

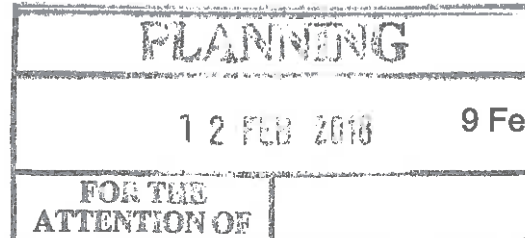
Historic England

NORTH WEST OFFICE

Mr Robert Major
Ribbles Valley Borough Council
Planning & Development
Church Walk
Clitheroe
Lancashire
BB7 2RA

Direct Dial: 01612421417

Our ref: P00793150



9 February 2018

Dear Mr Major

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**FOODEN OLD HALL FARM, FOODEN LANE, BOLTON BY BOWLAND,
CLITHEROE, LANCs
Application No. 3/2018/0005**

Thank you for your letter of 5 February 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The two barns in question both form part of a group and lie within the setting of buildings of notable national interest - Fooden Hall (Grade II*) and Fooden Farmhouse (Grade II). The value that the listed buildings have in terms of their architectural and historic interest as buildings dating back to the 17th century is enriched by their setting and associated buildings, which tell a fuller story of past ways of living and working. The current proposal seeks permission to convert the barns to residential use, involving internal, external and landscaping works.

The proposed works have the potential to impact both upon the barns themselves (which the local planning authority might consider to be curtilage listed), the group value of the buildings in the area, and the impact upon the setting and significance of the listed buildings. In particular, we note the potential for the proposed works to affect the agricultural character aspects of the site, including through physical interventions such as parking, the creation of new stone wall boundaries, and the questionable introduction of windows - all of which merit careful consideration. However, insufficient information has been provided to adequately describe the significance of the heritage assets affected (including any contribution made by their setting) in order for the local planning authority to make an informed decision in line with paragraphs 128 & 129 of the National Planning Policy Framework (NPPF). Any harm to a designated heritage asset requires clear and convincing justification, as well as consideration against any



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public benefits of a proposal, in line with paragraphs 132 & 134 of the NPPF.

In light of the above, we advise that a heritage assessment is provided, and used to positively inform the proposals in line with national policy and legislation. You may also find our webpages and associated guidance on farm buildings helpful in this case: <https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>.

Recommendation

Historic England advises that a robust heritage assessment is required to inform the proposed works and enable the local planning authority to make an informed decision. We consider that the issues outlined in our advice need to be addressed in order for the application to meet the requirements of, in particular, paragraphs 128, 129, 132 and 134 of the NPPF as outlined above.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Your authority should take these representations into account and seek further information and potential amendments as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Christina Sinclair

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