

Conservation Statement

**Proposed alterations to Good Heys Farmhouse & former Granary
including the construction of a
hydrotherapy pool extension & link extension
between existing farm buildings**

**Good Heys Farm
Thornley with Wheatley, Longridge
Nr Preston
PR3 2TL**



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DGM Conservation
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Appendix I

Guide to the Conservation of Historic Buildings

BS 7913:2013

Source: British Standards Institution 2014

Appendix II

Planning History

Source: Ribble Valley Borough Council

Conservation Statement

Proposed alterations to Good Heys Farmhouse & former Granary including the construction of a hydrotherapy pool extension & link extension between existing farm buildings

Good Heys Farm, Thornley with Wheatley, Longridge, Nr Preston PR3 2TL

1 Introduction

DGM Conservation has been commissioned to prepare conservation advice in respect of the proposal to construct a hydrotherapy pool extension & link extension between existing farm buildings that is to provide accessibility for a disabled person at Good Heys Farm. (Fig 1)

The premises are not included on the Government's statutory list of building of special architectural or historic interest nor do they lie within any of Ribble Valley

Borough Council's designated Conservation Areas. However, they are located within an identified Area of Outstanding Natural Beauty (AONB) and as such are subject to both locally and nationally adopted policies pertaining to such areas.

It is understood that the Local Planning Authority is to treat these historic properties as non-designated heritage assets.

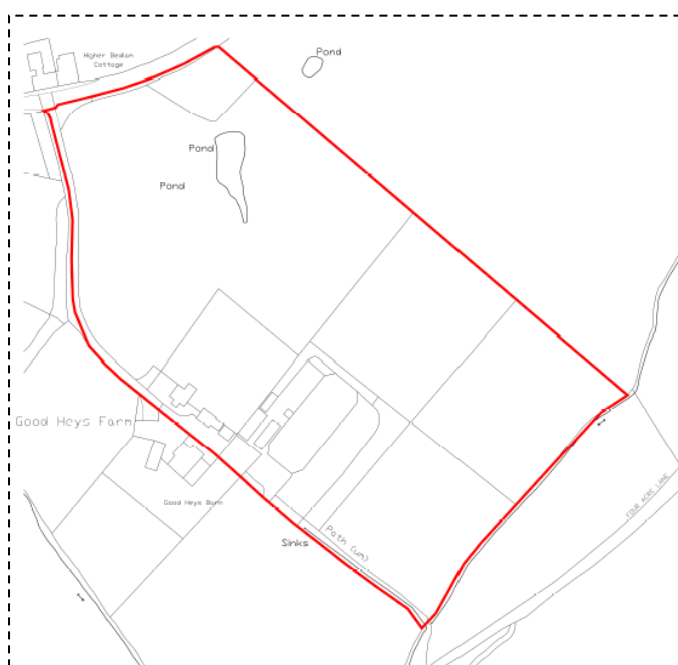


Fig 1 - Application Site Plan
Source: Wyvern Partnership LLP

2 Historic context

Good Heys Farm is located within the small hamlet of Thornley with Wheatley near Longridge. According to the Local Planning Authority their early map evidence shows that the principal farmhouse building appears on the 1848 OS Sheet. The principal farmhouse is shown on 1892 OS Sheet; it does not appear on Greenwood's map of

1818 (Fig 2). The ancillary building known as the Granary first appears on the 1912 Ordnance Survey sheet.



Fig 2 - Extract from Greenwood's Map 1818
(red oval indicates approximate location of Good Heys Farm)
Source: Lancashire Archives

The farmhouse building (& extensions) is constructed in randomly laid stone with dressed stone details to the window openings and quoins and is typical of the vernacular style of farmhouse in this locality.

The early 1900s granary building is constructed in a hand made brick laid in an English Garden Wall Bond (headers every 5th course) with lime/aggregate mortar. However, it is evident that the front elevation of the former Granary appears to have been rebuilt using similar facing bricks but there is a clear difference in the bond (Stretcher Bond) to that of the side and rear elevations, together with the random line that appears on the side elevations where the repairs have been keyed into the original. The lintels and cills to the front elevation openings are concrete.

3 Legislation, Principles & Policies

The historic farm buildings are not listed buildings nor do they lie with any of the Ribble Valley Borough Council's designated conservation areas as defined by the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended).

However, as the Local Planning Authority has indicated in their Pre-Application response to the Wyvern Partnership LLP (dated 1 May 2018) that the buildings are to be regarded as non-designated heritage assets as the buildings and associated land lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). This means that regard will be given to the relevant policies set out in the National Planning Policy Framework 2012 and locally adopted policies contained within the Ribble Valley Borough Council Core Strategy 2008-2028 ~ A Local Plan for Ribble Valley (Adopted 2014).

The National Planning Policy Framework (NPPF) which came into operation in March 2012 advocates that, in respect of the conserving and enhancing the historic environment, 'significance' can be harmed or lost through alteration or destruction of the heritage asset or development within its setting, and as heritage assets are

irreplaceable, any harm or loss should require clear and convincing justification. As such the proposal will be assessed against Paragraphs 58, 115, 116, 128, 129, 131, 132 and 134.

The following is a summary of the above mentioned paragraphs of the National Planning Policy Framework that will be used by the Local Planning Authority for the purpose of assessing the merits of the current proposal.

Section 7 - Requiring good design

Para 58 - Requires that Local and neighbourhood plans should have robust and comprehensive policies that set out the quality of development that will be expected for the area; and be based on stated objectives for the future of the area and an understanding and evaluation of the key characteristics.

Section 11 - Conserving and enhancing the natural environment

Para 115 - Requires Local Planning Authorities to have a greater regard to conserving landscape and scenic beauty of Areas of Outstanding Natural Beauty.

Para 116 - Refers to the refusal of schemes that are considered to be major developments within such designated areas, except in exceptional circumstances and where it can be demonstrated they are in the public interest.

Section 12 - Conserving and enhancing the historic environment

Para 128 - Requires an applicant to describe the significance of the heritage asset(s) affected by the proposal.

Paras 129 and 132 - Requires that account is taken of the particular nature of the significance of the (conservation areas as) heritage assets and any impact a proposal may have upon their significance.

Para 131 - Refers to the desirability to sustaining and enhancing that significance.

Para 134 - Proposals that will lead to less than substantial harm to the significance of the designated heritage asset, recognising that the harm should be weighed against the public benefit, including securing its optimum viable use.

The historic environment is a shared resource. It contains a unique and dynamic record of human activity and has been shaped by people responding to the surroundings they take responsibility for, and embodies the aspirations, skills and investment of successive generations.

In 2013 the British Standards Institution published its guide to the conservation of historic buildings, (BS 7913:2013). Under Section 6 'Significance as part of operational care and other interventions' Paragraphs 6.12, 6.13 and 6.14 addresses

‘New development and other considerations’, ‘Design considerations’ and ‘Context and setting’. These are discussed in Appendix I.

Historic England (formerly English Heritage¹) published its Historic Environment Good Practice Advice (GPA) in Planning in March 2015 in respect of:

- The Historic Environment in Local Plans
- Managing Significance in Decision-Taking in the Historic Environment
- The Setting of Heritage Assets

In December 2017 Historic England reissued GPA 3 ‘The Setting of Heritage Assets’ (2nd Edition). Regard has been given to the advice within this document as part of assessing the overall impact of the proposed extension and link in relation to the setting of the AONB.

A number of ‘principles’ have been established by Historic England which aim to provide the basis for a framework for the sustainable management of the historic environment:

- The historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of places is vital
- Significant places should be managed to sustain their values
- Decisions about change must be reasonable, transparent and consistent
- Documenting and learning from decisions is essential

To understand the significance of this historic asset it is recognised that as a fixed part of the historic environment with a distinctive identity it is perceived by people that can be considered a place².

The significance of this particular place includes all the cultural and social heritage values that people associate with it. However, whilst it is considered by Historic England that these values may tend to grow in strength and complexity over time, as understanding deepens and people’s perceptions of a place evolve.

‘Setting’ is an established concept that relates to the surroundings in which a place (as defined earlier) is experienced³. In context the place will embrace both the present

¹ On 1 April 2015, English Heritage was divided into two parts, Historic England, who inherited the statutory and protection functions of the old organisation, and the new English Heritage Trust, a charity which would operate the historic properties.

² The word ‘place’ is used by English Heritage (*Historic England*) as a proxy for any part of the historic environment, including under the ground or sea, that people (not least practitioners) perceive as having a distinct identity, although recognising that there is no ideal term to cover everything from a shipwreck to a landscape, Principal 3, “Conservation Policies Principles & Guidance”, 2008, p21.

³ English Heritage (*now Historic England*) “Conservation Policies Principles & Guidance”, 2008, Para 76

and past relationships to the adjacent 'place', in this particular instance the 'place' is the non-designated farm buildings within an area of outstanding natural beauty.

Managing change to significant places; conservation is not limited to physical intervention, for it includes such activities as the interpretation and sustainable use of places.⁴ It is recognised that change to a significant place is inevitable, if only as a result of the passage of time. However change can be neutral or beneficial depending on its effect on the perceived heritage values. It is only considered harmful if the extent of the significance is to be eroded.

New works and alteration⁵; new work or alteration to a significant place should normally be regarded as acceptable if:

- a) There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b) The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c) The proposals aspire to a quality of design and execution which may be valued now and in the future;
- d) The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

It is recognised that the greater the range and strength of the perceived heritage values attached to the application site there are, the less opportunity there may be for change.

However, few places are so sensitive that they, or their settings, present no opportunities for change.

The quality of design, materials, detailing and execution is obviously essential in places of established value. Then again, it is accepted that 'places' of lesser significance offer the greatest opportunity for the creation of the heritage values of tomorrow, and that their potential will only be achieved if all new work aspires to the quality routinely expected in more sensitive places.

Can the long-term consequences of the proposals be demonstrated to be benign? New work frequently involves some intervention in the existing fabric of a 'place'.

In the current legislation and national planning guidance there is an established 'presumption in favour of preservation' (i.e. doing no harm). Although the preservation of evidential value does not equate to a presumption against any

⁴ Ibid, Para 84

⁵ Ibid, Para 138

intervention; but it is recognised that such interventions require justification in terms of impacts on heritage values.

It is acknowledged that introducing changes as part of the process of integrating conservation with other public interests may cause harm to the apparent heritage values of the application site. It is accepted that this proposed change may be regarded as unacceptable unless:

- a) The changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;
- b) There is no reasonably practicable alternative means of doing so without harm;
- c) That harm has been reduced to the minimum consistent with achieving the objective;

Consequently, the underlying considerations should always be proportionate and reasonable; whether in relation to the place or society or in relation to the predicted benefits of change that will outweigh the unavoidable harm to the site's significance.

It is recognised that the balance lies between retaining significance (i.e. the sum of the heritage values ascribed at the point of change) which if lost cannot be replaced, and the predicted and potentially short term benefits of the development.

The application site is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) as such it is understood that the proposals will be tested against the provisions of NPPF Para. 115 which 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, and should be given great weight in National Parks and the Broads.'

The Local Planning Authority has indicated that any proposal affecting the character and design of Good Heys Farm will be tested against the following key points within Para 58 of the NPPF which states:

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

In addition to the national policies and guidance affecting the historic and natural environments it is understood that the Local Planning Authority will also have regard to their own adopted policies and were set out in their letter to the Wyvern Partnership LLP, namely:

DS1 - Development Strategy
DS2 - Sustainable Development

EN2 - Landscape
EN4 - Biodiversity and Geodiversity

DMG1 - General Considerations
DMG2 - Strategic Considerations
DMG3 - Transport and Mobility
DME2 - Landscape and Townscape Protection
DME3 - Site and Species Protection and Conservation
DMB3 - Recreation and Tourism Development
DMH5 - Residential and Curtilage Extensions
DMB5 - Footpaths and Bridleways

In particular it is understood that regard will be given to adopted policy statement EN2 'Landscape' which states:

The landscape and character of the Forrest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area...As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

The Local Planning Authority is of the opinion at pre-application stage that,

"...the application site is located within a sensitive location and thus the visual impact of any proposal on the landscape quality of the area is of serious consideration in the determination of these proposals..."

It is understood that, as the Borough Council as the Local Planning Authority wishes to consider the buildings as non-designated heritage assets, regard to locally adopted Policy EN5 - 'Heritage Assets' will be considered as part of this statement.

4 Analysis & Significance

Significance

The properties lie within the Forest of Bowland Area of Outstanding Natural Beauty.

However, they are not included within the Government's statutory list of buildings of special architectural or historic interest and are not within the boundary of any of Ribble Valley Borough Council's designated conservation areas.

The Farmhouse and the former Granary date from the early to mid 19th and early 20th centuries respectively and are considered by the Local Planning Authority to be an important part of the existing landscape and as such are to be treated as non-designated heritage assets.

A number of alterations to both buildings within the current application site have been approved by Ribble Valley Borough Council as the Local Planning Authority and are shown in Appendix II. It is noted that some of the approvals have been implemented, others have not.

Analysis

The proposal comprises a two storey extension that would link the existing stone Farmhouse and the existing detached red brick former Granary building. In addition it is proposed to substantially extend the former Granary on its rear elevation to provide a hydrotherapy pool and associated plant room.

The proposals are considered to be relatively large extensions to the property, however it is understood from discussions with the appointed agents that this submission is required for a specific medical reason.

The Local Planning Authority has indicated that they would potentially have concerns over the scale over the proposed extensions to a building of this age within the Area of Outstanding Natural Beauty (AONB) but in the Pre-Application advice, dated 1 May 2018, the Local Planning Authority has accepted in principle that this is a unique case and there are personal circumstances that need to be taken into consideration.

The proposed two storey link extension is to be set back from the principal front elevation of both the Farmhouse and the former Granary to reduce its overall prominence when viewed from the front and the access track. To help mitigate any further impact the ridge height of the proposed link building is to be set below both existing buildings. The associated lead flashings to prevent water ingress at the respective abutments shall meet the requirements of the Lead Sheet Association's standards.

The proposed link extension is to be faced in random stone to match the principal building. Samples of the stone together with the ratio of mortar mix are to be provided for the approval of the Local Planning Authority's Planning & Conservation Officers. The window openings are to adopt a similar treatment as the extension to the principal farmhouse in that they will have fair-faced stone surrounds.

The existing timber double glazed windows to the Farmhouse are replacements that appear to be an interpretation of the original timber versions. The current arrangement comprises a pair of 'one over one' side hung casements (incorporating trickle vents in the top rails) with two fixed lights over (Fig 3).



Fig 3 - Existing double glazed timber side hung casements & fixed light windows

Source; DGM Conservation

The replacement windows to the former Granary are 'two over two' top hung casements in uPVC with an astragal sandwiched within the double glazed sealed unit (Fig 4). It is understood that these are to remain in-situ and unaltered.



Fig 4 - Existing top hung uPVC window to the former Granary

Source: DGM Conservation

The proposed new windows to the link building ideally should be manufactured to match that approved for the Farmhouse in order to help retain the character and appearance. Appropriate detailed drawings and samples are to be agreed with the Local Planning Authority's Planning & Conservation Officers.

The link building will include a projecting canopy area to the front, constructed in timber which is required to provide covered access from vehicles into the Farmhouse.

The roof covering is to be in natural slate. As with the facing material referred to earlier, samples of the proposed roof covering will be provided for approval by the Local Planning Authority's Planning & Conservation Officers to ensure that the correct match is achieved.

To the rear of the former Granary a large single storey extension is to be constructed that is to be used as a hydrotherapy pool with associated plant room facilities. It is to be a single storey building constructed in brick with pitched roofs. In order to

maintain the character and appearance of the properties the new facing brick should be constructed in bond that matches that of the former Granary, i.e. English Garden Wall, using lime/aggregate mortar; samples to be agreed with the Local Planning Authority. The associated lead flashings to prevent water ingress at the respective abutment with the former Granary shall meet the requirements of the Lead Sheet Association's standards.

It has been acknowledged by the Local Planning Authority that only this part of the proposal; "...would not be highly visible, particularly given that the rear of the property is well screened by an existing stone boundary wall."

The boundary wall and the mature landscaping that is to be retained will screen the proposed extension. (Figs 5 & 6)

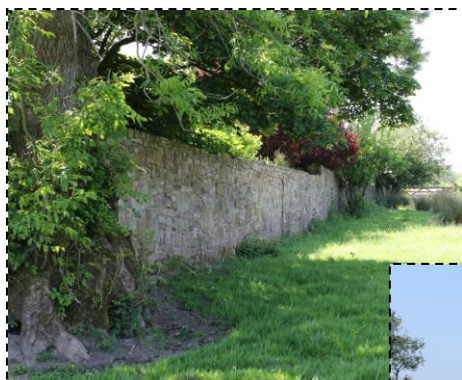


Fig 5 - North West side of boundary wall to Farmhouse & Garden

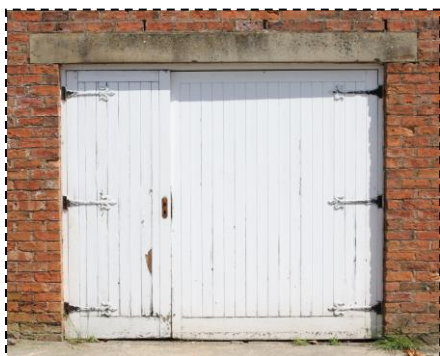
Source: DGM Conservation



Fig 6 - East side of boundary wall to Farmhouse & Garden, and former Granary

Source: DGM Conservation

The pitched roofs to the hydrotherapy pool and plant room are to be covered in natural slate to the approval of the Local Planning Authority in order to meet the requirements of the adopted policy.



At ground floor level to the front of the former Granary building the proposals show a set of patio doors to be inserted within the left hand existing double door opening to provide level access and natural light into the proposed therapy room. (Fig 7)

Fig 7 - Existing set of double doors to be replaced with 'patio doors' (level access to be retained)

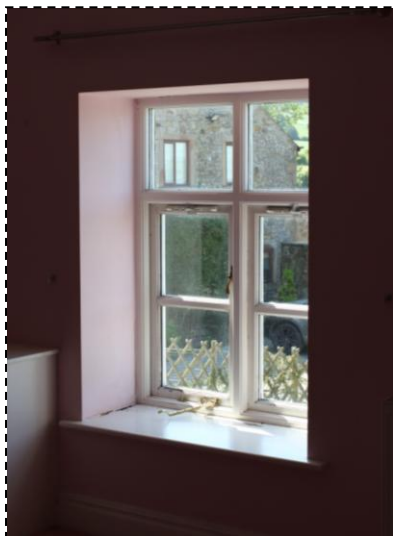
Source: DGM Conservation

The right hand set timber doors are to be retained and repaired. On the internal face a new wall is to be constructed to form 'Changing Room 2' is to meet the Building Regulations requirements.

The 2 No. stables attached to the right hand side of the former Granary are to be refurbished and used for storage purposes.

To the front of the Farmhouse the proposal will require 2 No. window openings to the right of the original main entrance to be blocked up. The creation of these 'blind windows' is to help to assist with the installation of a lift shaft and repositioned staircase. It is accepted that the Local Planning Authority requires the appearance of functional timber windows to be kept in order to help retain the character and appearance of the vernacular double fronted farmhouse.

This approach is keeping with the requirements of the advice within the NPPF 2012 and locally adopted policies pertaining to the vernacular style and landscape of the Forest of Bowland AONB.



Therefore, it is proposed to retain the existing double glazed timber windows.

The thickness of the external wall to the farmhouse is approximately 0.50m (20 inches) as such it is possible to construct a suitably fire protected infill panel within each of the 2 No. window openings allowing the existing windows to be retained in situ. Prior to inserting the new partitions the internal face to the double glazed units should be painted blue/black to screen the infill panel to obscure the infill panel. (Fig 8)

Fig 8 - Internal view of the ground floor window to be blocked up

Source: DGM Conservation

The proposed front elevation drawing shows the principal entrance to the Farmhouse being widened. In order to achieve the necessary width to meet the requirements of the Disability Discrimination Act 1995 (as amended) it will be necessary to replace the existing lintel with a wider piece of stone to the same colour, finish and texture. (Fig 9)

The salvaged piece of stone is to remain on site.

The existing dressed stone mullions that currently support the lintel are to be carefully removed and reused as part of constructing the wider opening.



Fig 9 - Existing principal entrance to Farmhouse

(lintel to be replaced highlighted)

Source: DGM Conservation

It is considered that the proposed extensions are large, however, the Local Planning Authority is of the opinion in their Pre-application advice that:

“...they have been sensitively designed and there is clear medical justification for the proposed extensions and alterations.”

In order to support the proposals the Local Planning Authority has requested that formal submission should be accompanied with an appropriate medical justification which will explain the need for the extensions and internal alterations.

In terms of the setting⁶ and the affect on neighbouring properties and their amenity, the application site occupies a relatively isolated location with the only neighbouring property (the converted Good Heys Barn) potentially impacted by the proposal being on the opposite side of the access track.

The cumulative change⁷ to Good Heys Farm that has been permitted by the Local Authority to date has not had any detrimental affect on the significance of this non-designated heritage asset.

The proposed alterations and new buildings will have a minimal affect and come no closer to the neighbouring property than the existing buildings. As such it is considered that the proposals would have limited impact upon neighbouring residential amenity.

⁶ **Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Annex 2: Glossary, NPPF 2012, p56

⁷ Historic England, ‘The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3’ (2nd Edition)

In terms of long distant views of the existing building indicated that the proposed link and the extension which accommodated the Hydrotherapy Pool will have minimal affect on the overall character of this part of the AONB. (Figs 10 & 11)



Fig 10



Fig 11

Figs 10 & 11 - Long distant views of the application site
(Position of Farmhouse highlighted on Fig 11, with the position of the former Granary highlighted on Fig 12)
Source: DGM Conservation

5 Summary & Conclusions

The proposal comprises a two storey extension that is to link the existing stone Farmhouse and the existing detached red brick former Granary building. As part of the overall scheme the former Granary is to be substantially extended on its rear elevation to provide a hydrotherapy pool and associated plant room.

As part of the pre-application discussions the Local Planning Authority considered the extensions to be relatively large, however it is understood that this submission is required for a specific medical reason and the relevant supporting evidence has been provided as part of the overall submission.

In the written pre-application advice to the appointed agents in May 2018 the Local Planning Authority indicated that they would normally have concerns over the scale of the proposed extensions to a building of this age within the Area of Outstanding Natural Beauty (AONB). Nevertheless, the Local Planning Authority has accepted in principle that this is a unique case and there are personal circumstances that need to be taken into consideration.

Therefore in respect of NPPF Para 128 - the applicant is required to describe the significance of the heritage asset(s) affected by the proposal.

The information submitted as part of this submission is considered to meet the requirements to understand the significance of the application site. There is sufficient information to comprehensively understand the impact of the proposal.

NPPF Para 129 & Para 132 - Requires that account is taken of the particular nature of the significance of the heritage asset (in this particular case 'non-designated heritage assets') and any impact a proposal may have upon its significance.

It is considered that the particular nature of the non-designated heritage asset will not be seriously affected. The appointed architect's design and layout of the proposed development are aimed at having minimal impact on the historic farm buildings whilst achieving the requirements of the applicant.

NPPF Para 131 - Refers to the desirability to sustaining and enhancing that significance.

To help mitigate the overall impact the proposals the scheme has been designed in manner that addresses the requirements of Ribble Valley Borough Council's adopted policies in respect of heritage and the Forest of Bowland AONB and also in relation to the provisions of (BS 7913:2013) Section 6 'Significance as part of operational care and other interventions'.

The design of the front and rear façades of the proposed link building will help retain and enhance its significance as defined by the NPPF 2012.

It is considered that the proposal would not materially harm the values of the 'place' (as defined earlier), which would be reinforced by using materials that are sympathetic to the vernacular style of this part of the AONB.

NPPF Para 134 - Proposals that will lead to less than substantial harm to the significance of the designated heritage asset, recognising that the harm should be weighed against the public benefit, including securing its optimum viable use.

The proposals are considered to be less than substantial harm. The link building is subservient to the original and the extension is not readily visible from long distance views. The amenity of the neighbouring property opposite the Farmhouse and former Granary will not be harmed. The optimum viable use (residential) is being maintained.

NPPF 115 states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty which, together with National Parks and the Broads⁸ have the highest status of protection in relation to landscape and scenic beauty.

The conservation of wildlife and cultural heritage are recognised as important considerations. As such the appointed agents have carried out the advice contained within the Local Planning Authority pre-application letter, dated 1 May 2018, in terms of the conservation of wildlife and cultural heritage.

Under the NPPF guidance within Para 58 of Section 7 - 'Requiring good design', it is recognised that Ribble Valley Borough Council has adopted in their Local Plan for the Ribble Valley robust and comprehensive policies that set out the quality of development that will be expected for the area, and are based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. The proposals are considered to:

- Function well and add to the overall quality of the area
- Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation
- Be visually attractive as a result of the architecture and existing mature landscaping being respected.

EN2 'Landscape' which states:

The landscape and character of the Forrester of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area...As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

⁸ *English National Parks and the Broads: UK Government Vision and Circular 2010* provides further guidance and information about their statutory purposes, management and other matters.

The proposed development has been designed in a sensitive manner that respects the mature landscaping that currently surrounds the existing buildings and that the preferred materials will help retain the local distinctiveness and vernacular style.

With regard to adopted Local Plan Policy 'EN5 Heritage' it is understood that the Ribble Valley Borough Council as the Local Planning Authority will support proposals that will achieve:

"...a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings."

The non designated heritage assets including their setting will be conserved in a manner appropriate to their significance in respect of their heritage value. They will also retain their positive contribution to the local character, distinctiveness and sense of place.

The proposals are considered, under the provisions of Policy EN5 'Heritage Assets', to ensure the long term protection of these non-designated heritage assets with a viable use that provides an opportunity for sustaining their significance in this locality.

Despite the fact that the proposals will have some impact on the non-designated heritage assets (and to a limited extent on their setting) the benefits will not adversely affect their significance and will avoid any substantial harm.

The Local Planning Authority indicated their pre-application advice that:

"...the extensions and alterations to this property, in this particular case, would share an acceptable relationship with the host buildings and landscape character of the AONB."

Also that:

"...the LPA has no objection to the extensions to the dwelling to facilitate the needs of the applicant."

It is accepted that the Local Planning Authority has provided their observations on:

"...the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted."

Nevertheless, every effort has been made to address the Local Planning Authority's advice provided in terms of addressing Ribble Valley Borough Council's adopted policies pertaining to the Forest of Bowland AONB and adopted 'Core Strategy 2008-2028 - Local Plan for Ribble Valley'.



Guide to the Conservation of Historic Buildings BS 7913:2013

Source: British Standards Institution 2014

An assessment in respect of:

Para 6.12 - New development and other interventions (p31)

It is understood that new development can take the form of new buildings or structures, new sections of townscape or additions/extensions to existing buildings.

It is recognised that the context and setting should be taken into account in order to ensure that the new development complements existing buildings, townscape, streets, spaces and landscapes.

Para 6.13 - Design Considerations & Para 6.14 - Context and setting (p32)

The context has been analysed so that a bespoke design solution has been arrived at. The design indicated takes into account the diversity and contrast in nature, style, materials and the character of the different buildings within the immediate locality.

In terms of the proposed development the criteria set out in these paragraphs of the BS has been addressed in that as part of the analysis and design process the proposed development has taken into account the character of the application site, the neighbour designated heritage asset and the landscape in which they lie.

It is acknowledged that new developments should complement their surroundings reinforcing enclosure and other townscape characteristics resulting in a positive contribution to the space, topography and the respective views to and from the application site.

Planning History

Source: Ribble Valley Borough Council

| App No. | Location | Proposal | Decision & Date |
|-------------|--|--|---|
| 3/2009/0430 | Good Heys Farm, Thornley-with-Wheatley, Longridge Lancashire | Existing conservatory to be replaced with a single storey extension, construction of a corridor linking the existing utility room to the garage. Part of the garage to be converted to a new utility room, the existing steps up to the first floor of the garage to be removed and new steps formed using existing materials. | Delegated approval: No Conditions 10/07/2009 |
| 3/2007/1045 | Good Heys Farm, Thornley-with-Wheatley Lancashire PR3 2TL | Proposed kitchen extension | Delegated approval: No Conditions 24/01/2008 |
| 3/2007/0978 | Good Heys Farm, Thornley-with-Wheatley Preston Lancashire | Construction of an extension to existing garage, demolition of existing stables. Re-submission. | Approved with Conditions 28/11/2007 |
| 3/2007/0865 | Good Heys Farm, Thornley with Wheatley Lancashire | Proposed paddock 40m x 20m and retrospective application for two stable blocks. | Approved with Conditions 08/07/2008 |
| 3/2007/0688 | Good Heys Farm, Thornley with Wheatley Lancashire | Extension to existing stables and storage area to create family office and extra storage. | Refused 06/09/2007 |
| 3/2003/0418 | Good Heys Farm, Thornley with Wheatley, Longridge | Erection of single storey timber framed glazed conservatory upon a dwarf wall. | Approved with Conditions 24/06/2003 |

DGM Conservation

Glynn Marsden, MSc, Dip EP, MRTPI, IHBC - Historic Building Advisor

| | | | |
|-------------|---|---|---|
| 3/2001/0195 | Good Heys Farm, Longridge Road, Thornley with Wheatley, Longridge | Two storey extension | Approved with conditions 11/05/2001 |
| 3/2001/0156 | Good Heys Farm, Longridge Road, Thornley with Wheatley, Longridge | Barn conversion to dwelling (amended application) | Approved with Conditions 09/05/2001 |
| 3/2000/0356 | Good Heys Farm, Longridge Road, Thornley with Wheatley, Longridge | Barn conversion to dwelling | Approved with Conditions 25/07/2000 |
| 3/2006/0803 | Good Heys Farm, Thornley-with-Wheatley Longridge Lancashire | | Received 02/10/2006 Invalid |