

From: Joanne Needham <joanne.needham@spab.org.uk>
Sent: 07 September 2022 15:19
To: Planning
Subject: FAO Adrian Dowd Re: 3/2022/0727 - Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL - SPAB Response

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Dear Adrian,

Application ref: 3/2022/0727

Address: Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL

Proposal: Proposed refurbishment of existing farmhouse, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.

Our ref: SPAB/JN/176089/22

Thank you for consulting the SPAB on the above application. Having review the documents on your Council's website I now write with the Society's response.

SPAB Advice

The Society warmly welcomes the proposition to repair, re-use, and refurbish the principal and curtilage listed buildings on the site. However, we are unable to offer our support to the application at this time. We set out the reasons for our position below.

The Heritage Statement supplied with the application provides a good general description of the buildings and includes a helpful suite of photographs. It is felt however that the buildings would benefit from additional study and analysis to further elucidate understanding of their evolution and significance so that the potential impact of the proposals can be fully understood.

Owing to the impact of the proposals on the buildings (fabric, planform, appearance) and their setting (parking), the Society believes that the current scheme represents an overdevelopment of the site. We therefore advise that a smaller development (less units) would likely result in some reduction of harm to the buildings and their setting.

The proposed scheme for the Farmhouse largely seeks to work with the historic plan, and this is to be commended. However, we are still to be convinced that the proposals to remove some of the later fabric is justified (partitions, floors, doors, boskins etc).

The proposals for the agricultural buildings are considered too invasive (demolition/alterations of walls, no of rooflights, new apertures, subdivision of spaces etc) and that their interest, significance, and agricultural character would be harmed, and in turn, harm the principal building (the Farmhouse), the overall farmstead and its setting.

It appears from the images provided that despite the present condition of the buildings, a good degree of historic fabric still survives (floors, ceilings, plaster, joinery, fixtures etc) and that there is potential for this to be lost through a refurbishment and conversion scheme. We advise that the current documentation does not provide sufficient information in terms of indicating the location and type of such extant

fabric/fixtures/finishes and that which is proposed (e.g., denoting the type, location, and extent of historic floors and the shelving in the existing pantry).

We also advise that 'As existing' and 'As Proposed' sectional drawings should be provided so that the potential impact and compatibility of any works to walls, floors, ceilings, roofs can be fully understood.

Lastly, we have reviewed the structural survey and note the recommendations made. If any of those works are to be undertaken, these should be indicated on the proposed drawings.

The Society advises that the authority seek additional information to enable a full understanding of the significance of the buildings, and the potential impact of the proposals thereon, to be made. We also advise that the applicant provide clear and convincing justification for any proposals that would result in harm. The Society would wish to review the case again once the additional information and justification has been received. Should however this not be forthcoming then we advise that the application be refused.

We trust that this response is helpful.

Regards,

Joanne.

Joanne Needham
Casework Officer
(Usual working days: Mon, Tues, Wed)
07747 734390

The Society for the Protection of Ancient Buildings
37 Spital Square, London E1 6DY

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