

DATE INSPECTED:

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: AD/EL

Application No:	3/2012/0254/P (LBC) & 0255 (PA)
Development Proposed:	Conversion of barn into one dwelling at Chadwicks Farm, Settle Road, Bolton-by-Bowland

CONSULTATIONS: Parish/Town Council

Parish Council - No comments received.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Lancashire County Council (Highways) – No objection in principle on highway safety grounds. The proposed access will provide satisfactory sight lines for emerging vehicles and is of sufficient width to make provision for vehicles to pass within 10m of the junction. Beyond this, the 3m width for the remainder of the access is acceptable for the anticipated levels of use. There is adequate parking provided within the site for a minimum of 3 cars.

Lancashire County Council (Archaeology) – A historic building record has been received. It is sufficient to meet any recording requirements LCAS might have required as a condition of planning permission, and therefore LCAS has no further comments to make on the current application.

RVBC (Countryside Officer) – protected species (bats) conditions suggested.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Planning (Listed Buildings and Conservation Areas) Act 1990.

NPPF

HEPPG

Policy ENV20 - Proposals Involving Partial Demolition/Alteration of Listed Buildings.

Policy ENV19 - Listed Buildings (Setting).

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy H2 - Dwellings in the Open Countryside.

Policy H15 - Building Conversions - Location.

Policy H16 - Building Conversions - Building to be Converted.

Policy H17 - Building Conversions - Design Matters.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Chadwicks Farmhouse is a Grade II listed (16 November 1954) house of the 19th century within the Forest of Bowland Area of Outstanding Natural Beauty. The site is on a ridge (the land falls away to both the east and west) and buildings are prominent within the landscape. A public footpath runs immediately to the south of the farmhouse and to the west of the farmstead.

In November 2009, pre-application advice was provided. It was suggested that the barn met the stipulations of Policy H15 of the Ribble Valley Districtwide Local Plan because of its proximity to other buildings in a group. It was advised that any scheme would need to comply with Policies H16 and H17 of the RVDLP. Policy ENV1 and the importance of a high standard of design was

also emphasised "applications should seek to utilize all existing opening within buildings, with very few new openings being allowed as these are considered to detract from the building's character and history of use. Similarly, the policy guards against allowing extensions to buildings and careful consideration would be given to additional curtilage buildings. Typically such buildings had open yard settings and thus detached out buildings ie garages, can detract from their setting." It was also conveyed that: "given that the primary use of a barn is employment /commercial (unless it can be shown that it has had an intervening use for the storage of residential paraphernalia/garden equipment etc), we will require the barn to have been marketed for a minimum of 6 months, and details of this will be requested with an application. This is in order to meet the requirements of PPS7 'Sustainable Development in Rural Areas' that outlines Central Government's policy to support the re-use of appropriately located and suitably constructed existing buildings in the countryside. Re-use for economic development purposes will usually be preferable hence the need to market the building for such use at a realistic price for a realistic period of time".

3/2011/0648 & 3/2011/0647 - Conversion of barn into 2no. dwellings. LBC & PP refused 12 October 2011. It was considered that:

the proposed conversion is of undue harm to the character (including setting) and significance of the historic barn because -

- (1) *two historic doors (now partially blocked to form window openings) in the south gable are proposed to be repositioned "to suit new lining wall";*
- (2) *the traditionally constructed stone lean-to at the west elevation is proposed for demolition; its significance, as part of the evolution in historic agricultural practices, has not been considered;*
- (3) *the impact of the unfortunate aberration of the 1950's window openings is proposed to be compounded by the creation of a large number of new, prominent and overtly domestic openings in the historic fabric. This includes the west elevation where existing modern openings are shown to be blocked and new openings created immediately adjacent in the undisturbed historic fabric;*
- (4) *the incorporation of an archway to the modern north elevation ground floor opening appears misleading to the understanding of building history and evolution;*
- (5) *whilst the re-use of the modern openings to the north and south gables is to be welcomed, it is considered that the proposed fully glazed treatment is uncharacteristic of this historic building type.*

It is acknowledged that existing character and plan form includes the vertical division of the barn by a relatively modern first floor. However, it is disappointing that opportunities for the enhancement of significance do not appear to have been considered. It is noted from site inspection that an apparently full height arch-headed opening exists in the west elevation (evidence for threshing and the full-height use of this part of the barn?). In the absence of a thorough historic building survey, concern that the form of two-storey accommodation proposed appears excessive and unsympathetic. Also concerned that important structural issues (need for underpinning; capability of historic roof structure to take new loadings) have not yet been considered.

The application was also considered in respect to the extent of listing and the structural soundness of the building.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for listed building consent, special regard shall be had to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy ENV20 of the Ribble Valley Districtwide Local Plan (adopted June 1998) has the status, following Government Office North West approval, of a 'saved policy'. It states that:

"Proposals involving the demolition or partial demolition of listed buildings will be refused unless the demolition is unavoidable. In assessing such proposals the Borough Council will take the following factors into account:

- 1. The condition of the building, the cost of repairing and maintaining it in relation to its importance and the value derived from its continued use. Any assessment will be based on consistent and long term assumptions;*
- 2. The adequacy of efforts made to retain the building in use;*
- 3. The merits of alternative proposals for the site.*

Proposals for the alteration or repair of listed buildings should be sympathetic to their character and appearance. The most important features of any listed building will be preserved".

Policy ENV19 of the Ribble Valley Districtwide Local Plan is a 'saved policy'. It states that *"development proposals on sites within the setting of buildings listed as being of special architectural or historic interest, which cause visual harm to the setting of the building, will be resisted".*

Policy G1 of the Ribble Valley Districtwide Local Plan is a 'saved policy'. This states *"In determining planning applications the following criteria will be applied:*

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature;*
- (h) Materials used should be sympathetic to the character of the area".*

Policy H2 of the Ribble Valley Districtwide Local Plan states:

POLICY H2

Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to:

- 2. The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction. (see Policies H15, H16 and H17 for further advice).**

Policy H15 of the Ribble Valley Districtwide Local Plan states:

Planning permission will be granted for the conversion of buildings to dwellings in situations where:

- (i) there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;**
- (ii) there would be no materially damaging effect on the landscape qualities of the area;**
- (iii) there would be no unacceptable harm to nature conservation interests;**
- (iv) there would be no detrimental effect on the rural economy; and**
- (v) within the AONB the proposal should be consistent with the conservation of the natural beauty of the area.**

Policy H16 of the Ribble Valley Districtwide Local Plan states:

Conversions of buildings to dwellings will be granted providing:

- (a) the building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed;**
- (b) the building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building;**
- (c) the character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting;**
- (d) the building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise.**

Policy H17 of the Ribble Valley Districtwide Local Plan is a 'saved policy'. It states that "Planning permission for the conversion of buildings will be granted providing:

- a. the design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;**
- b. the impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated".**

This is expanded upon in subtext 5.13.17 – 5.13.19.

Paragraph 5.13.17 states 'Conversion of listed farm buildings to residential use can seldom be carried out without significant damage to the fabric of the building. Such development will only be allowed as a last resort in securing their conservation. Policy EMP9 refers to alternative uses which may be more sympathetic'.

Paragraph 5.13.18 states 'Most farm buildings have unbroken roof spaces, a limited number of windows and largely open interiors. It is possible to convert farm buildings without changing their

character by recognizing these principal features and by not trying to achieve maximum possible floorspace. It should be remembered that these are not new buildings, they are conversions of special buildings. This should be reflected in the final scheme. Too many doors and windows, the insertion of dormers, roof lights and chimneys and the alteration of roof trusses will devalue the character of traditional farm buildings and that of the surrounding environment'.

Paragraph 5.13.19 states:

- (a) 'The single most important element of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are a characteristic within the Borough which should be respected...even small roof lights catch the eye by reflecting open sky or sunlight ... single storey farm buildings should remain single storey accommodation';
- (f) "traditional farm buildings will most effectively retain their character if the interior is left open, at least in part, to give an impression of the pre-converted space. Open layouts help natural light penetrate from a limited number of openings to illuminate a relatively large area of floorspace. Internal divisions should be kept to a minimum in sympathy with the structural main divisions of the building";
- (g) "farm buildings are simple and unfussy. Suburban paraphernalia, patio equipment, interwoven fencing, greenhouses, swimming pools and sheds can detract from their agricultural setting. The curtilage of a converted farm building should remain open and uncluttered";
- (e) "rain is often allowed to run off the eaves of farm buildings without a roof drainage system. Therefore any new rainwater gutters and downpipes should be discreet and mounted if possible using stirrup brackets rather than a fascia board".

Policy ENV1 of the Local Plan states 'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications. The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area'.

Policy ENV13 of the Local Plan states 'The Borough Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management'.

The National Planning Policy Framework (27 March 2012) states:

"The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system" (paragraph 6);

"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking" (paragraph 14);

Paragraph 7 of the NPPF states that sustainable development has three dimensions. The creation of a high quality built environment and providing support to community cultural well being are part of the **social role**. Protecting and enhancing the built and historic environment

and minimising pollution are part of the **environmental role**;

Paragraph 8 states that these roles (including **economic**) should not be taken in isolation as they are mutually dependent.

Paragraph 17 'Core Planning Principles' includes '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*'.

Paragraph 49 states "*Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*".

Paragraph 55 states "*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities ... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*

- ...or
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting ...*".

Paragraph 56 states "*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*";

Paragraph 60 states "*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness*";

Paragraph 61 states "*Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment*";

Paragraph 64 states "*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*";

Paragraph 115 states "*Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas*";

Paragraph 126 states that local planning authorities should recognise that '*heritage assets are an irreplaceable resource*' which should be conserved in a '*manner appropriate to their significance*'. Local planning authorities should also take into account '*the desirability of sustaining and enhancing the significance of heritage assets ... the wider social, cultural,*

economic and environmental benefits that conservation of the historic environment can bring ... the opportunities to draw on the contribution made by the historic environment to the character of a place';

Paragraph 129 states "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal".

Paragraph 131 states "In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness".*

Paragraph 132 states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification";

Paragraph 134 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

The Planning Advisory Service 'Things we think you should know about the NPPF' (22 April 2012) advises "But many PPS and PPG had 'companion guides' or other forms of guidance notes produced alongside the policy document. If not listed in NPPF Annex 3, (and not previously deleted), these other documents are still extant ... if a paragraph or section of the companion guide/annex refers you to a PPS or PPG which has been replaced, then that part can't be considered relevant. The NPPF will always 'trump' other guidance notes where there is conflict. However, most of the NPPF is not concerned with the 'how' question. Companion guides can contain useful information on how to deliver certain policies or carry out certain pieces of work".

English Heritage (web-site 23 April 2012) advises "Following the publication of the National Planning Policy Framework, PPS5 was deleted. However the Practice Guide remains a valid and Government endorsed document pending Government's review of guidance supporting national planning policy as set out in its response to the select committee. The references in the document to PPS5 policies are obviously now redundant, but the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF".

Paragraph 182, Addition and Alteration, of the HEPPG states 'The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases (where decorated or plain, principle or secondary) and other features are likely to form part of its significance. Indeed they may be its most significant feature. Proposals to remove or modify internal arrangements, including the insertion of new openings or extension underground, will be subject to the same considerations of impact on significance (particularly architectural interest)

as for externally visible alterations'.

Paragraph 183, Addition and Alteration, of the HEPPG states *'the sub-division of buildings, such as threshing barns and churches, that are significant for their open interiors, impressive proportions and long sight lines, may have a considerable impact on significance. In these circumstances the use of pods or other design devices that allow the entirety of the space to be read may be appropriate'.*

Paragraph 189, Addition and Alteration, of the HEPPG states *'new services, both internal and external can have a considerable, and often cumulative, effect on the appearance of a building and can affect significance'.*

Paragraph 178, Addition and Alteration, of the HEPPG states *'..it would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting'.*

Paragraph 152, Repair, of the HEPPG states *"Doors and windows are frequently key to the significance of the building. Change is therefore advisable only where the original is beyond repair, it minimises the loss of historic fabric and matches the original in detail".*

Paragraph 185, Addition and Alteration, of the HEPPG states *"the insertion of new elements such as doors and windows, (including dormers and roof lights to bring roof spaces into more intensive use) is quite likely to adversely affect the building's significance. Harm might be avoided if roof lights are located on less prominent roof slopes. New elements may be more acceptable if account is taken of the character of the building, the roofline and significant fabric ... In some circumstances the unbroken line of a roof may be an important contributor to its significance'.*

Paragraph 179, Addition and Alteration, of the HEPPG states *"the fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new".*

Paragraph 180, Addition and Alteration, of the HEPPG states *'The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting... New openings need to be considered in the context of the architectural and historic significance of that part of the asset. Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset's aesthetic, historic or evidential value if they are left in place".*

Paragraph 181, Addition and Alteration, of the HEPPG states *"when a building is adapted for new uses, its form as well as its external and internal features may impose constraints. Some degree of compromise in use may assist in retaining significance. For example ... daylight levels may be lower than usually expected".*

Paragraph 80 of the HEPPG, New development: design in context, states

'A successful scheme will be one whose design has taken account of the following characteristics of the surroundings, where appropriate:

- (i) The significance of nearby assets and the contribution of their setting.*
 - (ii) The general character and distinctiveness of the local buildings, spaces, public realm and the landscape.*
 - (iii) Landmarks and other features that are key to a sense of place.*
 - (iv) The diversity or uniformity in style, construction, materials, detailing, decoration and period*
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of existing buildings and spaces.

- (v) The topography.*
- (vi) Views into and from the site and its surroundings.*
- (vii) Green landscaping*
- (viii) The current and historic uses in the area and the urban grain'.*

Paragraph 114 and 116-117 of the HEPPG relate to setting.

"the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places..'(paragraph 114).

"the setting of a heritage asset can enhance its significance whether or not it was designed to do so"(paragraph 116).

"the contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting... Nevertheless, proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance" (paragraph 117).

Paragraph 89 of the HEPPG is entitled "Alterations to realise the optimum viable use of an asset" and states "it is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance. It is obviously desirable to avoid successive harmful changes carried out in the interests of successive speculative and failed uses. If there are a range of alternative ways in which an asset could viably be used, the optimum use is the one that causes the least harm to the significance of the asset, not just through necessary initial changes but also as a result of subsequent wear and tear and likely future changes. The optimum viable use is not necessarily the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long term conservation of the asset".

Paragraph 142 of the HEPPG, Changes to Heritage Assets, states "each heritage asset and group of heritage assets has its own characteristics that are usually related to an original or subsequent function. These can include orientation, layout, plan form, setting, materials, the disposition of openings, external detailing and internal fittings".

The 'Setting of Heritage Assets: English Heritage Guidance' (EH, October 2011) states:

'the cumulative impact of incremental small-scale changes may have as great an effect on the setting of a heritage asset as a large-scale development' (4.5).

.. arguments about the sensitivity of a setting to change should not be based on the numbers of people visiting it. This will not adequately take account of qualitative issues, such as the importance of quiet and tranquillity as an attribute of setting; constraints on the public to routinely gain access to a setting because of remoteness or challenging terrain; or the importance of the setting to a local community who may be few in number' (2.4).

"many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise. Views and vistas, or their deliberate screening, are key features of these designed settings, providing design axes and establishing their scale, structure, layout and character. These designed settings may also be regarded as heritage assets in their own rights, which, themselves, have a wider setting: a park may form the immediate setting for a great house, while having its own setting that includes lines-of-sight to

more distant heritage assets or natural features beyond the park boundary" (2.5).

The compilation of studies 'Historic Farm Buildings: Extending the Evidence Base' (University of Sheffield, Forum Heritage Services and the Countryside and Community Research Institute, May 2009) found that the relative impact of residential barn conversions on the historic farm building stock of the Bowland Fringe and Pendle Hill National Character Area was nationally distinct (ie. at its highest in the country) *"the number of 'addressable barns' is substantially higher than the overall population of listed barns might predict, this appears to reflect both market pressure and the character of the stock itself" (page 16).*

English Heritage's 'Conversion of Traditional Farm buildings: A Guide to Good Practice' (October 2006) suggests:

- (i) *'A small proportion of buildings – whether protected through listing ... set within designated landscapes ... will not be capable of adaptive reuse, because their scale precludes this and/or they are of such intrinsic importance that new use cannot be absorbed without serious compromise to their fabric or the wider landscape setting' (pg 3);*
 - (ii) *Design issues – subdivision 'how to incorporate various functions that require subdivision or compartmentation, particularly if a building is characterized and is significant for its open interior, impressive proportions and long sight lines. This is especially the case with threshing barns, including the upper floors of combination barns and loft areas' (pg 10);*
 - (iii) *Design issues – setting 'a good understanding of the building's relationship with its immediate surroundings and landscape character will help to ensure that the new works conserve the relationship with the landscape. This understanding can then inform detailed design decisions' (pg 11);*
 - (iv) *Retaining distinctive features – openings 'farm buildings are characterized by few external openings. But those that do exist form a fundamental element of a farm building's character and give legibility to the original form and function of the building ... the large doors common to the threshing bays of barns, which are invariably the focal point of the building, pose a particular challenge in conversion schemes. The problem is one of scale and the reflection of a large area of glazing' (pg 15);*
 - (v) *Windows and doors – 'standard 'domestic style' windows can have a very adverse impact on the majority of farm buildings, and unless the building already has such windows they should be avoided' (pg 18);*
 - (vi) *Glazing design – 'in masonry structures setting glazing deep in the reveal of existing openings (which were rarely glazed) creates shadow lines and minimizes reflections and impact' (pg 19);*
 - (vii) *Roof character/features - 'the roofs of farm buildings are often highly visible in the landscape and represent a very significant aspect of their character. Farm buildings are often characterized by long unbroken roof profiles with undulating ridges across the various bays of the building. It is vital to be sensitive to this historical and dominant characteristic' (pg 21);*
 - (viii) *Adding new elements to the roof - 'Roof lights can have an intrusive impact on the character of farm building roofs, particularly those where the roof is the dominant characteristic and is steeply pitched. Many designers go to great lengths to introduce light by other means rather than resort to the introduction of roof lights, such as the careful insertion of new openings and the use of borrowed light. A farm building roof with roof lights spaced regularly or in different positions can undermine the original simplicity of form so fundamental to these buildings. The need for a large number of roof lights suggests the use has over-pressurised the space available or light levels are unnecessarily high' (page 22);*
 - (ix) *Setting and surroundings – 'with any type of conversion the impact on the setting is a vital aspect of a successful project. A sensitive conversion respects the ties the building has with its landscape setting and avoids imposing alien features ... attention to detail is a key aspect and a consideration of public views of the farmstead is particularly important in areas of high landscape value' (pg 29);*
 - (x) *Respecting the farmstead setting and grouping – 'nearly all farmsteads, therefore, have some form of enclosure either by the buildings themselves in the form of a courtyard or by*
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connecting structures such as walls or gates ... conversions can create problems of how to delineate shared space or space occupied by part of the farmstead which still acts as a working farm. Subdivision of fold yards or removal of boundary walls should be avoided' (pg 30).

A Historic Building Record has been submitted. This notes:

- (i) *'built in about 1700 ... although much altered, the surviving details show that it follows the essential pattern for the lowland combination barns in the district, which were the favoured multi-purpose building, and often the only non-domestic building, in the mixed farms prevalent at the time of its construction. All such barns are unique in their own way however, and this example is slightly unusual in its long, narrow plan of seven bays. Its south end would have been a shippon, the centre the traditional threshing bay, and the north end probably a mew for storing crops or other goods, materials or implements, while the use of the north end as a cart shed is thought to be a C19 alteration' (Conclusion);*
- (ii) *'the barn is significant as a traditional, historic farm building approximately 300 years old, built in the local vernacular style, which together with the nearby farmhouse, represent a small farmstead typical of this part of the Ribble Valley ... the barn's significance as a traditional farm building lies principally in its largely unaltered footprint, in its roof structure, and in a number of architectural features, including the two cart entrances in the west elevation, the surviving chamfered breathers, the outer doorways and owl hole in the south gable, and the former threshing doorway in the east elevation. The numerous modern inserted openings in all four elevations diminish the building's significance however, as do the asbestos roof, the rendered brick addition, the two damaged breathers in the west elevation, and the present arrangement of large shippon with continuous loft' (Assessment of Significance).*
- (iii) *'historic maps show that in outline the barn has changed very little, if at all, since 1840, when the tithe map shows it as having projections on the west side, which must have included the present porch and probably the adjoining small lean-to' (4.3);*
- (iv) *'the building faces west, away from Settle Road ... sandstone rubble ... laid in courses to the west and south sides, but more randomly to the two other elevations' (6.1);*
- (v) *'the modern loft does not continue across this end bay, but previously there must have been a first floor here, as the gable forking hole indicates' (6.10);*
- (vi) *'infilled central cart entrance ... it is likely that there was a loft to the south of this doorway, and perhaps to the north' (6.11)*
- (vii) *'second cart entrance ...thought to be a C19 insertion ... worth noting that the cart entrance has chamfered jambs, raising the possibility that it is actually an original entrance' (6.4).*

A heritage statement has been submitted which identifies:

- (i) the revealing of the cart entrance in the west elevation;
- (ii) the repair of original breathing holes;
- (iii) a more suitable roof covering;
- (iv) a double-height space to the threshing bay;
- (v) blocking of modern ground-floor opening in N gable;

A design and access statement has been submitted which identifies:

- (i) the roof trusses are low in height which prevents access between the bays without cutting into the lowest beam of the truss which would be detrimental to the historic fabric of the building. In order to avoid this each of the first floor rooms is accessed by its own staircase;

A Conversion Assessment and Method Statement has been submitted which identifies:

- (i) " Roofs – all existing timber to be preservative treated and de-frassed as necessary.
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Any members requiring repair to be carried out to agreed and approved details".

A bat, Barn Owl and nesting bird survey has been submitted.

In my opinion, the scheme now proposed is based upon a thorough understanding of the significance of the historic agricultural building and is acceptable. The scheme includes enhancements to the significance including exposure of the original c.1700 cart door and porch and restoration of the full-height threshing bay. Whilst there are also losses to the significance including removal of important evidence for the changing historic usage of the barn e.g. unblocking of the second cart door (possibly original and with two historic layers of change), these adverse impacts can be minimised by the imposition of conditions i.e. deleting unnecessary roof lights from the three full-height bays and reducing the size of the new window to Bedroom 2.

A listed building consent application was received in respect of the previous conversion proposals suggesting the barn to be a curtilage structure of the listed building and part of the listing by virtue of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application design and access statement now questions this but presents no evidence in this claim – mindful of this I would suggest the imposition of a condition withdrawing permitted development rights in respect to works to the barn itself as well as to its curtilage.

I am mindful of pre-application advice (see above) in respect to the loss of employment use from the building and note that the application does not contain information to suggest the building has been marketed for such re-use. However, site inspection would appear to confirm the application form's claim that the barn is used for storage.

Mindful of NPPF paragraph 55 I am satisfied that the proposed conversion does represent the optimum use for the heritage asset – the proposals contain a number of enhancements to the significance of the heritage asset which might not be achieved with an insistence on non-residential re-use. The removal of permitted development rights will prevent the 'domestication' of the curtilage (e.g. garaging; sheds; greenhouses etc.) and this situation being undermined.

SUMMARY OF REASONS FOR APPROVAL:

The proposal, subject to amendment by condition, has an acceptable impact upon the character (including setting) and significance of the listed building and heritage asset, the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty, residential amenity and highway safety. It is acceptable residential development in the open countryside. This is in accordance with Policies ENV20, ENV19, ENV1, G1, H2, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION: That listed building consent and planning permission be granted subject to conditions.