01-01 Planning Existing Plans and Elevations
- STE-754-01-03 Planning Ground Floor Plan
- STE-754-01-03 Rev B Proposed Ground Floor Plan
- STE-754-01-04 Planning First Floor Plan
- STE-754-01-04 Rev B Proposed First and Second Floor Plans
- STE-754-01-05 Planning Second Floor Plan and Elevations
- STE-754-01-05 Rev B Proposed Elevations
- STE-754-01-06 Site and Location Plan

9.1 Impact upon the Listed Building

The proposals involve the following interventions set out on the table below and in detail on the drawings submitted by The Planning & Design Associates.

| Proposed Work | Comment | Impact | Assessment of Harm |
|--|--|---------------------------|--|
| Ground Floor | | | |
| Removal of 20th-century vertically boarded partition | Later alteration; reinstates openness of historic plan. | Beneficial | Less than substantial harm (benefit overall) |
| Widening of existing ground-floor opening | Alteration to already-modified wall. | Neutral / slight negative | Less than substantial harm |
| Replacement of modern concrete floors with insulated slab + UFH | Existing floors are modern, low significance. | Neutral / low positive | Less than substantial harm |
| Dry-lining to create service voids | Avoids cutting historic stonework. | Neutral / slight negative | Less than substantial harm |
| Ceiling underdrawing in selected rooms | Improves acoustic/fire performance; reversible. | Neutral / slight negative | Less than substantial harm |
| First Floor | | | |
| Reconfiguration of en-suites and removal of modern stud partitions | Focused in already-altered areas; historic doors reused. | Neutral / low positive | Less than substantial harm |
| Reinforcement of partitions behind boarded finishes | Historic surfaces retained; structural improvements concealed. | Neutral | Less than substantial harm |
| Ceiling underdrawing in circulation areas | Only affects later fabric. | Neutral | Less than substantial harm |
| Second Floor | | | |
| Timber boarding screen to be removed and replaced with timber stud partition. | Removal of 20th century addition. | Neutral | Less than substantial harm |
| Lime plaster repairs; floorboard repairs; retention of joinery; discreet insulation. | Conservation-led works. | Neutral | Less than substantial harm |
| External | | | |
| French drain installation and DPC works | Improves moisture management; if detailed well avoids harm. | Neutral / low positive | Less than substantial harm |
| Cast iron rainwater goods reinstated. | Traditional materials replacing later items. | Beneficial | None |
| Limewash and lime-mortar repairs | Reverses previous hard cement repairs. | Beneficial | None |
| Window repair and selective replacement with traditional forms | Restores historic fenestration patterns. | Beneficial | None |
| Door conservation including reinstatement of period ironmongery | Strengthens historic character. | Beneficial | None |

| Whole Building | | | |
|--|---|------------------------|----------------------------|
| Fireplace repairs and reinstatement | Restores completeness of interior features. | Beneficial | None |
| Cellar floor re-laid; limewash renewed | Improves condition of oldest fabric. | Beneficial | None |
| Electrical, heating, plumbing rationalisation. | Concealed where possible; reduces visual clutter. Upgrading the electrical. Heating, and plumbing systems to meet modern safety standards.” | Neutral / low positive | Less than substantial harm |
| Windows, Doors, Timber Floors | Repaired and retained throughout | Beneficial | None |

Impact upon Nearby Listed Building

The village contains more than fifty listed buildings, including Thornton Hall (Grade II*) and the Church of All Saints (Grade II*), together with numerous Grade II cottages, farmhouses, bridges and boundary walls that contribute to the character and appearance of the Conservation Area.

Seven listed properties lie immediately west of Hall Farmhouse, forming part of its wider historic setting:

- Rorty Crankle (II, 1260576)
- Rose Tree Cottage (II, 1241310)
- Roxby Farm Cottage (II, 1241311)
- Roxby Cottage (II, 1241313)
- Roxby House (II, 1241314)
- The Dales (II, 1241315)
- The Old Vicarage (II, 1241316)

Thornton Hall (Grade II*, 1241248) and its associated boundary walls (Grade II, 1260623) lie to the north-east of Hall Farmhouse, though they do not form part of its immediate setting as they are not visible from the site.

The proposed works are contained within the existing plot and will not change the established spatial relationships or harm the setting of any listed building.

Sustainability and Public Benefits

This is a permanent sustainable development in a sustainable location as defined in the National Planning Policy Framework.

Public benefit will derive from the scheme due to removal of poor-quality modern interventions and the repair and conservation of a heritage building. These works will sustain the building’s significance as a heritage asset and support its long-term conservation.

10. CONCLUSION

This Heritage Statement has been prepared in connection with the proposed internal and external works to Hall Farmhouse, Thornton-le-Dale. The building is Grade II listed and lies within the Thornton-le-Dale Conservation Area.

Based on the detailed assessment of the building, its development history, its significance, and the itemised analysis of impacts, this report finds that the proposals will, overall, have a low and predominantly beneficial heritage impact. The key historic fabric of the farmhouse - including its principal rooms, early structure, joinery, fireplaces, roof form and external presentation - is preserved. Later 20th-century alterations are sensitively removed or improved, and the authenticity of the building is strengthened through conservation led repair, reinstatement of appropriate materials and the rationalisation of intrusive modern features.

The setting of the building within the Conservation Area is preserved. The works do not alter the external form or traditional character of the farmhouse and will enhance its appearance through the reinstatement of traditional details and the repair of damaged stonework, joinery and finishes. No part of the proposal harms the significance of nearby listed buildings, nor does it detract from the wider historic village context.

Overall, the proposals will:

- I. Preserve and, in places, enhance the special architectural and historic interest of Hall Farmhouse.
- II. Maintain the character and appearance of the Thornton-le-Dale Conservation Area.
- III. Result in no harm to the significance of any nearby heritage assets.

In heritage terms, the proposals constitute less than substantial harm, at the very lowest end of that scale, and this is outweighed by clear conservation benefits. As such, the works accord with the statutory duties set out in Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and align with the policies of the Local Plan and the relevant provisions of the National Planning Policy Framework (December 2024), including its requirement to conserve heritage assets in a manner appropriate to their significance.

There are no conservation grounds for withholding consent.

11. APPENDICES

Appendix 10.1, English Heritage Listing

Name: Hall Farmhouse, Maltongate

List Entry Number: 1241252

Grade: II

District: North Yorkshire (Unitary Authority)

Parish: Thornton-le-Dale

Date First Listed: 05-Feb-1986

National Grid Reference: SE 83435 82829

Details

THORNTON DALE MALTONGATE SE 8382 (east side) 15/125 Hall Farmhouse GV II Farmhouse. Early C19. Coursed sandstone rubble, whitewashed; pantile roof; brick stacks. Central stairhall plan, ii rooms deep, with rear service wing to left. 2-storey, symmetrical 3-window front. Central 4-panel door with divided overlight. 16-pane sashes with painted stone sills throughout. Lintels with incised keyblocks to all openings. Coped gables and shaped kneelers. End stacks.

Listing NGR: SE8343582829