



16 JUN 2011
FOR THE ATTENTION OF

For office use only	
Application No	320110481P
Date received	16.6.11
Fee paid £	70.00
Receipt No	13247

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:		First name:	
Last name:	HUNTROYDE ESTATE		
Company (optional):	c/o INGHAM AND YORKE		
Unit:		House number:	
House name:	HUNTROYDE ESTATE OFFICE		
Address 1:	PADIHAM		
Address 2:			
Address 3:			
Town:	BURNLEY		
County:	LANCS		
Country:			
Postcode:	BB12 7QX		

2. Agent Name and Address

Title:	MR	First name:	JOHN
Last name:	STAPLES		
Company (optional):	INGHAM AND YORKE		
Unit:		House number:	
House name:	HUNTROYDE ESTATE OFFICE		
Address 1:	PADIHAM		
Address 2:			
Address 3:			
Town:	BURNLEY		
County:	LANCS		
Country:			
Postcode:	BB12 7QX		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

TO DEMOLISH THE STONE BUILDING + PIGGERIES AS EXPLAIN IN SUPPORTING EVIDENCE

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☒

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

N/A

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☐ No

If Yes, please provide details:

8. Authority Employee / MemberWith respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials N/A

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☐	☐
Roof			☐	☐
Windows			☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking N/A

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage N/A

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
- ☐ Septic tank ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of? N/A

- ☐ Sustainable drainage system ☐ Existing watercourse
- ☐ Soakaway ☐ Pond/lake
- ☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

14. Existing Use

Please describe the current use of the site:

MACHINERY STORAGE

Is the site currently vacant?

☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No**15. Trees and Hedges**

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.015

22. Industrial or Commercial Processes and Machinery N/A

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
MR LONSDALE	DEAN FARM, SARDEN	

Signed - Applicant:

--

Or signed - Agent:

<i>Leghorne + Hobbie</i>

Date (DD/MM/YYYY):

15/06/2011

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

☐ The correct fee: £100 ☐

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☐ The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

☐ The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐
☐ The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01282

771024

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

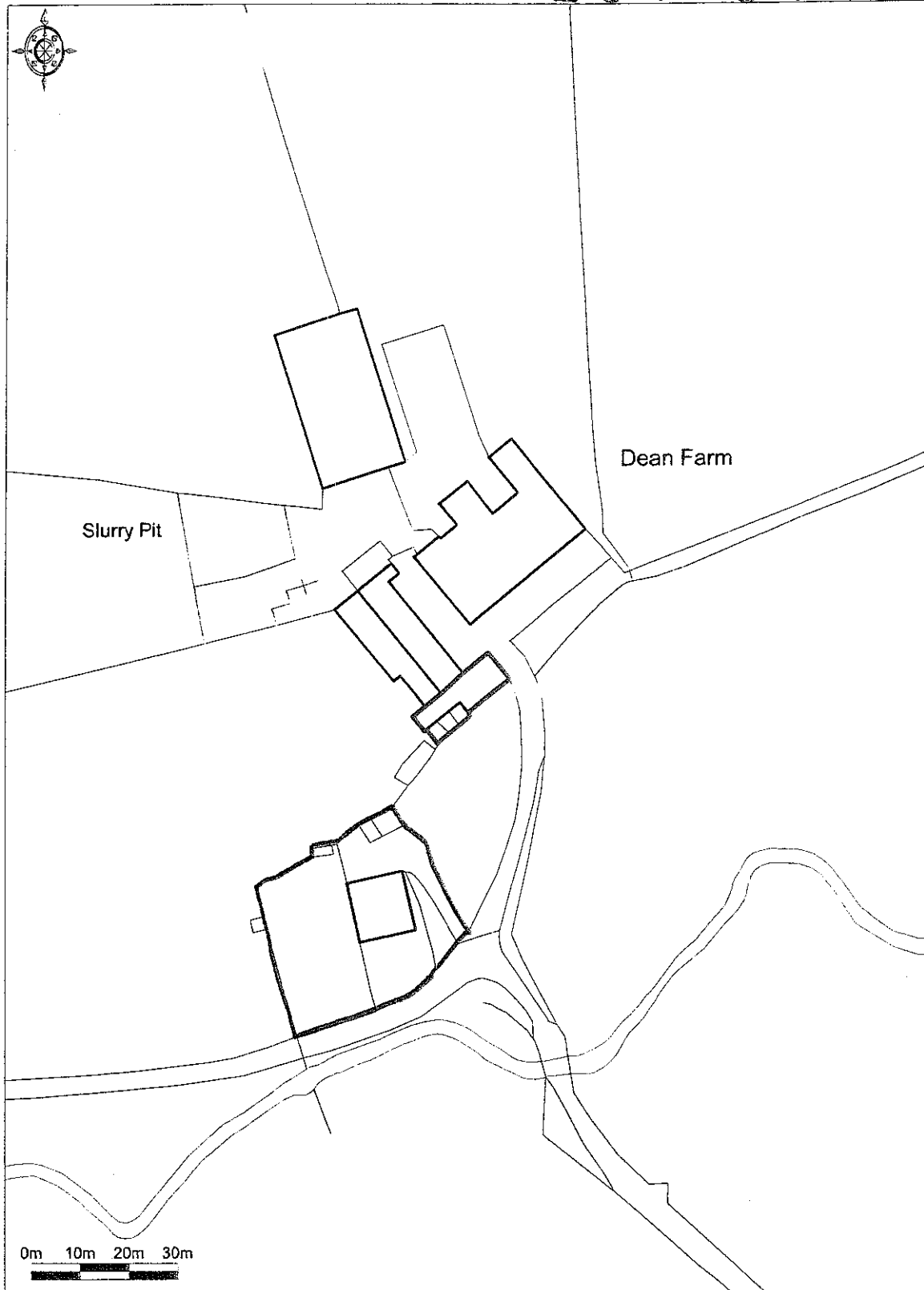
Contact name:

Telephone number:

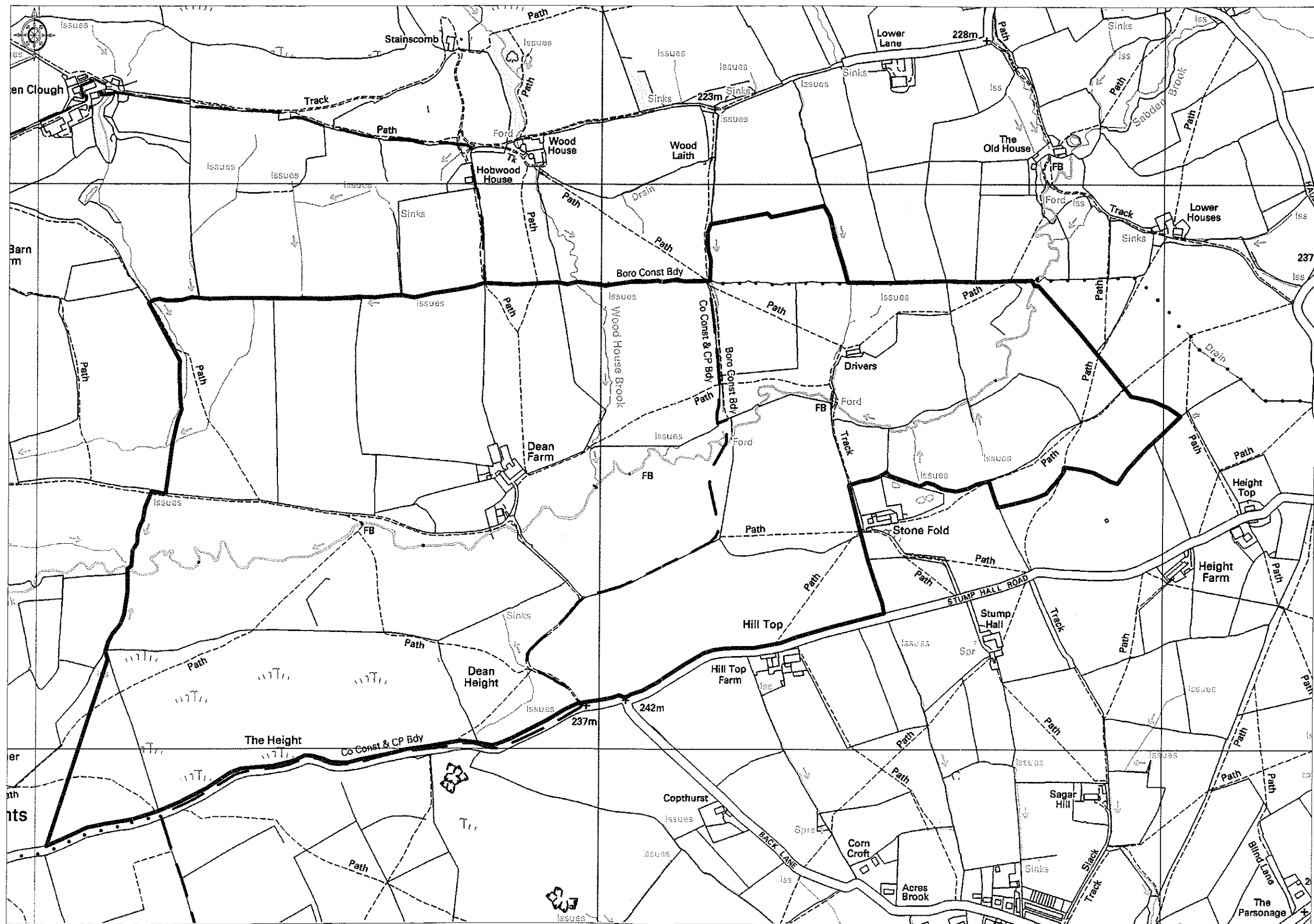
Email address:

Site Plan
Existing stone building and piggeries

320110481P



320110481P



320110481P

STRUCTURAL REPORT

DEAN FARM BARN AND ADJOINING PIGGERY

SABDEN

BB7 9HB

D.J. LINGARD & ASSOCIATES LTD

26 St James Street, Accrington, Lancashire BB5 1NT • tel 01254 399711/399044 • fax 01254 233804 • email dling@globalnet.co.uk

Our Ref: DJL/DB/5865

Your Ref:

Date: 11th August, 2011

STRUCTURAL REPORT DEAN FARM BARN AND ADJOINING PIGGERY SABDEN, BB7 9HB

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 9th August, 2011, to examine and report on the structural condition of the barn and adjoining piggery building.

The survey comprised a visual inspection of the elements and fabric of the superstructure but did not include an inspection of areas covered, unexposed or inaccessible.

The recommendations given in this report relate to matters defined by the Terms of Reference and do not address other defects, which may exist outside the scope of this report.

The report should be read in conjunction with Photograph Nos. 1 – 9, which are attached to this report.

INTRODUCTION

The buildings were constructed circa the early 19th century and comprise barn and adjoining piggery.

Roofs were grey slate supported by rafter and purlin construction on timber trusses.

External walls of the barn and piggery were 500 mm and 400 mm thick respectively, constructed in random stone.

Dean Farm Barn and Adjoining Piggery, Sabden, BB7 9HB

OBSERVATIONS

The piggery was measured to be approximately 8.6 m long by 4.1 m wide and 1.8 m high to eaves.

An external inspection of the piggery showed walls to be reasonably plumb with no signs of any recent significant movement. Grey slate roof coverings displayed reasonable alignment and roof timbers were generally sound. The free standing curtilage walls of the piggery were in poor structural condition (Plates 2 and 3).

The barn was measured to be approximately 8 m long by 6.65 m wide and 3 m high to eaves.

An external inspection of the south easterly elevation showed the wall to be bulged with a maximum lateral displacement of approximately 100 mm at mid-height. The grey slate roof coverings displayed significant sinuosity with evidence of displacement and collapse (Plate 1).

An external inspection of the north easterly gable showed the wall to be bulged. Some fine vertical cracking was visible through masonry joints approximately 1.0 m from the northerly corner where quoins were slightly displaced and open jointed at the base of the wall (Plate 4).

An external inspection of the north westerly elevation showed the central stone column between the two large openings to be displaced inwards out of plumb approximately 1 in 20. The grey slate roof coverings displayed significant sinuosity with evidence of displacement and collapse (Plate 4).

An internal inspection of the north easterly gable showed significant vertical cracking to the wall approximately 1 m and 2 m from the northerly corner (Plate 5). The wall was bulged, compatible with the movements determined from the external inspection.

An internal inspection of the gable wall separating the barn from the piggery showed significant vertical cracking to masonry joints near the southerly corner (Plate 6). The wall was bulged, compatible with the movements determined from the external inspection.

An internal inspection of the roof structure showed rafters to be displaced from the purlins (Plates 7 - 9). Grey slate roof coverings were displaced and potentially in a state of collapse.

Dean Farm Barn and Adjoining Piggery Sabden, BB7 9HB

CONCLUSIONS

The piggery structure, although dilapidated, is in reasonable structural condition, however the free standing curtilage boundary walls to the piggery are in need of demolition or rebuilding.

The roof structure of the barn has suffered lateral displacement, inducing significant bulging and leaning of masonry elements to the north westerly and south easterly elevations, with consequential displacement of timber rafters, together with the displacement of grey slate roof coverings.

The grey slate roof coverings are potentially unstable and as such the working area is dangerous. The building should not be used, and access should be denied to people and animals.

The gable walls have also suffered structural movement evidenced by bulging and consequential cracking to masonry joints.

Although movements to the walls are long standing, there is evidence of ongoing movements which could, if continuing, impair stability.

Structural repair works would involve underpinning of walls, replacement of roof structure, and stitching and rebuilding of masonry walls.

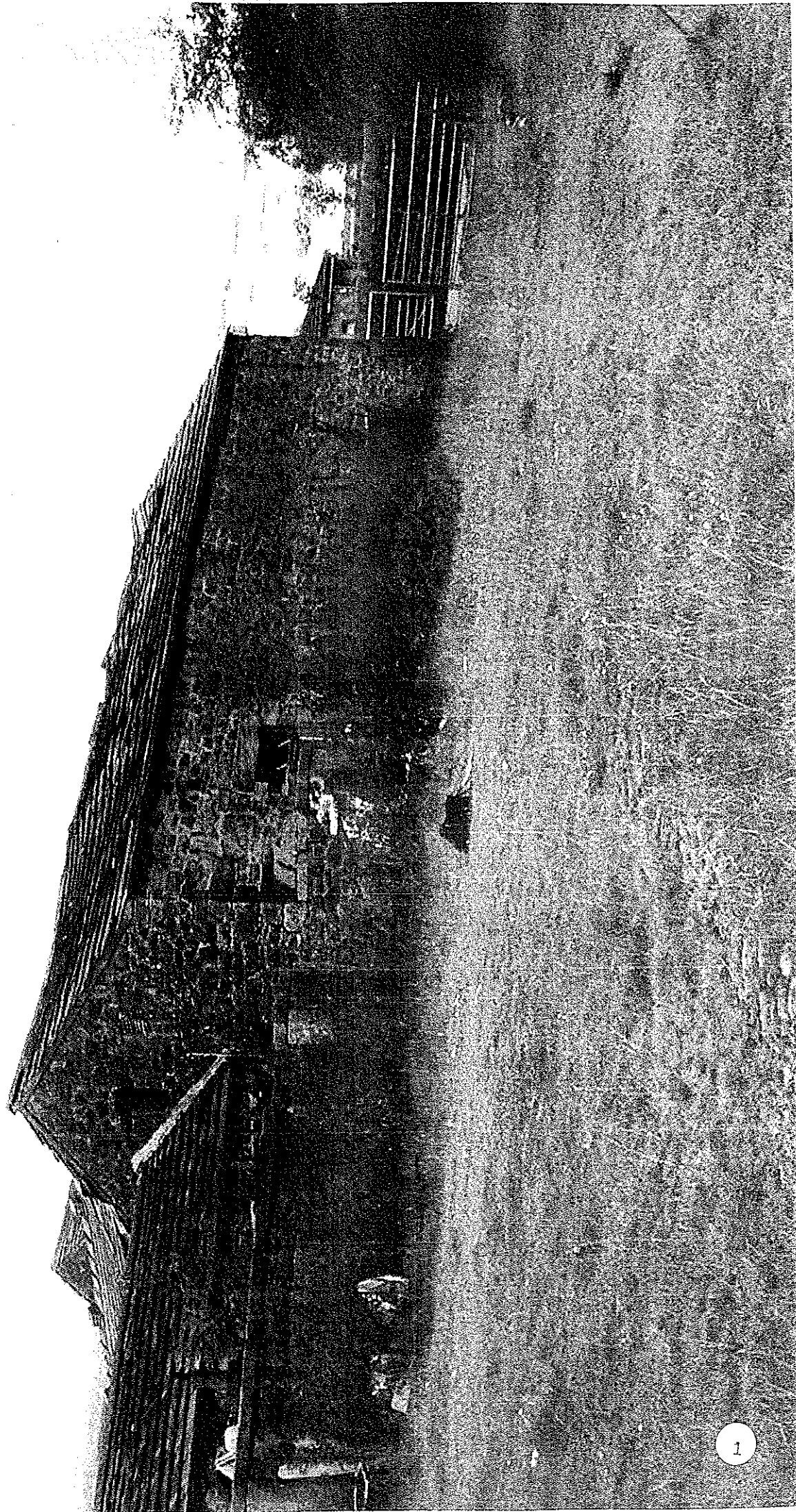
The latter would not be economically viable and a more pragmatic solution would be demolition.

RECOMMENDATIONS

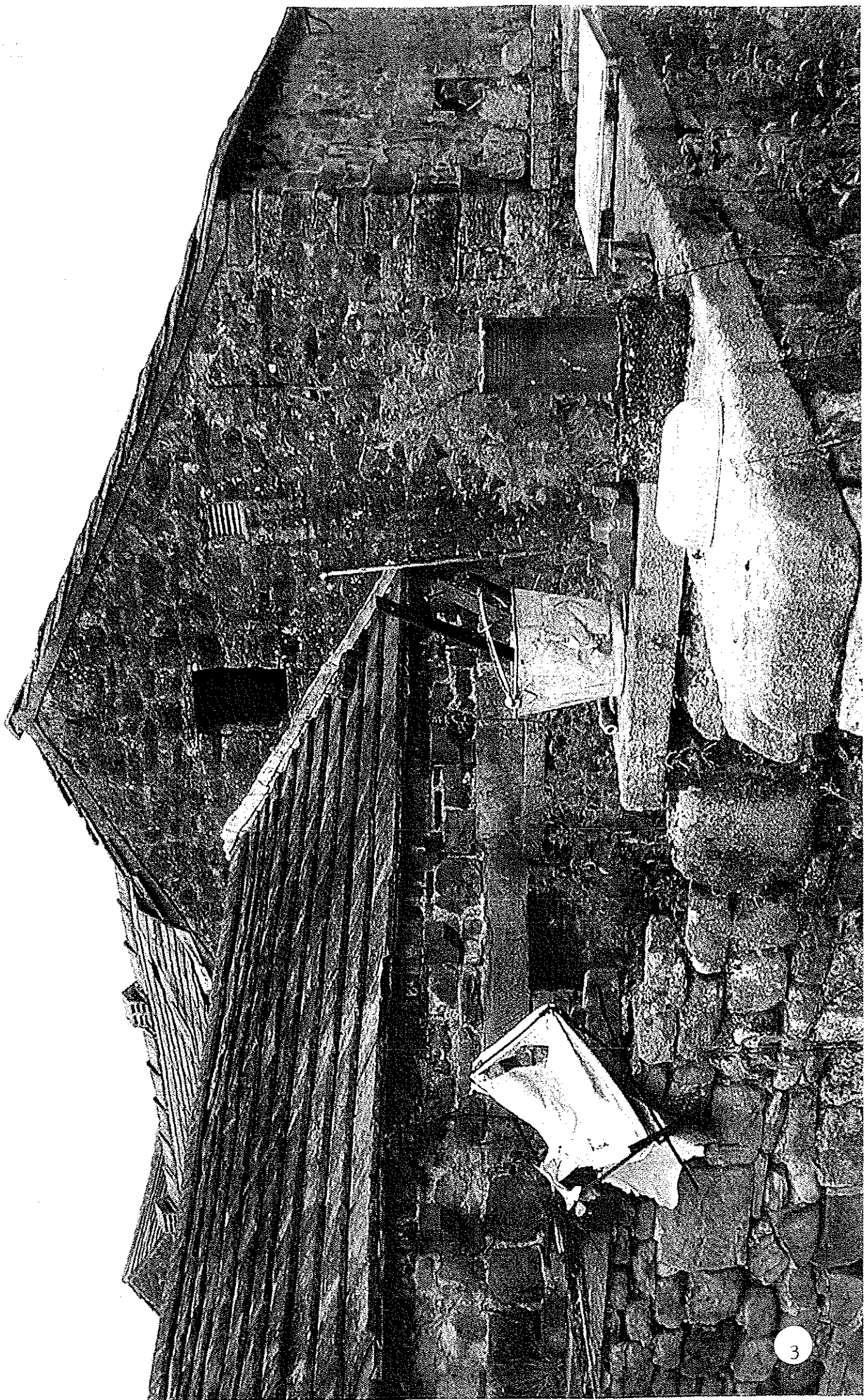
1. Demolish or rebuild curtilage boundary walls of the piggery.
2. Cordon off to people and animals the working area under the roof of the barn.
3. Demolish the barn and retain materials for future use.

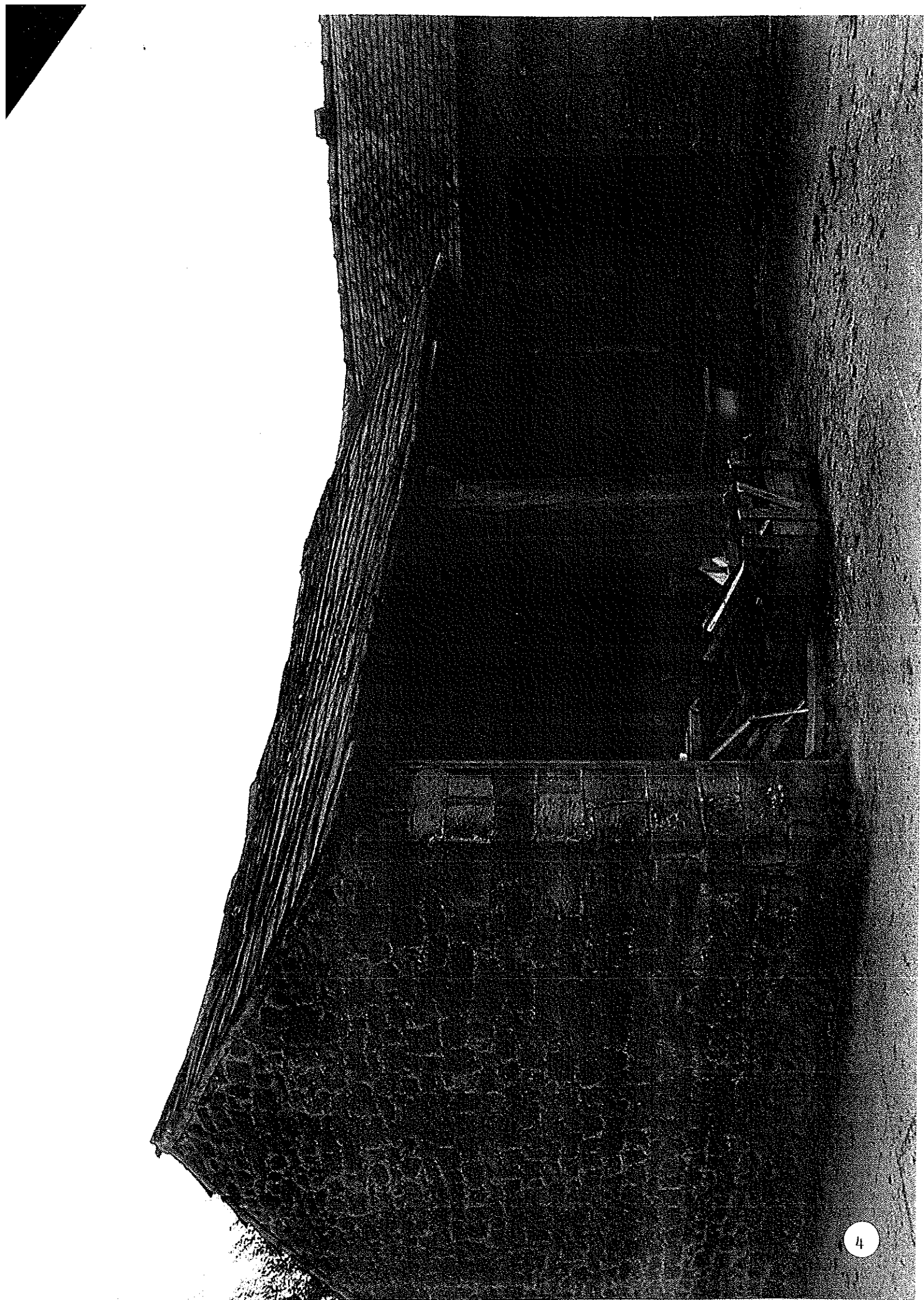


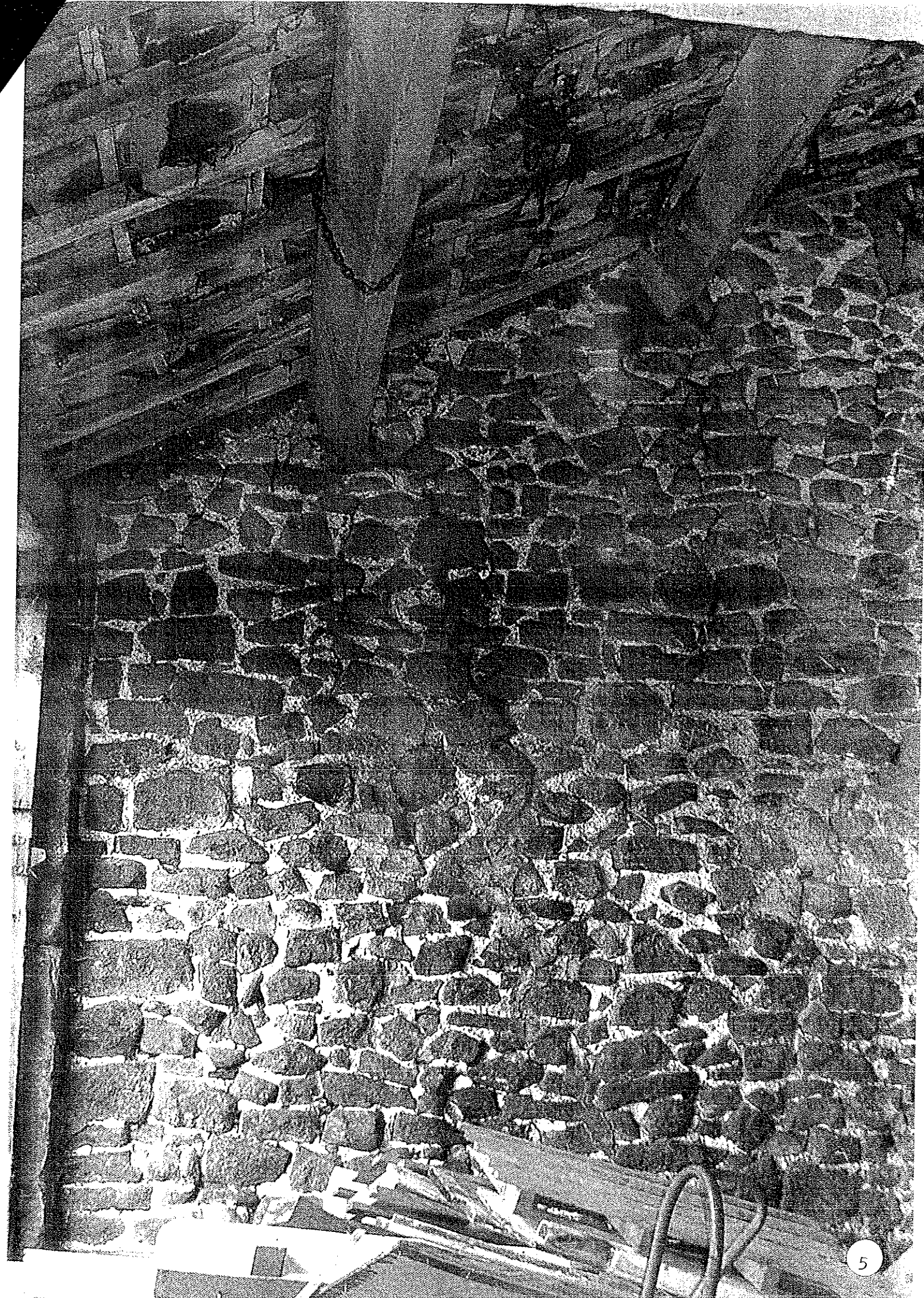
D. J. LINGARD.



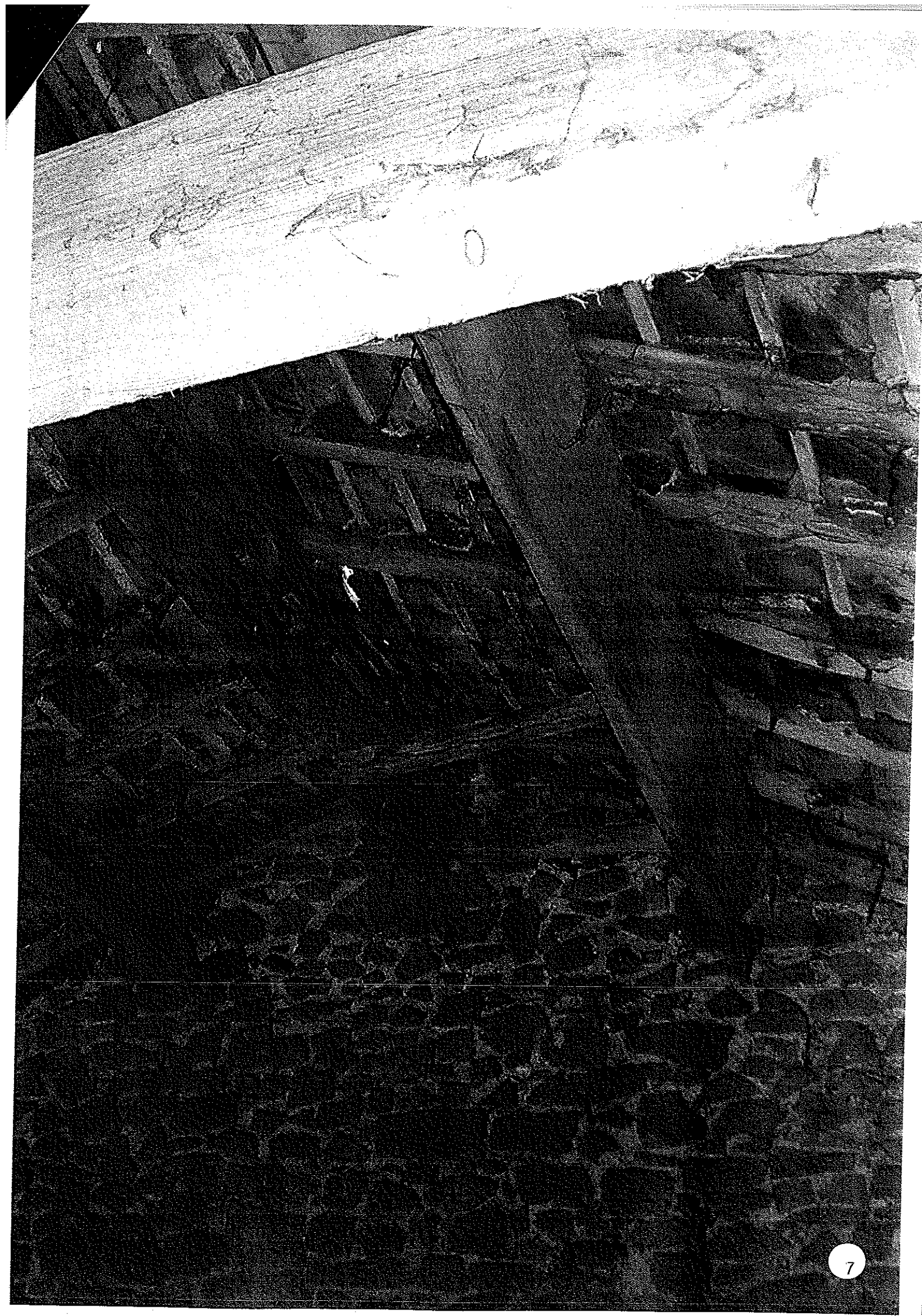
















Statement of heritage impact for:
Dean Farm, Sabden

This Statement forms part of the statement of environmental effects for:
The proposal to demolish a stone building and piggeries that have
structural problems and are not viable with modern day farming practices.
The buildings are not listed and are not covered under the grade two listed farmhouse.

Date
15th August 2011

Reference
n/a

Address and property description
Dean Fam, Sabden

Prepared by
Ingham and Yorke, Huntroyde Estate Office, Padiham, Burnley, BB12 7QX

For
Huntroyde Estate c/o Ingham and Yorke

The heritage statement has been provided for the local authority to accompany the Application for Planning Permission, Town and Country Planning Act 1990, to demolish a stone built building and piggeries because of major structural problems.

Site

The application site is located on the north east of Dean Farm in Sabden.

The site comprises an opened fronted stone built building used for storing machinery because of the structural defects and a small piggery which are not used as they are not practical with the tenants farming practices. To the north are the remaining farm buildings and to the south west is the farmhouse.

The surrounding area is predominantly agricultural, with the town's residential area being approximately one mile away

The farmhouse is a Grade II Listed Building. Its description reads:

"Housed, 1574, extended mid C19 Sandstone rubble with modern tile roof, comprises 2 parallel ranges, the western one earlier, 2 storeys with attice South wall has twin gables, the right-hand one C19 and blank with chimney cap The left hand one has double-chamfered mullioned windows. On the ground floor is one of 14 lights with transom and hood, the upper lights with round heads The 1st floor window is of 5 lights with hood, and the attic window of 2 lights Above the ground-floor window is a worn inscription, the west wall has a blocked one-light chamfered 1st floor window The chimney caps appear to be C19. The C19 range has an east wall of 3 bays which have windows with stone surrounds and flat-faced mullions, of 2 lights except for the left hand one on the ground floor which is of 3 lights. To the right of the middle window on the ground floor is a door with plain stone surround The right-hand gable wall of this range has a blocked 1st floor door with plain stone surround, once to a granary. The adjoining gable to the west range has flush chamfered mullioned windows to the 1st and attic floors Interior appears to have no exposed features of architectural interest."

There is an outline of the buildings on the 1848 Ordinance Survey site, but an approximate date of construction is not know because no literature on Sabden or the area states anything about the farm buildings It can be assumed that the larger building would have been used for the storage of hay and livestock in the winter months and the piggeries for pigs.

Significance of heritage asset

These buildings are not listed and are outside of the natural curtilage of the farmhouse so The Planning (Listed Buildings and Conversation Areas) Act 1990 Part 1b does not apply therefore the buildings do not hold great heritage asset significance. If they did they should have been listed when the listing of the farmhouse took place.

Within the local area there are many buildings which are of a similar construction and construction date which can be used practically with modern day farming practices so the significance level of these building is again low

The only heritage asset is the listed farmhouse which at the closest point is 26 meters away so the setting of which will not be change so impact is very little.

Expert Opinion

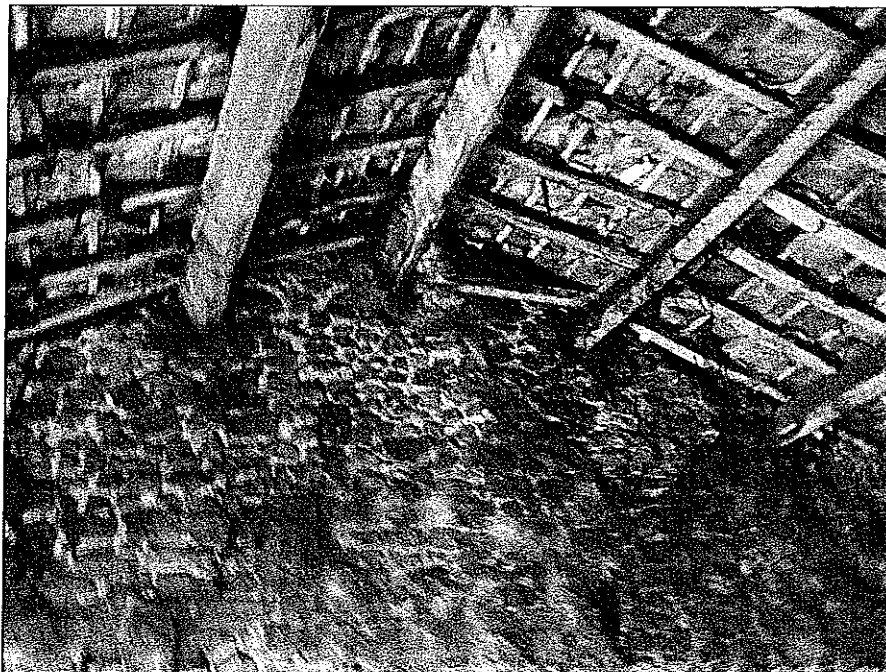
An expert opinion was gained from Douglas Moir, Planning Officer (Archaeology) Lancashire County Archaeology Service who reasoned that after visiting the site and looking at the building and listening to the tenants concerns he did not find any reason to object to demolish but would recommend that the building was recorded to level 2/3 as defined by English Heritage in their Understanding Historic Buildings: A Guide to Good Recording Practice, which the estate is willing to do.

Dean Farm, Sabden
Application for demolition of stone building and piggeries

Supporting Statement

The application to demolish the stone building and piggeries is justified with the following information and is the only viable proposal.

- The stone building as become structurally unsound. The north east elevation wall is tilting outwards, the timber joists are starting to snap leading to the slate on the roof becoming unsecure the evidence of this can be seen on the pictures below



- The building and especially the piggeries are no longer functional for modern day farming practices, because the building can only be used for storage of small scale machinery as to house livestock would be unsafe relating back to point one. And the piggeries are too small for either machinery storage or livestock housing to the modern day set requirements.
- With the buildings not being used for their intended use, housing livestock, both buildings are not financially viable to the farming business.
- The cost of repair is greater than constructing a new building therefore is not financial viable for the estate and only the stone opened fronted building could be used not the piggeries which would continue to deteriorate.
- The access into the farmyard would be improved
- Stone and slate would be used to carry out repairs on other buildings on the estate which can be used practically with modern day machinery for there intended use therefore keeping
- We have sort independent opinions from Douglas Moir, Archaeology Planning Officer from Lancashire County Archaeology Service, who can not see any reason why the building should not be demolished taking into account the above reasoning, if a record is made. The information justifies why the buildings are not of significance and therefore would not merit being listed. However we are prepared to commission a report to level 2/3 as defined by English Heritage in their Understanding Historic Buildings: A guide to good recording practice so there is a record of the building.