



RIBBLE VALLEY  
BOROUGH COUNCIL

26 OCT 2012

ATTENTION OF

For office use only

Application No: 320121001P

Date received

Fee paid £

Receipt No:

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

Application for listed building consent for alterations,  
extension or demolition of a listed building.  
Planning (Listed Buildings and Conservation Areas) Act 1990

**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.

**1. Applicant Name, Address and Contact Details**

|                   |                                  |                 |                  |          |          |
|-------------------|----------------------------------|-----------------|------------------|----------|----------|
| Title:            | Mr                               | First name:     | Edward           | Surname: | Strachan |
| Company name:     |                                  |                 |                  |          |          |
| Street address:   | Merrybent Hill Farm, Catlow Road |                 |                  |          |          |
|                   |                                  |                 |                  |          |          |
|                   | Slaidburn                        |                 |                  |          |          |
| Town/City:        | Clitheroe                        |                 |                  |          |          |
| County:           | Lancashire                       |                 |                  |          |          |
| Country:          |                                  |                 |                  |          |          |
| Postcode:         | BB7 3AQ                          |                 |                  |          |          |
| Telephone number: | Country Code                     | National Number | Extension Number |          |          |
|                   |                                  |                 |                  |          |          |
| Mobile number:    |                                  |                 |                  |          |          |
| Fax number:       |                                  |                 |                  |          |          |
| Email address:    |                                  |                 |                  |          |          |

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

**2. Agent Name, Address and Contact Details**

|                   |                      |                 |                  |          |          |
|-------------------|----------------------|-----------------|------------------|----------|----------|
| Title:            | Mr                   | First Name:     | Paul             | Surname: | Tunstall |
| Company name:     | JWPC Ltd             |                 |                  |          |          |
| Street address:   | Unit 1B              |                 |                  |          |          |
|                   | Waterview            |                 |                  |          |          |
|                   | White Cross          |                 |                  |          |          |
| Town/City:        | Lancaster            |                 |                  |          |          |
| County:           | Lancashire           |                 |                  |          |          |
| Country:          | United Kingdom       |                 |                  |          |          |
| Postcode:         | LA1 4XS              |                 |                  |          |          |
| Telephone number: | Country Code         | National Number | Extension Number |          |          |
|                   |                      | 01524 599980    |                  |          |          |
| Mobile number:    |                      |                 |                  |          |          |
| Fax number:       |                      |                 |                  |          |          |
| Email address:    | ptunstall@jwpc.co.uk |                 |                  |          |          |

**3. Description of Proposed Works**

Please describe the proposals to alter, extend or demolish the listed building(s):

Works to facilitate the change of use of adjoining barn and associated buildings from agricultural to residential use to form an extension to the existing farmhouse. Minor internal and external alterations to farmhouse, barn and garage building.

Has the work already started  
without planning permission?

☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

|                 |                      |         |                      |
|-----------------|----------------------|---------|----------------------|
| House:          | <input type="text"/> | Suffix: | <input type="text"/> |
| House name:     | Merrybent Hill Farm  |         |                      |
| Street address: | Catlow Road          |         |                      |
|                 | Slaidburn            |         |                      |
| Town/City:      | Clitheroe            |         |                      |
| County:         | <input type="text"/> |         |                      |
| Postcode:       | BB7 3AQ              |         |                      |

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

|           |        |
|-----------|--------|
| Easting:  | 370973 |
| Northing: | 456772 |

Description:

#### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

Previous Planning Application Ref: 3/2010/1019  
Previous Listed Building Consent: Ref: 3/2010/1020

#### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

#### 8. Authority Employee/Member

With 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

#### 9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

##### External walls - add description

Description of *existing* materials and finishes:

Random local stone. Farmhouse is rendered/slobbered and painted white

Description of *proposed* materials and finishes:

As existing - localised repair

##### Roof covering- add description

Description of *existing* materials and finishes:

natural slate and flags

Description of *proposed* materials and finishes:

As existing

##### Floors - add description

Description of *existing* materials and finishes:

Barn - concrete and earth

Description of *proposed* materials and finishes:

Breathable 'Limecrete' floor

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

Design and Access Statement, Addendum to Heritage Statement plus application drawings.

**10. Demolition**

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

320121001P

**11. Listed building alterations**

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Drawings 4284-01, 4282-02 and 4282-03 as well as Design and Access Statement and Addendum to Heritage Statement

**12. Listed Building Grading**

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II\* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No**13. Immunity from Listing**

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No**14. 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)

☒ The agent ☐ The applicant ☐ Other person**15. Certificates (Certificate A)****Certificate Of Ownership - Certificate A****Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**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.

Title: Mr First name: Paul Surname: Tunstall

Person role: Agent

Declaration date: 25/10/2012

☒ Declaration made**16. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them

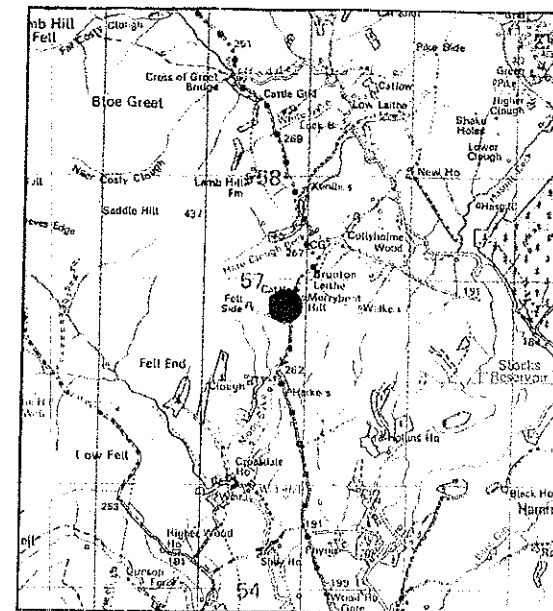
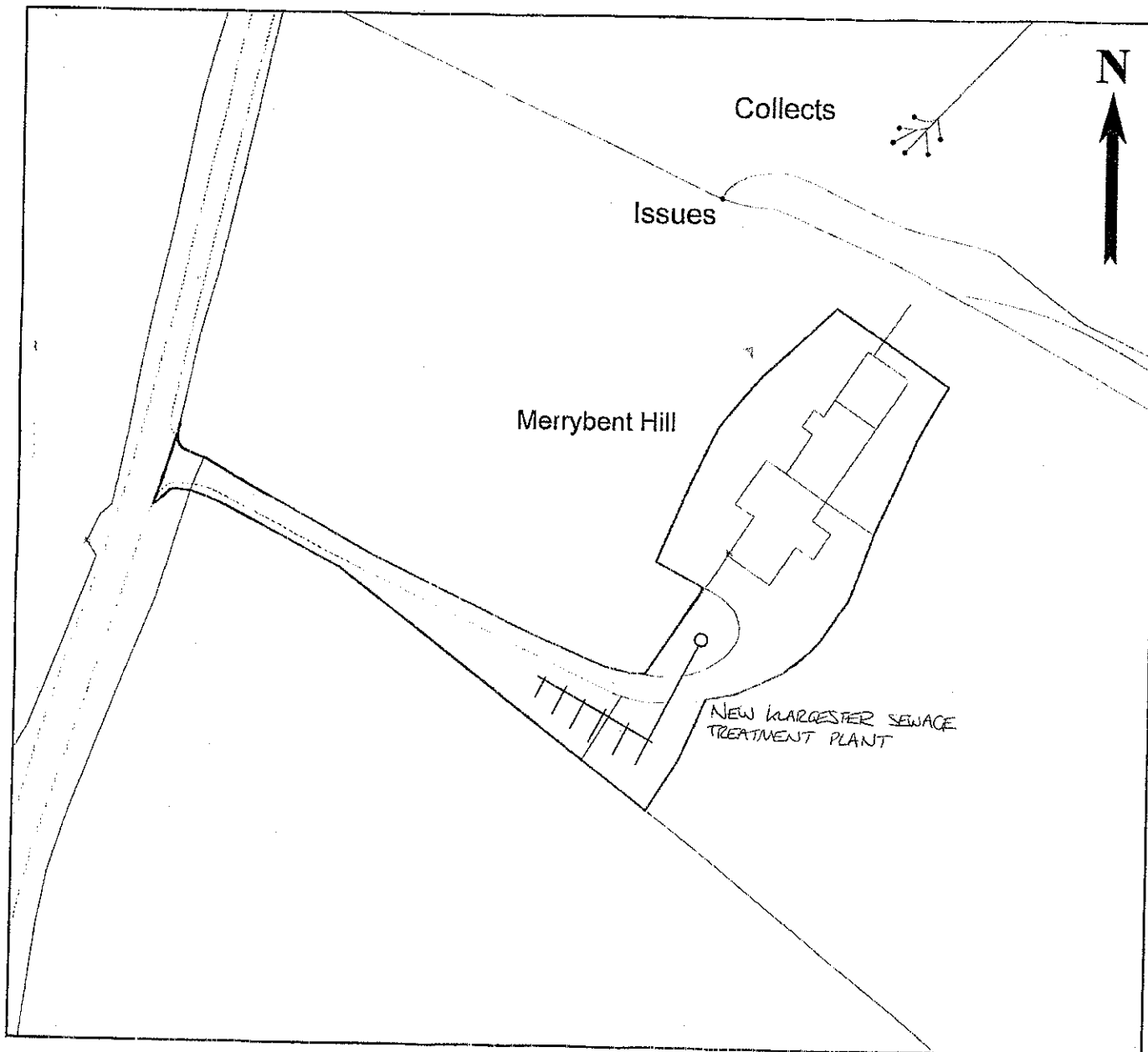


Date

25/10/2012

MERRYBENT

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Location Plan

Scale 1:50,000

Legend

● - Location of Property

□ - Site Boundaries

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THIS PLAN IS BASED UPON THE ORDNANCE SURVEY MAP BY NWL LTD WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE.

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320121001P

**spa**  
**SUNDERLAND PEACOCK ARCHITECTS**

07/09/12 - 4282

Design and Access Statement  
with Structural Statement  
Merrybent Hill Farm, Catlow Road, Slaidburn



Approach to Merrybent Hill Farm

SUNDERLAND PEACOCK & ASSOCIATES LTD  
HAZELMERE, PIMLICO ROAD, CLITHEROE  
LANCASHIRE BB7 2AG  
T 01200 423178 F 01200 427328  
E info@sunderlandpeacock.com  
www.sunderlandpeacock.com

DIRECTORS: STUART G. HERD RIBA | DULICAN H. ISHERWOOD RIBA | W. ANDREW KNOWLES RIBA | D. M. PEACOCK MA RIBA. COMPANY REGISTRATION No. 4731973

0104104400

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Appendix, (Floor slab information).

320121001P

### Introduction

Merrybent Hill Farm is situated approximately 5 miles to the North of Slaidburn, just off the Catlow Road and accessed by a farm track. The farm has not been "worked" since 2005 remaining empty to the present day. Merrybent no longer has any farm land attached and as such a small holding is no longer viable.

Planning permission has been granted (application 3/2010/1019) to extend the habitable accommodation into the barn. This subsequent application is to include the existing sheep pen and machinery store as part of the habitable accommodation. The current approval indicates this area as a garage and workshop. This revised proposal will utilise the existing garage position.

### Listing

The house is listed, listing description as follows 16.11.1954

House, possibly early C18th. Slobbered rubble with slate roof. 2 storeys, 2 bays. Windows rebated and chamfered with mullions, all of 3 lights. A central one-storey gabled porch has a plain stone door surround with '1688 AV' roughly carved on the lintel. Chimneys to the right of the porch and to the left of the first bay. At the far left is a unit now with a modern garage entrance on the ground floor and a modern copy of a 3 light mullioned window on the first floor. There is an outshot to part of the rear of the house, which has windows with just plain reveals.

## Design

Merrybent Hill Farm is a linear development with the main house constructed from line washed stone. The attached barn from random stone with smooth stone surrounds to the openings. There is a further stone building and a half stone half clad machinery / cattle shelter.

This amended proposal incorporates glazing to the previous approved garage door openings. Timber shutters have been incorporated to minimise light pollution.

## Structural Statement

This is not a full structural survey.

The main load bearing walls on the barn vary between 600mm and 800mm thick random stone and probably consist of two leaves of stone with rubble infill. The internal dimensions are 8.7m x 5.5m. The barn is accessed by a large opening 2.3m wide and the internal space is full height. The roof is supported by two timber king post trusses, purlins and rafters. Viewed from the ground the timber trusses generally look to be in good order.

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Barn Roof Showing King Post Trusses



North west elevation of barn- the existing openings will be utilised as windows.



South East Elevation of Barn



Barn entrance, details of random stone and the general sound condition of the building.

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The roof of the barn is covered with stone flags. These will require carefully removing for the replacement of the existing slate battens with the addition of a breathable membrane and carefully re fixing. A thorough appraisal of the primary timber will be undertaken at this time.



A small amount of movement is evident in this photograph. This area will require rebuilding to structural engineers details (approximately 5% of the overall external wall)

It is proposed to install a breathable, lightweight slab as apposed to cement based concrete, (see appendix) to the ground floor and build up internal insulated block walls to comply with current building regulations and also to support the part first floor.

#### Conclusion

It is our opinion that the existing barn will convert easily and sympathetically into habitable accommodation.

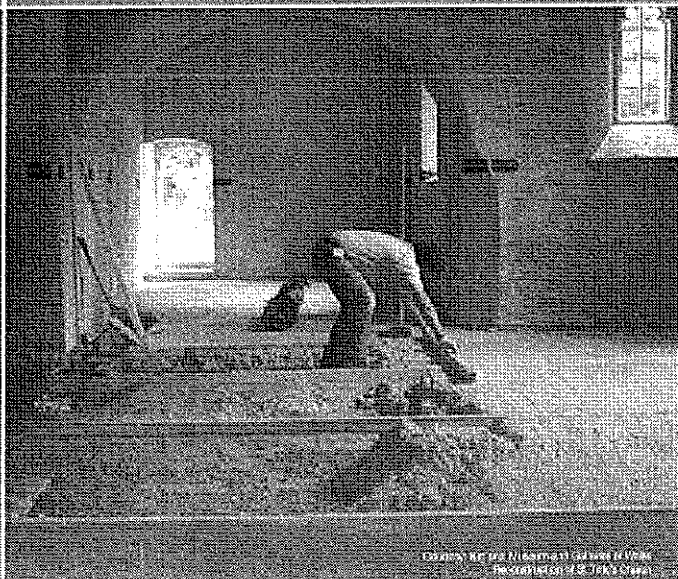


www.lime.org.uk

# Tŷ-Mawr

ecological building products  
deunyddiau adeiladu ecolegol

limecrete floor



Creating the first Tŷ-Mawr floor in Wales  
Recreation of a 17th Century floor



insulated

## breathing life into buildings

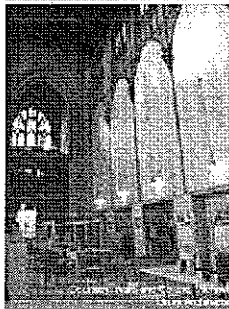
We, at Tŷ-Mawr Lime Ltd, designed this innovative flooring system in 1998 as a **breathable, lightweight alternative to cement-based concrete** for use in old and historic properties. Over the years, we have selected and tested various materials and combinations of materials to both simplify the installation process and improve the 'green' credentials of the floor. It is therefore now being used more and more in ecological new builds.

In 2003, our insulated limecrete flooring system received **LABC (Local Authority Building Control) system type approval**, this means that it is now easier for you to receive Local Authority Building Control approval wherever you are in the UK.

Caring for buildings... Caring for the environment... Caring for health...  
Gofalu am adeiladau... Gofalu am yr amgylchedd... Gofalu am iechyd...

320121001P

# insulated limecrete floor ...bre

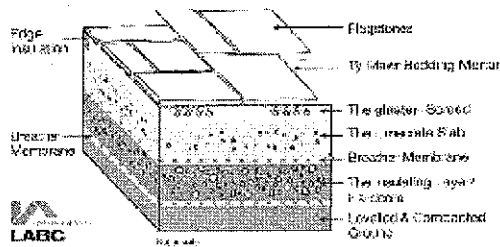


St John the Baptist Church,  
St Albans

## History

We know that lime has been used since Roman Times either as mass foundation concrete or as lightweight concrete using a variety of aggregates combined with a wide range of porous fired materials that help to achieve increased strength and speed of set. This means that lime could be used in a much wider variety of applications than previously such as floors, vaults or domes.

Over the last decade, there has been a renewed interest in using lime for these applications again. After the domination of Portland Cement over the last 60 years or so, at Ty-Mawr we have been involved in researching and developing different systems for lightweight insulated floors. The Ty-Mawr Insulated Limecrete floor comprises of three layers:



Edge  
Detail  
View

Glister  
Membrane

Flagstone

Ty-Mawr Bedding Mortar

The glister screed

The insulating slab

Breach Membrane

The heating layer (pipes)

Levelled & Compacted Grout

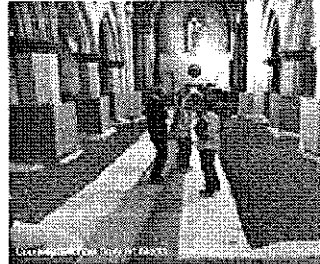
LABC



Charles, St Albans  
Diocese of St Albans  
Diocese of St Albans

## The insulating layer

This layer acts as a moisture break as well as providing the insulation for the floor. We offer two alternative materials for this layer: Hespocor recycled foamed glass aggregate or coated LECA (lightweight Expanded Clay Aggregate). The Hespocor foamed glass offers some environmental advantages in that it is recycled (as opposed to exploiting a natural finite resource) and is fired at a lower temperature to LECA. It also has a significantly lower bulk density (almost 100%) which offers energy and cost savings in terms of transport. The Hespocor product is also dimensionally stable (being angular) which makes it easier for those working with the materials (pouring the stuff). Unlike the LECA it does require a light 'tamping' - LECA is the more economic alternative.



The floor of St John the Baptist Church, St Albans

## The limecrete slab

The limecrete slab is a blend of hydraulic lime and pumice - a naturally 'dead' aggregate, that was extensively used by the Romans. The slab is lightweight, vapour permeable and helps with thermal resistance. It is the slab layer which is the main load-bearing element in the floor, it is here that underfloor heating pipes are fixed.

## The glister screed

This layer is required if bedding thin tiles or if underfloor heating is to be incorporated into the floor. It acts as the thermal store for the heat which is distributed through the pipes.

Again, in trying to improve the 'green' credentials of the floor, our glister screed is a blend of recycled glass aggregate and a hydraulic lime binder.

## Floor finish

The finish should be vapour permeable e.g. stone slabs or unsealed quarry tiles and so on but please note they should be laid and pointed up with a lime mortar (we do a premixed bedding mortar, timber flooring is also possible but should be laid loose on the floor for several weeks with the heating running on low before permanent fixing. An air gap must be maintained between the lime screed and the floor boards. This air gap is necessary to prevent timber from warping. However, it can affect the performance of underfloor heating systems and so needs careful consideration.

Ty-Mawr Lime Tel: 01874 611050 www.lma.org.uk



# ...strong...flexible...easy to use...

## Strength

In general terms, the maximum strength that it is possible to achieve using a lime based mix is around 10-18 newton/cm<sup>2</sup>. This exceeds the strengths needed in domestic construction by a considerable margin of safety.

Using the British hydraulic lime, the tests we have commissioned show the following results:

| Age (days) | Compressive Strength (N/mm <sup>2</sup> ) | Density (kg/m <sup>3</sup> ) |
|------------|-------------------------------------------|------------------------------|
| 28         | 16.5                                      | 1430                         |
| 56         | 6.5                                       | 1420                         |
| 80         | 11.5                                      | 1440                         |

Method of determination of results of standard concrete BS 1221 Part 41:1992  
Method of determination of compressive strength of concrete BS 4449 Part 1:1992

| Sample             | Flexural Strength (N/mm <sup>2</sup> ) | Density (kg/m <sup>3</sup> ) |
|--------------------|----------------------------------------|------------------------------|
| 19mm lime Sample 1 | 0.8                                    | 1380                         |
| 20mm lime Sample 2 | 1.1                                    | 1410                         |

Method of determination of flexural strength of concrete BS 1221 Part 41:1992, Method of determination of flexural strength BS 1221 Part 41:1992, Method of determination of flexural strength BS 1221 Part 41:1992, Method of determination of flexural strength BS 1221 Part 41:1992

## are contraction/expansion joints necessary?

Our research has shown that the considerations applicable to cementitious concretes with regard to expansion joints are not applicable to lime based concretes. Hydraulic lime generates little heat during the initial hydration. Hydraulic set and limecrete has a good flexural strength to compressive strength ratio. These properties mean that huge savings can be made in terms of the labour and equipment usually required to fix cracks, dowels and induced contraction joints in cement concrete ground bearing slabs.

## can it be used with underfloor heating?

If under floor heating is to be included in the floor system, then a further layer of material is needed - this is the plaster/screed layer which provides a thermal store for the heat distributed through the pipe work.

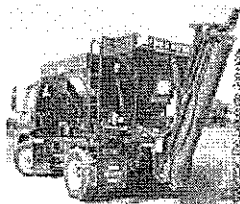
Heat loss through the floor is controlled by the insulation layers beneath (as detailed above). No other insulation material is required beneath the screed, but it is advised that you use suitable edge insulation where the screed meets any external unheated masonry.

## Installation

No special skills are required for installing the limcrete flooring system. It is not unlike laying a conventional cement-based concrete floor, a contractor with experience in laying floors should be willing and able to do it. Excavation, layer depths and full installation instructions are supplied with the limcrete components. Ty-Mawr is renowned for its product support, providing free telephone support and site visits if necessary.

For larger floors, we have a range of mixers and silos available for hire to speed up the mixing process and work with several experienced installation contractors, please contact us for details.

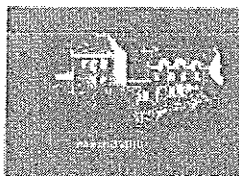
Concrete is the most common construction material used in the world. Cement is the principal ingredient in concrete. Producing one tonne of cement results in the emission of approximately one tonne of CO<sub>2</sub>, created by fuel combustion and the calcination of raw materials. Cement manufacturing is a source of greenhouse gas emissions, accounting for approximately 7% to 8% of CO<sub>2</sub> globally. The cement industry has made significant progress in reducing CO<sub>2</sub> emissions through improvements in process and efficiency, but further improvements are needed because CO<sub>2</sub> production is inherent to the basic process of calcining limestone. Lime is burnt at a lower temperature and has a higher lime loss content than cement so that the carbon dioxide absorption of lime is greater than that of cement. Importantly, it also allows the floor to be recycled at the end of its useful life. This also helps to address some of the concerns we hear about the level of cement waste going to landfill. In the UK this is currently 70-80 million tonnes per year - extremely unsustainable.



200 litre limcrete mixing truck

Thanks for your help in improving the materials I'm very satisfied with the results of the floors they were much easier than I thought to lay - and much cheaper than other people's.

DEL MITCHELL KEVIL

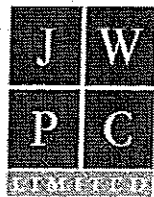


Distribution warehouse: Unit 12, Brecon Enterprise Park, Brecon, Pembrokeshire SA11 5DT  
Tel: 01374 511300 Fax: 01374 556300 e-mail: ty-mawr@btinternet.com www.ty-mawr.co.uk

For further information on any product or system in this leaflet or to keep up with developments at Ty-Mawr, please visit our website [www.ty-mawr.co.uk](http://www.ty-mawr.co.uk) and register for regular updates.

This is a sample of the information that will be sent to you by email. If you do not wish to receive this information, please contact us. If you do wish to receive this information, please contact us. If you do not wish to receive this information, please contact us. If you do wish to receive this information, please contact us.

320121001P



## **HERITAGE ASSET STATEMENT**

### **MERRYBENT HILL FARM, SLAIDBURN, CLITHEROE**

#### **1.0 Introduction**

- 1.1 As a Grade II listed building, Merrybent Hill Farm is considered to be a Heritage Asset, as defined by Annex 2 of PPS5: Planning for the Historic Environment. It is a requirement that any planning application involving a Heritage Asset is supported by a description of the significance of the Heritage Asset affected and the contribution to its setting of that significance. The level of detail should be proportionate to the importance of the asset and this information, together with an assessment of the impact of the proposal on the asset should be submitted with any planning or listed building consent application (normally within the Design & Access Statement). It is therefore imperative that the Local Planning Authority understands that significance of any Heritage Asset before it can determine any planning or listed building consent application (Policy HE6 of PPS5).
- 1.2 Policy HE7 of PPS5 advises that when considering the impact of a proposal on a Heritage Asset, Local Planning Authorities should take into account the significance of the asset itself and the value it holds for this and future generations. A detailed description of the proposed development and its site characteristics are all included within the Planning Support Statement which will be submitted with this application. In addition, separate Building Conversion Assessment and Design & Access Statement have been prepared by the project architects, Sunderland Peacock & Associates.

## 2.0 The Nature of the Significance of the Heritage Asset

- 2.1 In accordance with the Planning Practice Guide which accompanies PPS5 and prepared by DCMS, DCLG and English Heritage, it is necessary to properly assess the nature, extent and importance of the significance of a Heritage Asset and the contribution of its setting in order for the Local Planning Authority to make a decision on any application. The site is described within the Statutory List as follows:

*'SD75 NW SLAIDBURN 5/117 Merrybent Hill 16.11.1954 (Formerly listed under General) - II House, possibly early C18th. Slobbered rubble with slate roof. 2 storeys, 2 bays. Windows rebated and chamfered with mullions, all of 3 lights. A central one-storey gabled porch has a plain stone door surround with '1688 AV' roughly carved on the lintel. Chimneys to the right of the porch and to the left of the 1st bay. At the far left is a unit now with a modern garage entrance on the ground floor and a modern copy of a 3-light mullioned window on the 1st floor. There is an outshut to part of the rear of the house, which has windows with plain reveals.'*

- 2.2 The farmhouse and barn are shown on the first edition Ordnance Survey 1:10560 map, surveyed in 1844-46 and given the description within the statutory list record it appears to date from significantly earlier than this. Whilst there is a date stone of '1688AV' carved on a lintel above the door, the listing description estimates that the house was constructed in the early 18<sup>th</sup> Century. It appears that the barn and additional buildings were added to the original smaller farmhouse in the 18<sup>th</sup> Century to create a linear plan farmstead. Around the same time it appears as if the farmhouse itself was extended to the south.
- 2.3 The linear plan of farmsteads often evolved as a result of gradual development as and when the needs of the farm holding arose. It is unlikely that the farm was an original medieval longhouse, as evidenced within the listing description

which makes it clear it is much later than this; however, such arrangements were used in the northern Uplands into the 18<sup>th</sup> and 19<sup>th</sup> Centuries. English Heritage's document entitled 'Historic Farmsteads (Preliminary Character Statement: North West Region)' confirms that:

*".....linear layouts are now more strongly associated with the hill farms of northern England (north-east, north-west and Yorkshire and the Humber). A major reason for the persistence of the layout in Northern England was that it was suited to smaller farms (of 50 acres or less) needing fewer buildings – other than for the storage of subsistence levels of corn for the household and livestock, and the housing of some milk cattle, poultry and pigs. The close proximity of farmer and livestock during the winter months was another factor, cattle being stored indoors from October to May. It was also ideally suited to building along the contours of the hillside, so this farmstead plan remained in use in Upland areas of England until the 19<sup>th</sup> Century".*

- 2.4 It is clear from this evidence and research that the plan, form and layout of Merrybent Hill Farm are not unusual or of particular significance. The building (which was formally listed under 'general' for the District) appears to be listed for historic value rather than architectural value given its origins in the 17<sup>th</sup> or 18<sup>th</sup> Century. The farmhouse and the barn itself can therefore be considered to have some material limited significance as a Heritage Asset.

### **3.0 Extent of the Fabric of the Building**

- 3.1 When Merrybent Hill Farm was listed in November 1954 the description was and still is limited to the farmhouse itself. This is clearly the principal building within the group which has since been extended by a single bay to the left-hand side of the front elevation, whilst at an earlier period the combination barn appears to have been added at a more subservient scale than the original farmhouse. Further additions by way of the lean-to sheep pen/workshop and the more recent machinery store have extended the linear plan form of the farmstead.
- 3.2 The principal elements of the fabric of the site that hold interest are primarily the external features of the farmhouse and, to a lesser extent, its plan form. The application proposal seeks to conserve the existing farmhouse through the use as a family dwelling and thus for a use for which it was originally constructed. Internally the plan form will not be altered, save for the insertion of a small amount of studwork to what is currently the master bedroom which will allow for a corridor which will lead to a wall in the gable end of the first floor, punching through into the upper floor of the adjacent barn. The centrally positioned staircase which is accessed directly from the more recent porch and original door opening will remain, whilst the 'garage' at ground floor level will be re-used as and maintained as an entirely independent room which will be used as an office. None of the features mentioned within the listing description will be adversely affected and indeed will be conserved for future generations.
- 3.3 The adjacent combination barn appears to have remained unused for a considerable number of years and was last used for agricultural purposes. The barn is of traditional Pennine Upland construction and design, with a slate roof supported by two king posts which together create three bays. The roof trusses themselves all appear to be replacements constructed of machined timber rather than hand sawn. They appear in sound structural condition, the point to the roof being replaced in the last century or so. However, the stone flags which sit on the timber purlins are in a poor state of repair, whilst the random local stone walls appear to be in a sound condition apart from a small

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portion of the western façade of the barn which has been subject to some movement, whilst there is some cracking at either side of the lintel which supports the masonry over the large door opening. Full details of the structural condition of the building can be found within the structural appraisal submitted with these applications by Booth King Partnership Ltd.

- 3.4 Internally, the barn has a pitching loft within the right-hand bay beneath which three timber stalls are located pointing to the use of the barn for housing livestock, as well as feed/machinery etc. Whilst the stalls may be of some age, it is clear that they have been reinstated following the construction of a concrete floor beneath them. The walls of the stalls have been rendered approximately 1.2 metres above this concrete floor, whilst the building has both water and electricity supplies which point to its use for agricultural purposes within the 20<sup>th</sup> Century.
- 3.5 The adjacent sheep pen/workshop also contains a number of stalls (four), again on top of a concrete floor, whilst at first floor there are the remains of a pitching loft which appears to have been accessed at first floor through the loft within the main barn.
- 3.6 Elsewhere within the interior of the building it is clear that a number of openings, particularly on the western elevation, have been consolidated with new stone lintels inserted. The lintel above the barn door opening remains timber which has been supplemented by an additional timber structure. The only other feature of any interest is a small nook within the northern gable which abuts the adjacent workshop.

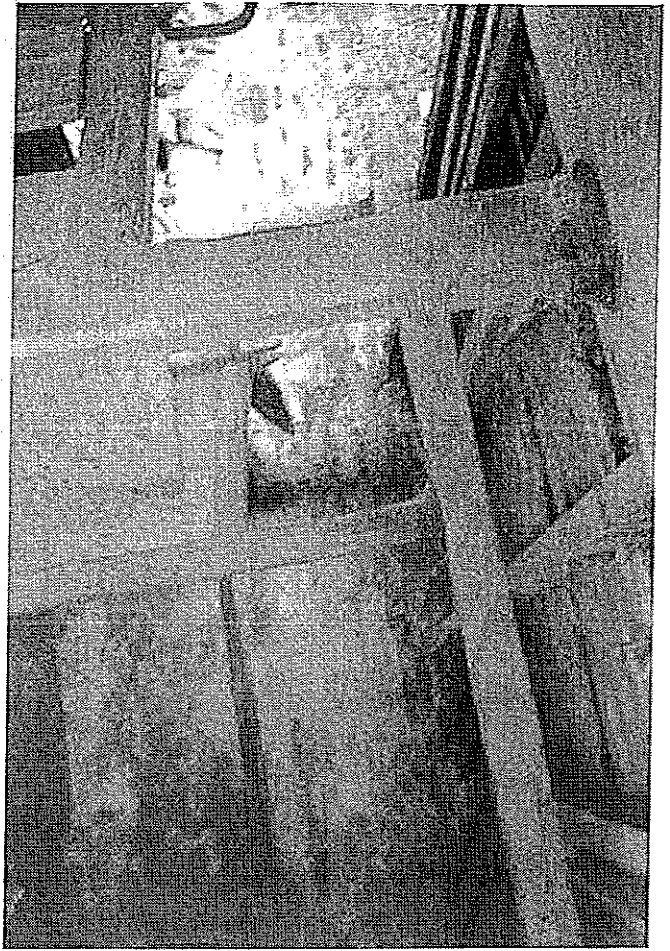
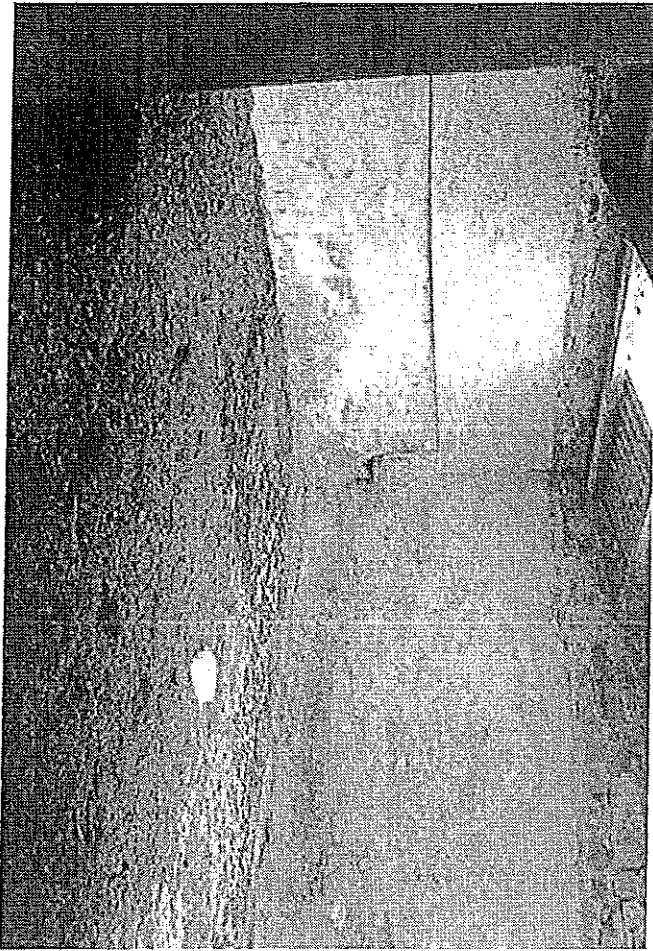
#### **4.0 Level of Importance**

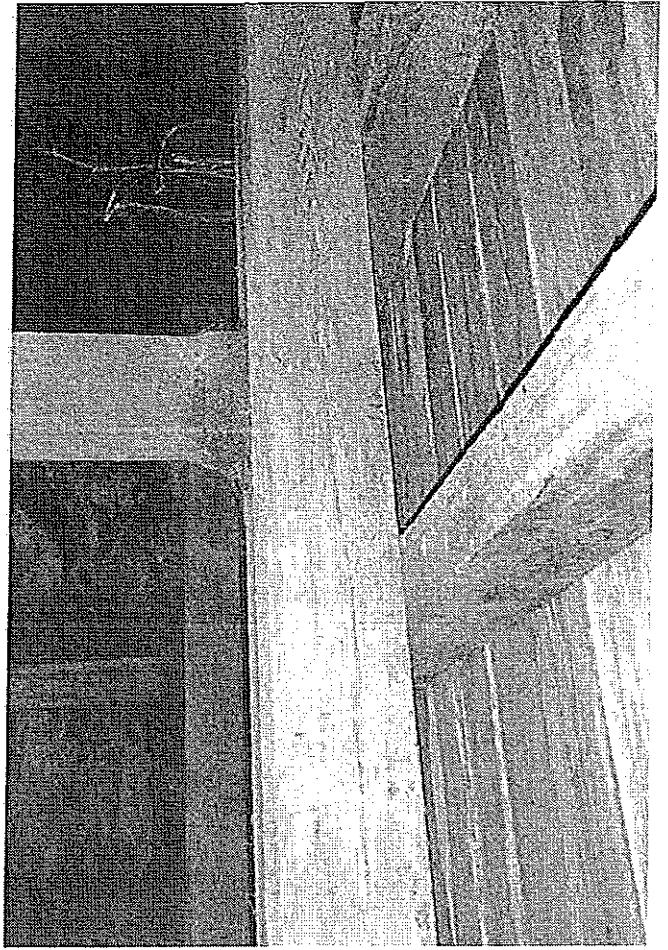
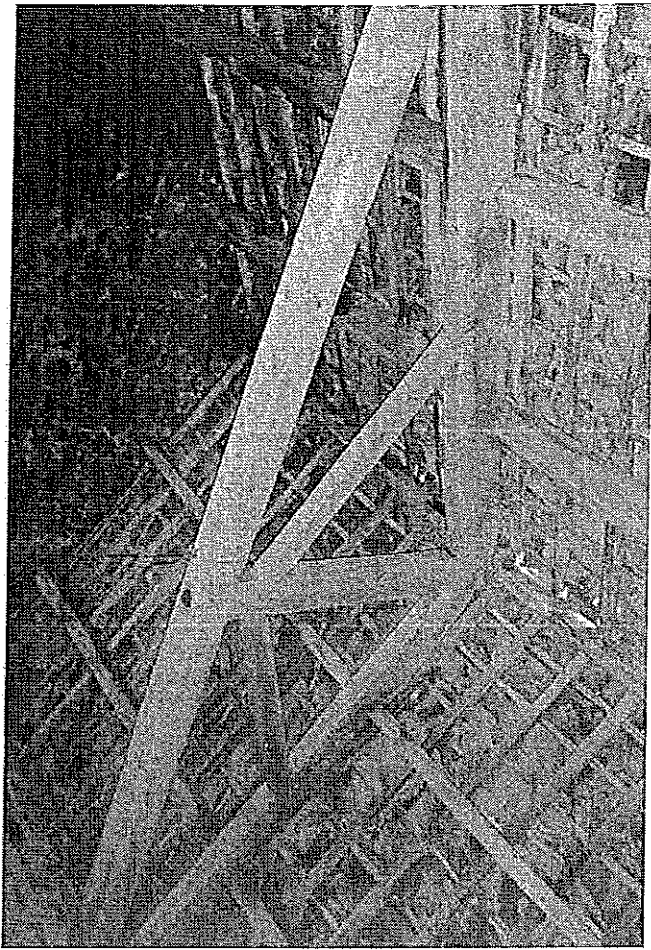
- 4.1 The farmhouse and attached agricultural buildings are relatively unspoilt examples of a typical linear Upland farmstead within the Ribble Valley. The farmhouse itself has special historic interest given its origins from the late 17<sup>th</sup> or early 18<sup>th</sup> Century and is listed (Grade II) for this reason. The intrinsic character of the farmhouse is its slobbered rubble finish (painted white) and the symmetrical positioning of window and door openings. The barn and associated agricultural/residential buildings are not mentioned within the description within the Statutory List but are intrinsic to the character and appearance of the farmstead as a relatively unspoilt linear planned steading.
- 4.2 As a designated Heritage Asset, there is a presumption in favour of its conservation which this application proposal seeks to achieve. There would be no substantial harm or loss to the designated Heritage Asset and therefore the proposal is entirely compliant with Policy HE9 of PPS5. The proposed improvement and extension of the residential use into the adjacent barn is considered to be the least intrusive mechanism by which the barn can be conserved and re-used in a sustainable manner, thus securing the future of this important Heritage Asset in the long term.

JWPC Ltd

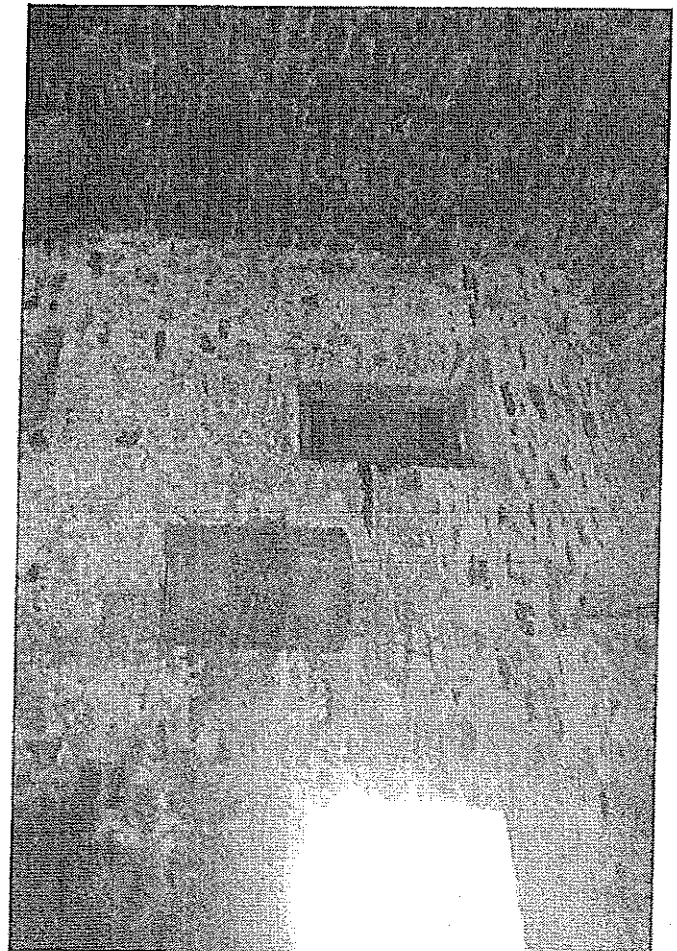
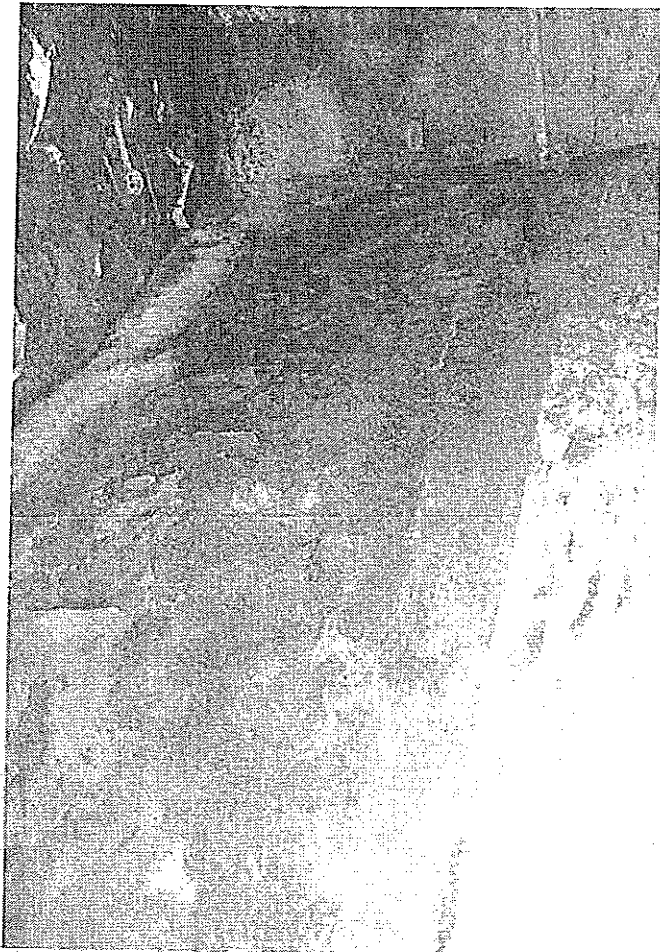
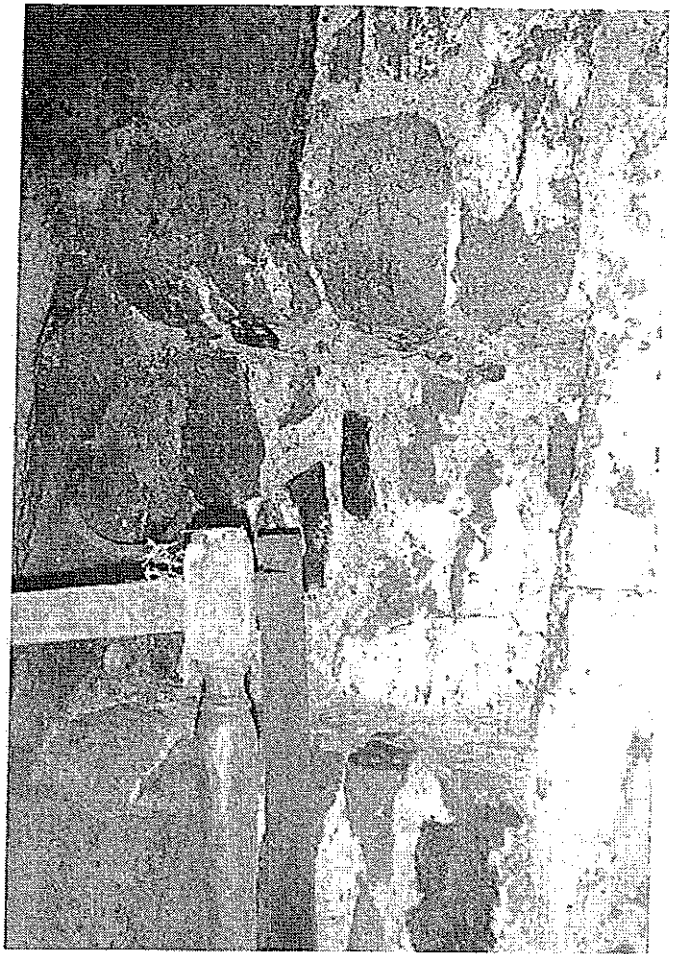
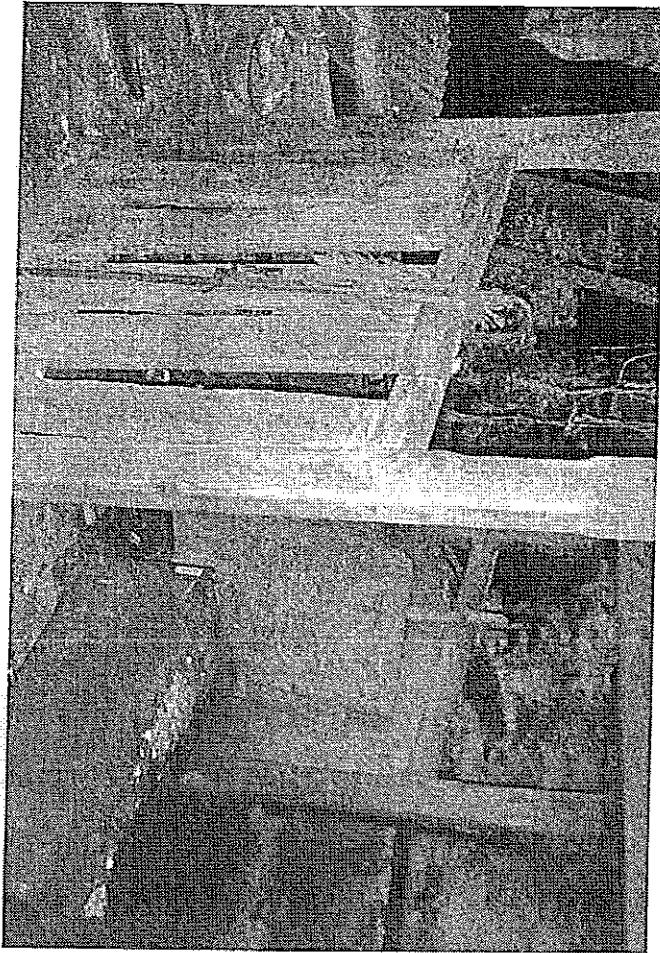
December 2010

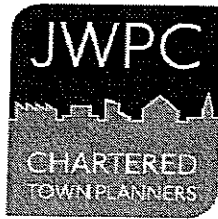
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## **Heritage Statement**

### **Addendum**

#### **Merrybent Farm, Catlow Road, Slaidburn, Lancashire**

#### **1. Introduction**

- 1.1 This addendum statement is prepared to support a revised Listed Building Consent application (pursuant of Application 3/2010/1020) and an application under s.73 of the Town and Country Planning Act 1990 to make a 'Minor Material Amendment' to the extant planning permission (LPA Ref: 3/2010/1019). Those two earlier applications were approved by RVBC, each subject to 10 planning conditions.
- 1.2 These new applications are required to address a small alteration now proposed following the sale of the site by United Utilities to the current owner: Mr Edward Strachan. Whilst the historic fabric of the main farmhouse and barn will remain unaltered, save for some very minor internal alterations, it is proposed that the more recent garage extension to the farmstead is amended from the scheme previously approved.
- 1.3 This Statement has therefore been prepared to address the proposed changes since planning permission and listed building consent was approved in May 2011. It should be read in conjunction with the Heritage Asset Statement submitted with those applications by JWPC Ltd (December 2010).

## **2. The Minor Material Amendment**

- 2.1 In addressing the proposed amendments of the proposal compared to that previously approved, it is appropriate to consider firstly; the changes in respect of 'development' that requires planning permission and which is subject to the Section 73 Application; and then the works which may be considered to affect the buildings' character as buildings of special interest i.e. those that require Listed Building Consent.
- 2.2 The most relevant amendment in respect of the planning permission secured is the reconfiguration of the garage building to the northern end of the farmstead. This poorly constructed garage and 'machinery store' was previously proposed to be simply refurbished and reused as a garage for the parking of two vehicles. However, since this speculative proposal was submitted by the then owners, United Utilities, the site has been sold to a prospective occupier and further refinements to the proposal are now required. In order to secure additional living accommodation, it is now proposed that this element of the building is now internally linked to the main barn and utilised as the main kitchen and dining room. As this has the effect of a loss of car parking, the original 'integral' single garage on the southern end of the farmhouse will be retained as such, rather than converted to an office as the previous proposal showed.
- 2.3 The external treatment of the garage building will be amended to better suit its new proposed use. The two garage door openings will be retained (the left hand opening being enlarged slightly) and glazed. The panes will provide a vertical emphasis that will be reinforced by the use of vertical timber boarded doors which will be pinned back either side of the openings. This serves to ensure a less domestic appearance to this part of the farmstead. The existing 'integral' garage will be retained in situ and the external appearance of the opening will remain similar to existing and identical to that as previously approved.
- 2.4 Internally, the reconfiguration of the residential accommodation requires some minor alterations. Single door openings are proposed from the living room/guest bedroom to a WC in the 'integral' garage; between the dining room and ground floor lobby area; and between the proposed living room and the adjacent workshop/utility room. In addition, it is proposed to relocate the new ground floor opening from the farmhouse to the barn from the front to the rear of the building. The rear outrigger

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will now include a small rear staircase, whilst the ground floor bathroom will have a full height ceiling to the underside of the outrigger's roof.

### **3. Impact of the Proposed Development**

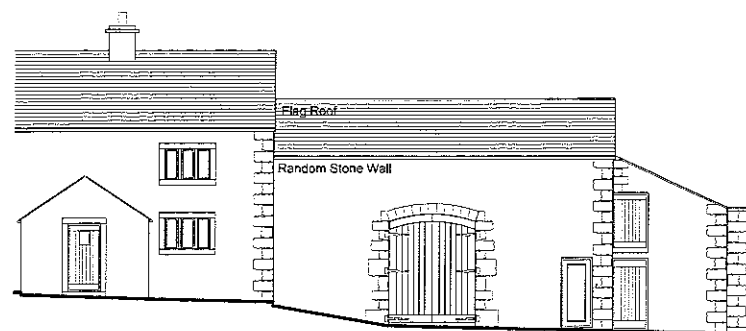
- 3.1 The extant planning permission provides a facility by which to make these Minor Material Amendments via a variation of Condition Application (Section 73). In this context, the local planning authority's deliberations are limited to the changes between the approved and varied schemes. Clearly, amendments to approved Listed Building Consents are not possible and therefore a new LBC application is submitted. The presence of an extant LBC for a similar proposal is an important material planning consideration.
- 3.2 The external impact of the amendments will have a neutral effect on the special character and architectural merit of the farmstead as well as the wider local character and distinctiveness of the area. The existing 'integral' garage would not be materially altered (other than the replacement of the three vertical timber board doors with four narrower units). The previously proposed timber garage doors would be replaced with side-hung timber doors that would open and be pinned back against the building, allowing the openings to be glazed to accommodate additional residential accommodation. This element of the farmstead is of little historic or architectural merit and whilst it is cited within the listing description, it is not consistent with the architectural vernacular of the farmhouse or the conjoined barn. Indeed, it appears to have been built by a tenant farmer utilising stone from fields and walls, telegraph poles and corrugated iron sheeting and whilst it is rather idiosyncratic, its redevelopment would not adversely affect the heritage asset.
- 3.3 Internally, only minor alterations to openings are proposed. A small WC is proposed to the rear of the integral garage and whilst this requires a new door opening from the former kitchen area. A single door opening to the rear of the room would not harm the historic plan form of the farmhouse to an unacceptable degree. Moreover, the formation of a corridor from the ground floor staircase across the rear of the farmhouse and into the conjoined barn, actually replicates the existing plan form and layout of the first floor. The repositioning of the internal door (at ground floor) from the farmhouse to the barn would have a neutral impact on the heritage asset, given that approval has already been secured for this principle of the insertion of an opening on the other end of this wall. Finally, the creation of a door from the barn to the adjacent workshop is required to allow access through the building into the proposed kitchen and dining room. This facilitates the conservation of this part of the

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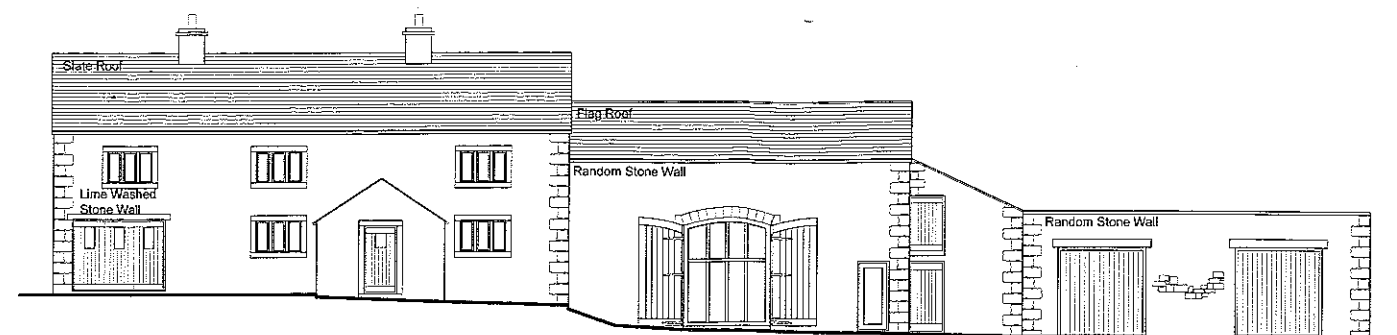
building in a more viable fashion by allowing access to additional residential floorspace.

#### **4. Summary**

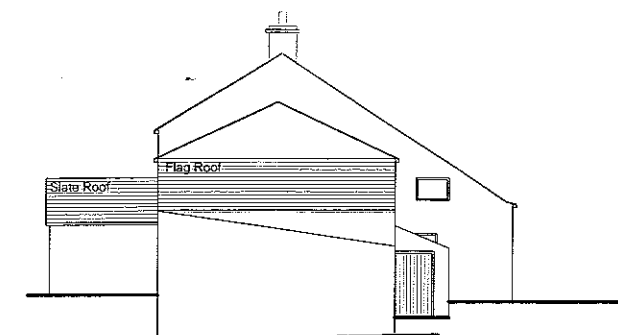
- 4.1 Given the significant costs involved in conserving this listed building and bringing it back into a viable new use, it is submitted that these small internal alterations are essential towards this objective and should be assessed in the wider context of the conservation of this important heritage asset. NPPF states that 'great weight' should be given to the conservation of the asset (Para 132). This can only be achieved if the proposed residential re-use can be secured. This Addendum Statement has sought to demonstrate that the minor material amendments to the extant permissions would not cause harm to the Heritage Asset and as such the applications should be approved.



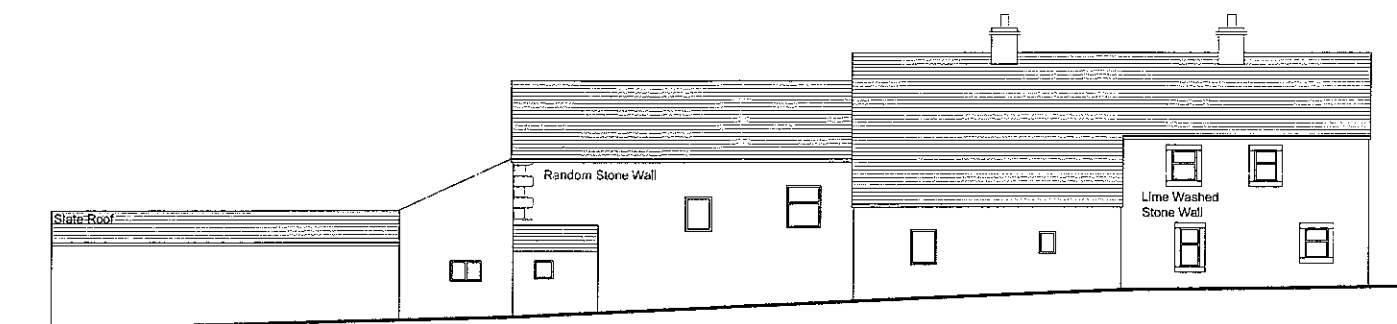
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Indicating barn doors in closed position



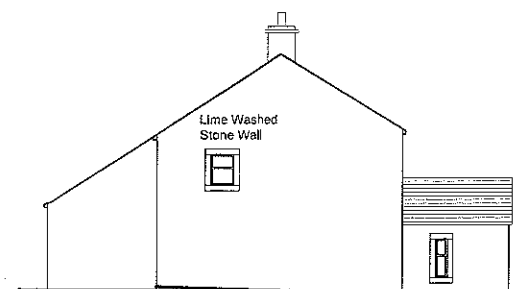
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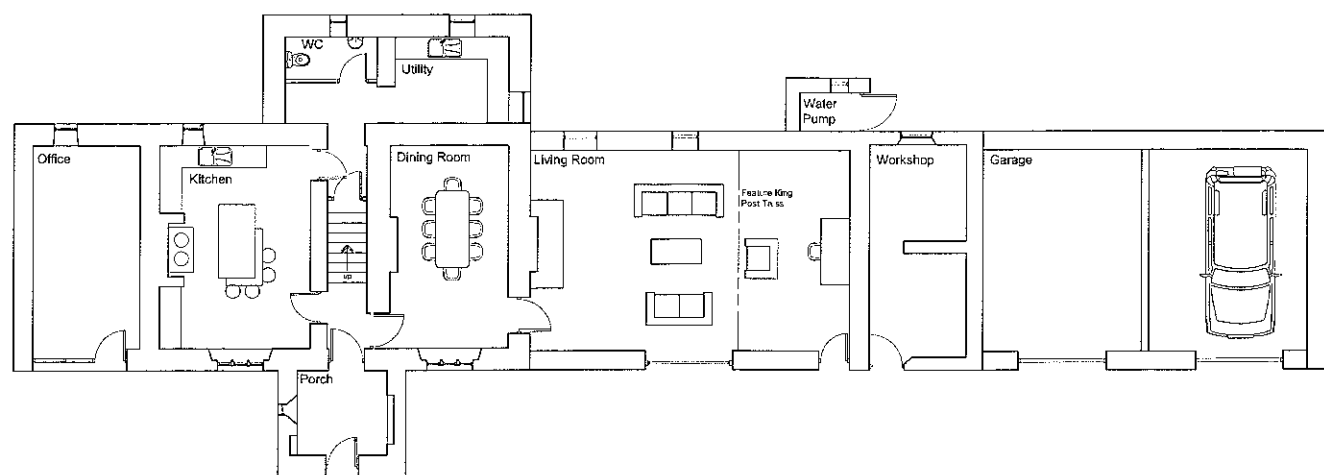
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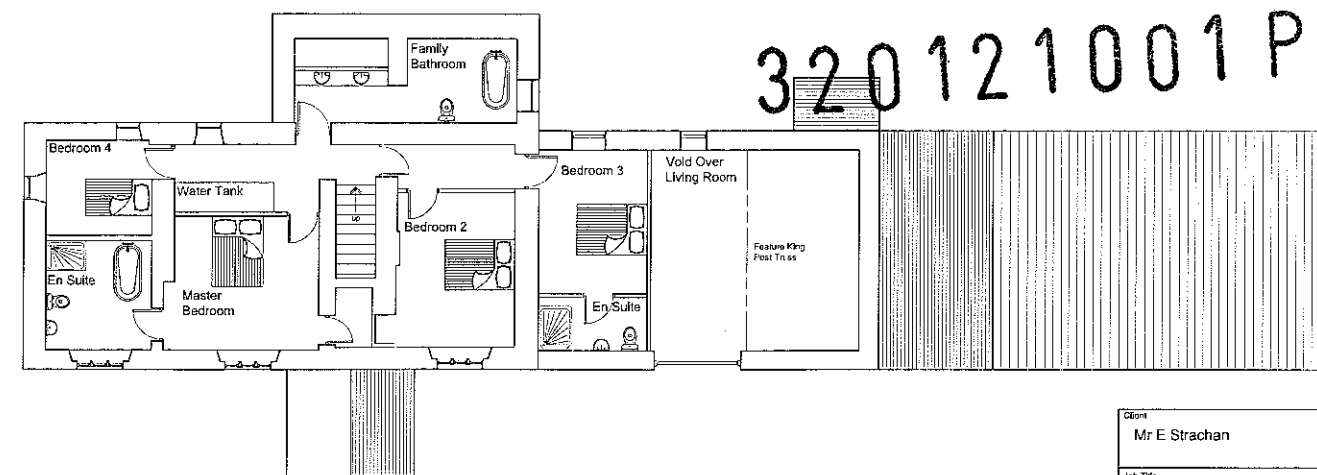
North West Elevation



South West Elevation



Ground Floor Plan



First Floor Plan

Client  
Mr E Strachan

Job Title  
Proposed Extension of Habitable Accommodation into Machinery Store  
Merrybent Hill Farm  
Callow Road  
Slaidburn  
BB7 3AQ

Drawing Title  
Previously Approved Scheme

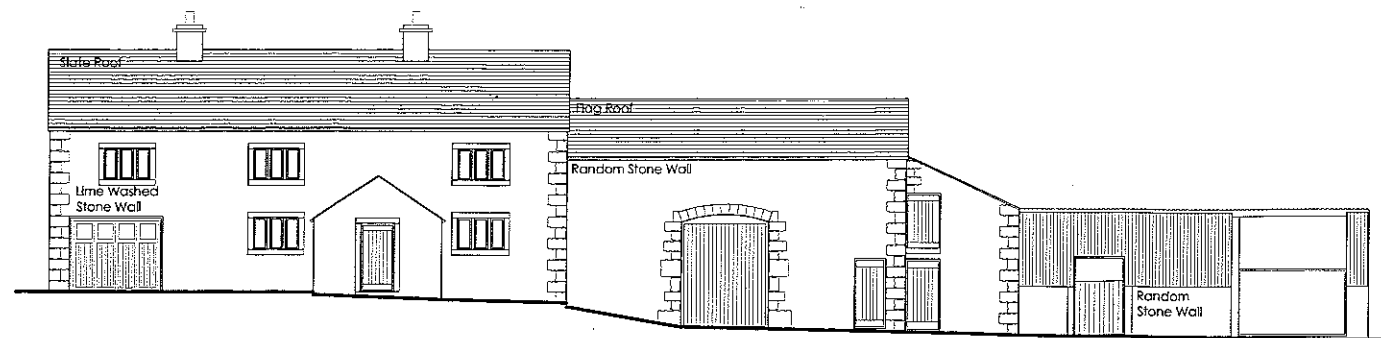
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Date  
19/08/10

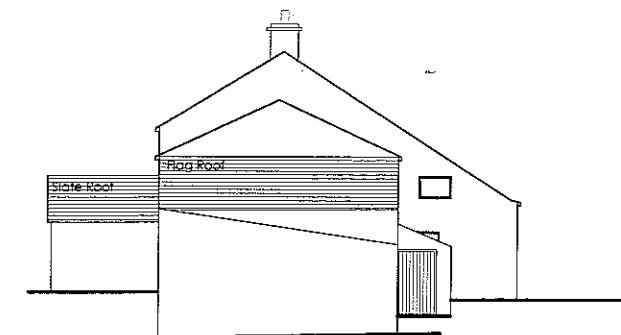
Drawn  
A Harrison

**spa**  
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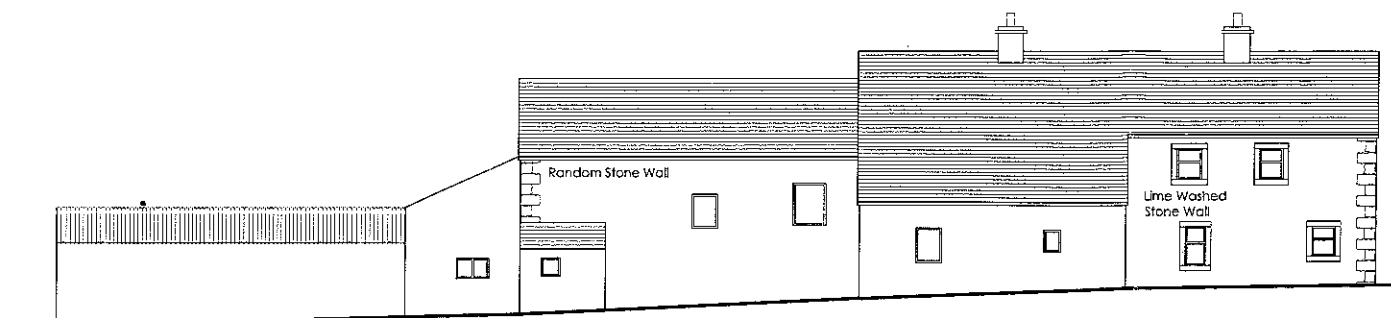
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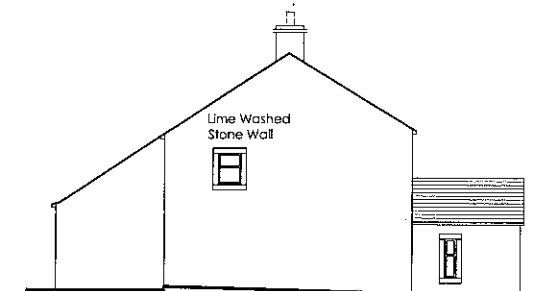
South East Elevation



North East Elevation

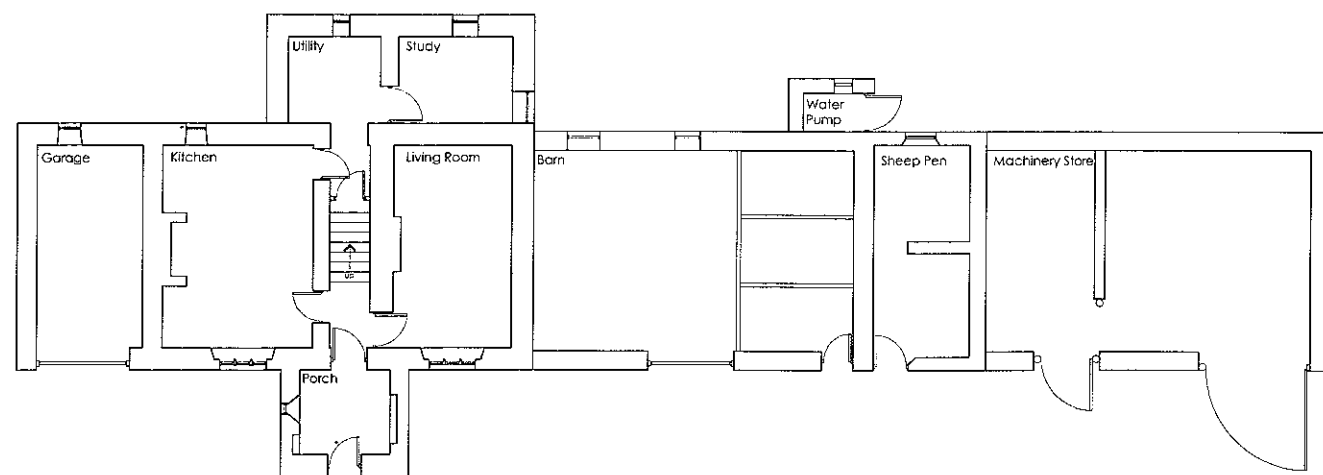


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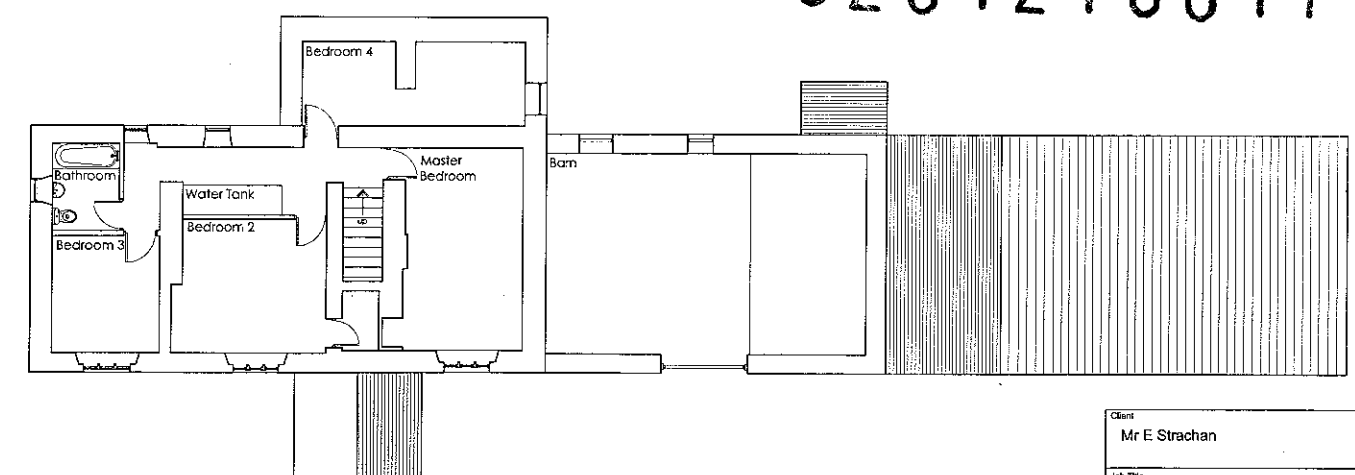


South West Elevation

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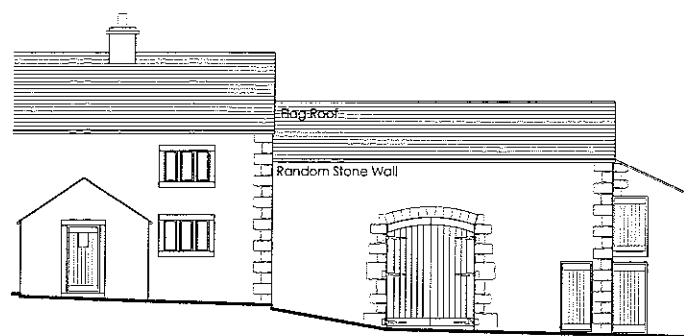


Ground Floor Plan

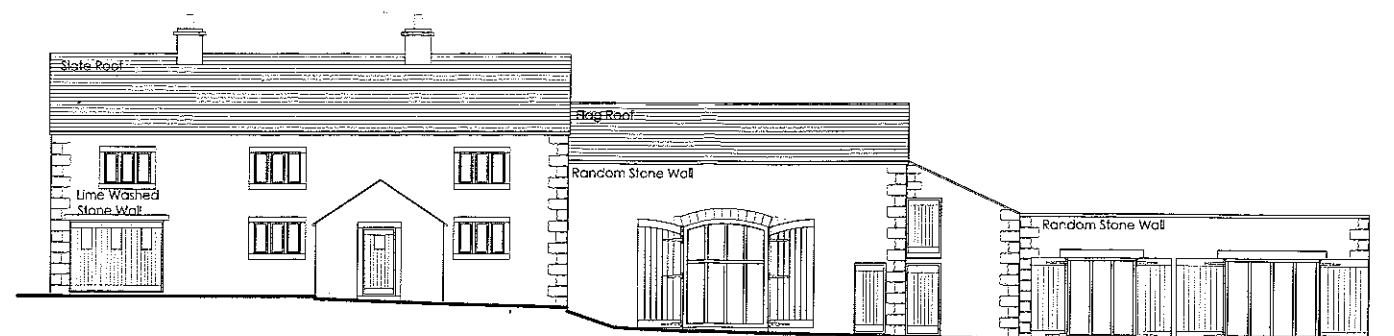


First Floor Plan

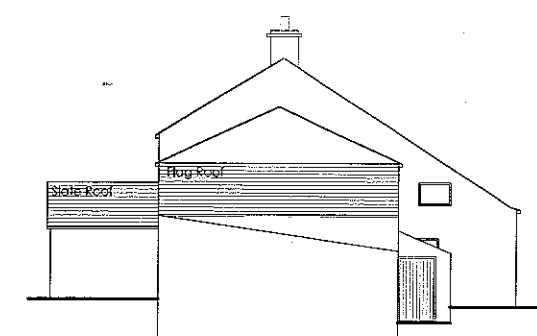
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| Client<br>Mr E Strachan                                                                                                                                                                                                                                                                         |                  |                     |
| Job Title<br>Proposed Extension of Habitable Accommodation into Machinery Store<br>Merrybent Hill Farm<br>Callow Road<br>Slaiburn<br>BB7 3AQ                                                                                                                                                    |                  |                     |
| Drawing Title<br>Existing Plans and Elevations                                                                                                                                                                                                                                                  |                  |                     |
| Scale<br>1:100 @ A1                                                                                                                                                                                                                                                                             | Date<br>19/08/10 | Drawn<br>A Harrison |
| <br><b>SUNDERLAND PEACOCK &amp; ASSOCIATES LTD</b><br>ARCHITECTS<br>10, BURNLEY ROAD, BURNLEY, LANCASHIRE, BB7 3AQ<br>T 01204 611 111 F 01204 611 112<br>E info@spapeacock.co.uk<br>W www.spapeacock.co.uk |                  |                     |
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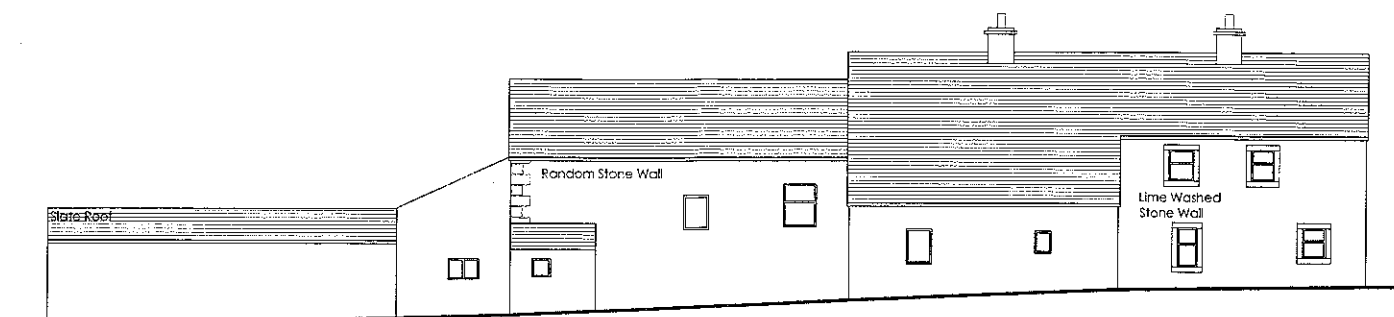
Part South East Elevation  
Indicating barn doors in closed position



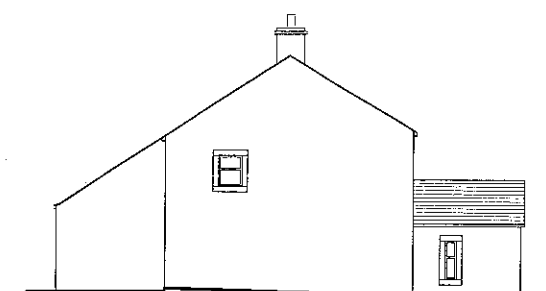
South East Elevation



North East Elevation

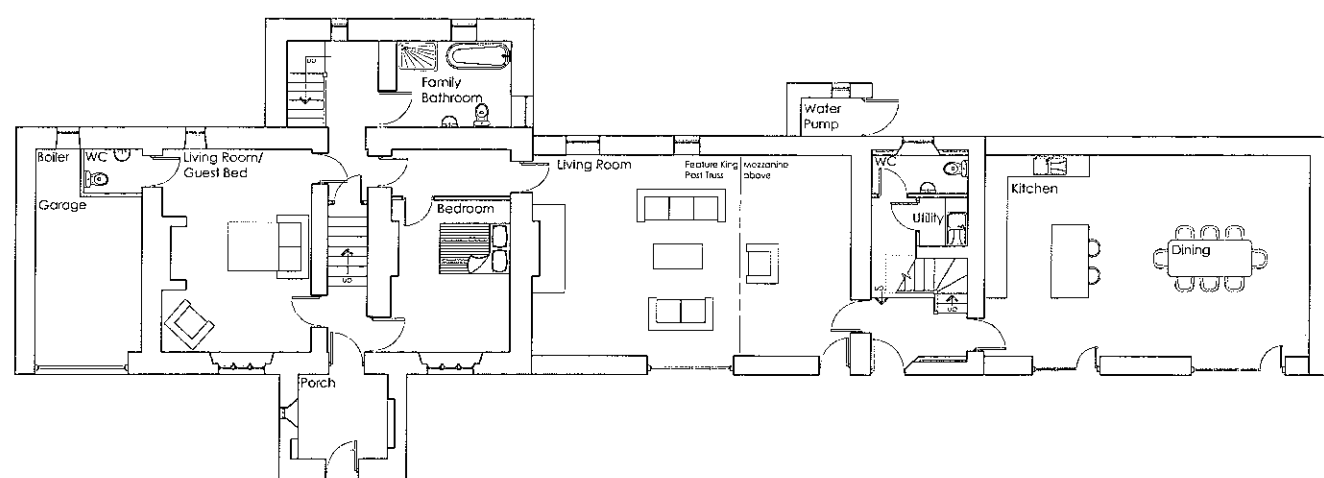


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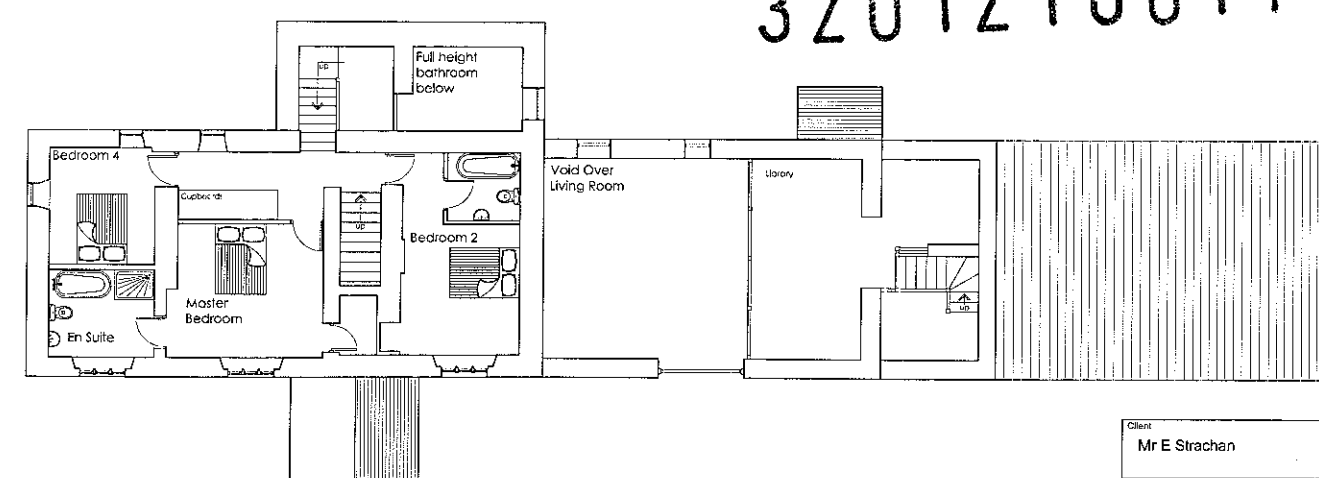


South West Elevation

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Ground Floor Plan



First Floor Plan

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| Client<br><b>Mr E Strachan</b>                                                                                                                                                                                                                                                                                                                                                                    |                  |                     |
| Job Title<br>Proposed Extension of Habitable Accommodation into Machinery Store<br>Merrybent Hill Farm<br>Catlow Road<br>Slaidburn<br>BB7 3AQ                                                                                                                                                                                                                                                     |                  |                     |
| Drawing Title<br>Proposed Plans and Elevations                                                                                                                                                                                                                                                                                                                                                    |                  |                     |
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| <br><b>SUNDERLAND PEACOCK ARCHITECTS</b><br><small>BURNING AND PEACOCK &amp; ASSOCIATES LTD<br/>         HOUSEHOLD, NEW 200 RICHMOND ST<br/>         LANCASHIRE, BB7 3AQ<br/>         T 01200 421181 F 01200 421182<br/>         E info@sunderlandpeacock.com<br/>         www.sunderlandpeacock.com</small> |                  |                     |
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Ribbles Valley Borough Council  
Council Offices  
Church Walk  
CLITHEROE  
Lancashire BB7 2RA

12/L/114  
26<sup>th</sup> October 2012  
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White Cross  
Lancaster  
Lancashire LA1 4XS  
Tel: 01524 599980  
Fax: 01524 599989  
Email: enquiries@jwpc.co.uk

Dear Sir/Madam

**RE: PROPOSED MINOR MATERIAL AMENDMENT AND REVISED LISTED BUILDING CONSENT APPLICATION FOR CHANGE OF USE OF ATTACHED BARN AND OTHER BUILDINGS AT MERRYBENT HILL FARM, SLAIDBURN, CLITHEROE  
PLANNING PORTAL REFS: PP-02269501 & PP-02251710**

I refer to the above site and in particular the planning permission and listed building consent applications that were approved by your Authority in May 2011 (References: 3/2010/1019 and 3/2010/1020).

Those applications were made on behalf of the site owners at the time; United Utilities Property Services but since then the site has been purchased by Mr Edward Strachan who intends to conserve the buildings for use as his family home. Whilst he intends to build out the scheme that has consent, there are some very minor changes which require further applications to address them.

I duly enclose two applications for your consideration. The first is an application made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of Application 3/2010/1019 to make reference to amended plans. This mechanism to secure a Minor Material Amendment is advocated in the Communities document: 'Greater flexibility for Planning Permissions' (2010). It is considered that the amendments to the scheme itself can be secured through this mechanism as they propose minor alterations to the external appearance of the buildings; specifically the fenestration and timber door features.

The second application is a new Listed Building Consent application which proposes the above alternations and some minor internal alterations that differ from those previously approved under Application 3/2010/1020. Whilst those changes are, in my opinion, minor in the context of the wider development proposal, it is accepted that a full Listed Building Consent application will be required to replace that previously approved. In order to justify that proposal fully, the applicants have prepared a revised Design and Access Statement and an Addendum to the original Heritage Statement.

The application fee for the Minor Material Amendment application is £170 and my client has agreed to pay this by BACS with 'Merrybent Farm' as the reference.

[www.jwpc.co.uk](http://www.jwpc.co.uk)

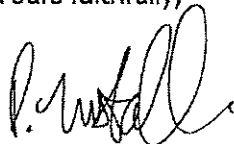
Offices also at:

Oxford  
Tel: 01993 814580

London  
Tel: 020 7687 7606

I trust the enclosed is sufficient for you to validate the two applications and I look forward to receiving confirmation of this along with a receipt for the planning fee. However, should you require anything further then please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Tunstall', with a stylized flourish at the end.

Paul Tunstall MRTPI  
Director