

Report to be read in conjunction with the Decision Notice.

Application Ref: 3/2020/0386
Date Inspected: 24/6/20 & Sept 20 by JM
Officer: AD/JM



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

APPROVAL

Development Description: Proposed new attached triple garage and first floor gable extension to match existing.

Site Address/Location: Old Eaves Hall Waddington Road West Bradford BB7 3JF

CONSULTATIONS: Parish/Town Council

No comments received.

CONSULTATIONS: Highways/Water Authority/Other Bodies

LCC Highways:

No objections. Suggest note concerning access to West Bradford from A59 and bridge strikes.

LCC Archaeology:

The Lancashire HER has now created a record for this building from planning statement and copy of the CSMA booklet in 3/2010/0840 (LCC Archaeology not yet confirmed). LCC Archaeology mapping and aerial photography - the 'original' part of the building seems to be the present two-storey section - added to considerably. The OS 1:10,560 mapping of 1850 (Sheet Yorkshire 182) shows the site as a small unnamed building, with the larger building to the east (now Owl Cottage) apparently annotated as Eaves Hall. It is also visible on the 1886 1:2,500 sheet (Yorkshire 182.06), although neither it nor Owl Cottage have names shown.

The proposed works do not appear to impact the 'original core' of the house (not affect the four-light mullioned window). Excavations required for the new garage could impact any buried remains of the early hall and its outbuildings. As cannot confirm that this is the site of the 16th century hall (although no firm evidence to suggest that this is NOT the case), that the site has been subject to considerable disturbance associated with the changes and alterations that have occurred here (particularly the adjacent 'stables' – now converted), the case for requiring any formal archaeological work is weak. Also, 'precedent' set by no condition to earlier consents? Counter argument that unaware of claim to be the old hall site (not consulted on earlier applications?) - not unreasonable to require some low level of work – e.g. a formal watching brief?

CONSULTATIONS: Additional Representations.

None received.

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets

Key Statement EN2 – Landscape

Policy DMG1 – General Considerations

Policy DME4 – Protecting Heritage Assets

Policy DMG2 – Strategic Considerations
Policy DMH5 - Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Planning (Listed Buildings and Conservation Areas) Act 1990. 'Preservation' in the duties at sections 66 of the Act means "doing no harm to" (*South Lakeland DC v. Secretary of State for the Environment* [1992]).

Relevant Planning History:

No Pre-application advice sought.

3/2010/0840 – Erection of single storey rear extension alterations to attached outbuildings and link. Retrospective permission for the retention of shed/kennels and decking. PP granted 7 December 2010.

3/2010/0823 – Proposed erection of three stables, foaling box and tack room. PP granted 2 December 2010. *Application form Question 14 confirms existing use as 'agricultural land'.*

3/1994/0726 – Extension to form workroom, extend porch and provide roof link and enclose court yard parking area. Eaves House Barn. PP granted 1 December 1994.

3/1992/0184 – Extension to dwelling and change of use of agricultural land to garden curtilage. Eaves House Barn. PP granted 28 April 1992.

3/1982/0296 – Caravan as temporary living accommodation (implementation of 3/1981/0993). PP granted 3 August 1982.

3/1981/0993 – Details re: 3/1980/1230. *PD rights (including development within the curtilage) removed.* PP granted 2 February 1982.

3/1981/0466 – Conversion of barn into dwelling. PP granted 21 May 1981.

3/1980/1230 – Conversion of existing farm building into dwelling. Outline PP granted 3 February 1981. *Plans do not appear to show a ruin.*

3/1977/0483 – c/u of barn to dwelling. Withdrawn 8 August 1977.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

Old Eaves Hall is an isolated dwelling within the Forest of Bowland Area of Outstanding Natural Beauty and is sited on the south-east and Ribblesdale valley facing hillside above Waddington and West Bradford. To the west along the hillside traversing road is 'Eaves House Farmhouse' (Grade II listed) and to the east is 'Eaves House Cottage and Barn adjoining to East' (Grade II listed); Old Eaves Hall is within the setting of these listed buildings.

Footpaths (FP9 traversing the slope to the south and FP11 immediately to the east and north) provide public views of the site. The site has substantial tree screening.

The site history indicates that the building was originally considered to be an abandoned farm building (permitted development rights removed on conversion). However, the applicant has referred to

information submitted with application 3/2010/0840 which suggests that the two-storey (and immediately adjoining single-storey element) could be the remains (extent of surviving fabric uncertain) of the C16 hall. LCC Archaeology have now commenced adding the site to the HER and the original building would appear to be a non-designated heritage asset.

Site inspection and consideration to the planning record suggests that the residential building complex and site has been extended without planning permission.

Proposed Development for which consent is sought:

Planning permission is sought for a triple garage range running perpendicular to the existing stables (3/2010/0823) to form a courtyard to the south-west of the historic house front.

Planning permission is sought for a first floor extension to the historic single storey addition extended by 3/1992/0184.

Impact upon the character of the forest of Bowland AONB including its cultural heritage:

On 28 July 2020 the case officer identified:

"In consideration to the last two applications in the planning record (3/2010/0823 and 3/2010/0840) it appears that the proposed triple garage is outside of the residential curtilage, that a building has recently been constructed between stables and house (prominent in views from the south) and that all elevations of the stables are in stone. I would be grateful for your comment in these respects".

The agent responded 19 August 2020:

"The land with which the proposed garage is located was purchased in 2010 and has been maintained and used as a residential curtilage since that time.

The central structure and stables were subsequently constructed and have been in-situ since 2013 / 14. Although it differs slightly from the former approval, positive comments were still provided by (*the previous case officer*) which are included in the former submission details and that they would not have an adverse impact on the character of the dwelling or the AONB".

The site has substantial tree screening (when in leaf). However, the proposed garage court is conspicuous and incongruous because of its size, location (in an agricultural paddock; to the front of the house façade) and form (perpendicular to the historic range and its recent extension) and is harmful to the character of the AONB.

The proposed extension is conspicuous and incongruous because of its size, location and form. The front gable extension does not defer to the distinct two-storey single-gable form of the hall which is intrinsic to its historic character. The first floor front elevation triple-light does not respect the existing fenestration pattern. This is harmful to the character of the AONB.

The suburbanisation of this site and failure to respect the historic building's architectural distinction, local distinctiveness, vernacular style and setting conflicts with key characteristics which led to Forest of Bowland AONB designation. The Forest of Bowland AONB Management Plan April 2019 - March 2024 identifies 7 key characteristics including "The serenity and tranquillity of the area" ("tranquillity can be defined as freedom from the noise and visual intrusion, including light pollution, associated with developed areas" - Forest of Bowland Character Assessment: Tranquillity and Development Pressures), "The landscape's historic and cultural associations" and "The distinctive pattern of settlements" (these "historic and cultural elements of the environment serve to enrich the landscape's scenic quality, meaning and value").

The proposed development is contrary to Key Statements EN2 and EN5 and Policies DMG2, DMH5, DME4 and DMG1 of the Core Strategy. NPPF 172 requires the conservation and enhancement of the cultural heritage of AONBs to be an important consideration.

LCC Archaeology's comment in respect to the proposed works not appearing to impact the 'original core' of the house (not affect the four-light mullioned window) is understood to be a reference to the historic fabric.

Impact upon the setting of listed buildings:

The site has substantial tree screening (when in leaf). However, the suburbanisation of this site draws the eye away from the historic agricultural buildings and is therefore of some limited ('less than substantial') harm to the settings of both listed buildings. The public benefit (NPPF 196) of contractor employment does not outweigh this harm.

Any historic relationship between the site and adjoining listed buildings may be established in future research. The article 'The Original Eaves Hall' submitted by the applicant in 2010 identifies the development of a settlement including the application site in Tudor times (which never prospered).

Ecology:

The submitted bat survey identifies no roosting (and negligible potential for the roosting) of bats.

Other matters:

It is suggested that the unauthorised development found at site visit be referred to RVBC Enforcement for consideration.

A Pre-application enquiry response letter of 23 July 2010 refers to a "conservatory with a lantern roof ... enclosed within the courtyard to the rear and not visible from public viewpoints due to its heights".

The decision notice for 3/2010/0823 is dated 8 October 2010. The file report identifies "stables will be sited at the northern end of the paddock" and "incorporation of timber boarding ... makes the building more agricultural in appearance, helping it to blend into the landscape better, lessening its visual impact on views of this site within the Forest of Bowland AONB". The file (Design and Access Statement) confirms that the latter was a suggested amendment at pre-application.

Following a site visit by Head of Service amendments have been secured which result in reducing the garage to a double garage and elevational changes to the alterations to the proposed extensions on the main dwelling house. The extension has been altered to be more subservient and follows a roofline to the existing rather than a gabled extension. Although it will still result in an increase in height and a bulkier appearance it is now considered acceptable by H of S and the amendments no longer result in a harmful impact on the nearby agricultural listed buildings.

Observations/Consideration of Matters Raised/Conclusion:

Having regard to the duty at section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to relevant policies the scheme is considered to have an acceptable impact to be approved.

RECOMMENDATION:

That planning consent be granted