

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0154

DECISION DATE: 22 May 2013

DATE RECEIVED: 05/02/2013

APPLICANT:

Mssrs J & G Holt
c/o Agent

AGENT:

Woodhall Planning and Conservation
56 Woodhall Lane
Calverley
Leeds
W Yorks
LS28 5NY

DEVELOPMENT PROPOSED: Proposed conversion of existing barn and outbuildings into two dwellings incorporating package treatment plant.

AT: Bailey Hall Barn Hurst Green Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

3. Notwithstanding the proposed treatment of the ground floor interior at Bay 2 (Bedroom 4, Bathroom and corridor) precise specifications of a revised layout which is sympathetic to the significance of the cruck barn shall be submitted to and approved by the Local Planning Authority before commencement of works to the interior.

Reason: In order to safeguard the plan form and significance of the cruck barn (Policy ENV20; NPPF paragraph 131 and 132).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwellings including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area in accordance with Policies G1, ENV19, ENV14, H2, H16, H17 and H18 of the Ribble Valley Districtwide Local Plan.

5. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure no adverse effects on the favourable conservation status of a bat population. To protect the bat population from damaging activities and reduce or remove the impact of development. To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

6. Details of the extent of wall repointing and materials to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character (including historic fabric) and significance of the listed building (Policy ENV20; NPPF paragraph 131 and 132).

7. Notwithstanding proposed fenestration precise specifications of fenestration which safeguards the character and significance of the listed building shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : The existing Yorkshire sliding sash windows have some (albeit limited) significance; their repair and retention is acceptable. However, modern double-glazed Yorkshire sliding sash windows are incongruous, conspicuous and overtly domestic in appearance. Glazing should be set deep in the reveal. The cart door glazed screen should be framed in substantially sized timbers (Policy ENV19 and ENV20; NPPF paragraph 131 and 132).

8. Precise specifications of proposed paint shall be submitted to and approved by the Local Planning Authority before its use in the proposed works. Windows and doors shall be painted within one month of their installation and retained as such in perpetuity.

Reason : In order to safeguard the character (including setting) and significance of the listed building (Policy ENV19 and ENV20; NPPF paragraph 131 and 132).

9. Rain water goods shall be mounted using stirrup brackets and without a fascia board.

Reason : In order to safeguard the character (including setting) and significance of the listed building (Policy ENV19 and ENV20; NPPF paragraph 131 and 132).

10. Precise specifications of wall opening blockage shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building (Policy ENV20 and ENV19; NPPF paragraph 131 and 132). The PPS5: Planning for the Historic Environment Practice Guide states at paragraph 180 that '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'.

11. Notwithstanding the proposed use of roof vents and metal grills precise specifications of these elements and their location shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building (Policy ENV19 and ENV20; and NPPF paragraph 131 and 132).

12. Precise specifications of proposed structural underpinning and cruck frame stabilisation works and proposed cruck frame repair and like-for-like element replacement works shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building (Policy ENV19 and ENV20; NPPF paragraph 131 and 132).

13. Precise specifications and samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character and significance of the listed building (Policy ENV19 and ENV20; NPPF paragraph 131 and 132).

Relevant planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

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

Policy ENV19 - Listed Buildings (Setting)

Policy ENV14 - Ancient Monuments and Other Important Archaeological Remains

Policy ENV2 - Land Adjacent to Area of Outstanding Natural Beauty

Policy G1 - Development Control

Policy H15 - Building Conversions - Location

Policy H16 - Building Conversions - Building to be Converted

Policy H17 - Building Conversions - Design Matters

Policy DME4 - Protecting Heritage Assets

Policy DMG1 - General Considerations

Policy DME2 - Landscape and Townscape Protection

Policy DMH3 - Dwellings in the Open Countryside and AONB

Policy DMH4 - Conversion of Barns and other Buildings to Dwellings

The proposal, subject of amendment by condition, has an acceptable impact upon the character and significance of the listed building, the setting of other listed buildings and the scheduled monument within the manorial complex and the cultural heritage of the area immediately adjacent to the Forest of Bowland Area of Outstanding Natural Beauty. This is in accordance with Ribble Valley Districtwide Local Plan Policies ENV20, ENV19, ENV1, H15, H16, H17 and G1, Ribble Valley Core Strategy Regulation 22 Submission Draft Policies DME4, DMG1, DMH4 and DMH3 and National Planning Policy Framework paragraph 126, 131 and 132.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work

proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

4. Lancashire County Archaeology Service (LCAS) note that the building recording and analysis will require a detailed drawn survey of the timber frame and its dating by means of dendrochronology. The record so created can be used to help produce like-for-like replacements of those elements of the frame that are to be replaced or re-installed.
5. Lancashire County Council (Highways) advice in respect to visibility that adjacent hedges be maintained appropriately at the access point to Longridge Road.
6. The Environment Agency inform:
Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.
Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

7. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 13 in the parish of Aughton, Bailey and Chaigley affects the site.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES