



CANALSIDE HOUSE, BREWERY LANE, SKIPTON, NORTH YORKSHIRE, BD23 1DR
TEL: 01756 797501 EMAIL: INFO@RURALSOLUTIONS.CO.UK WEB: WWW.RURALSOLUTIONS.CO.UK

REGISTERED IN ENGLAND NO. 6839914 VAT REGISTRATION NO. 972 8082 90

18th November 2022

Ribble Valley Council Planning Department
Council Offices,
Church Walk
Clitheroe
BB7 2RA

Dear Sir/ Madam,

I write in regard to an application for a non material amendment as submitted to Ribble Valley Council on behalf of Brookdale Investments Ltd. The application relates to the site of Oxendale Hall, Osbaldeston Lane, Osbaldeston, BB2 7LZ.

Previous application 3/2020/0057 sought planning permission for the “demolition and reconfiguration of existing twentieth century extensions and construction of new extensions and new garaging with associated lighting.” This application was refused planning permission on the 2nd April 2020, though a subsequent appeal was allowed on the 30th November 2021.

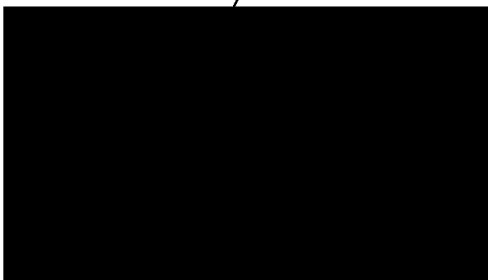
A further non material amendment is now submitted to allow appropriate roof lighting within Oxendale Hall.

In support of this application, this document discusses the site context of the proposals, relevant planning history, proposed development, and relevant planning policy. It is submitted in conjunction with:

- Location Plan;
- Oxendale Hall Existing Drawings; and
- Oxendale Hall_Ground Floor Roof Lights Amendment_Drawing Package.

If you require any further information please do not hesitate to contact me.

Yours sincerely



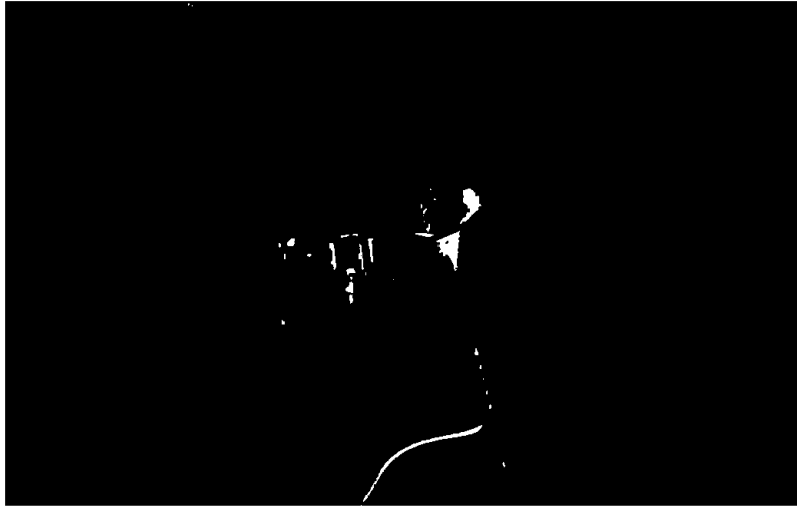
SUPPORTING STATEMENT

SITE AND SURROUNDING AREA

The application site is displayed in **Figure 1** below.

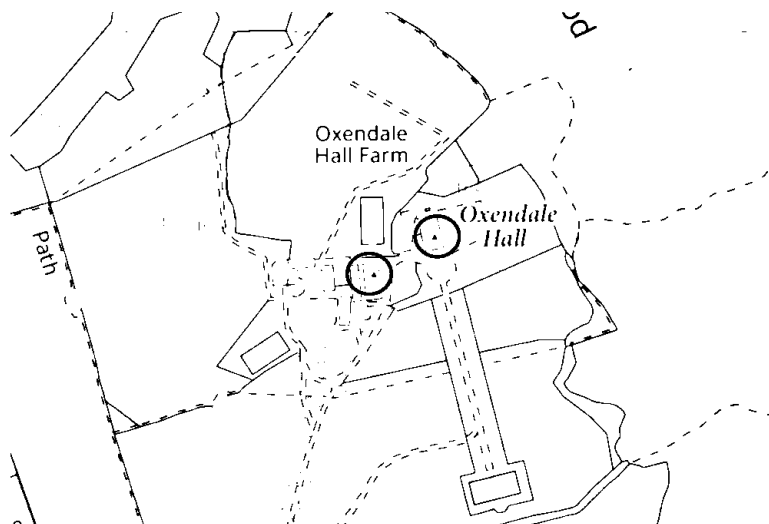
The subject site consists of a large detached dwelling with various ancillary residential structures. The surrounding area is rural in character, consisting of large areas of woodland and agricultural landholdings.

Vehicular and pedestrian access is gained to the west from Osbaldeston Lane.



Local Designations

Oxendale Hall is a Grade II* Listed Building. It is also located 30m east of the Grade II* Listed 'Barn at Oxendale Hall Farm'. Accordingly, great weight must be placed on preserving the historic significance and setting of these Listed Buildings. The location of these heritage designations are shown in **Figure 2** below.



The official listing for Oxendale Hall sets out the architectural features of heritage value:

"House, 1656. Sandstone rubble.with stone slate roof. 2 storeys with attic. Facade has cross-wing at left, and a bay with gabled attic dormer on each side of a porch of 2 storeys with attic.

Windows mullioned with ovolo moulding and chamfer, with hoods. Much of the stonework of the windows has been renewed, and some of the sills have been lowered.

The cross-wing has a 6-light window on the ground floor, one of 5 lights above, and a 3-light attic window. The bay to the left of the porch has windows with a similar number of lights. To the right the windows are of 4 lights to the ground and 1st floors and 3 lights to the attic.

The porch has 3-light windows on the 1st floor and to the attic. The door has a worn moulded stone surround with segmental head and lintel inscribed: '1656 LRO'. Gables coped with kneelers and finials.

Chimneys at left, to right of porch, and on right-hand gable. Quoins of right-hand gable wall appear to have been replaced. Inside, the door opens against a firehood baffle.

In the room to the left of the porch the firehood bressumer remains, as do 2 ovolo-moulded axial main beams. The cross-wing is divided by a wall of timber and wattle-and-daub and is entered by 2 timber doorways.

On the 1st floor of the cross-wing is a blocked moulded stone fireplace with a plaster overmantel with plant decoration and various motifs including deer and flowers.

In the centre it has the inscription: '1657 LRO'. A 1st floor window at the rear of the house includes a diamond pane painted with the inscription: 'LOR 1658'. This appears to be genuine."

Development proposals impacting these features will require an appropriate level of justification, and full compliance with relevant adopted planning policy. This is set out below.

There are no further planning designations impacting the subject site.

PLANNING HISTORY

The site of Oxendale Hall has an extensive planning history. The relevant planning applications include:

1. 3/2020/0058 | Demolition and reconfiguration of existing twentieth century extensions and construction of new extensions and new garaging with associated lighting [Listed Building Consent refused 02/04/20 and appeal allowed 30/11/21].
2. 3/2020/0057 | Demolition and reconfiguration of existing twentieth century extensions and construction of new extensions and new garaging with associated lighting [planning permission refused 02/04/20 and appeal allowed 30/11/21].

Planning permission 3/2020/0058 sought Listed Building Consent for the proposals and was submitted concurrently with full application 3/2020/0057. A resubmission for Listed Building Consent will be submitted concurrently with this application for a Non Material Amendment.

Planning permission 3/2020/0057 established the legality of the current scope of development of Oxendale Hall. The proposals have now been built out in accordance with planning permissions 3/2020/0057 and 3/2020/0058.

PROPOSED DEVELOPMENT

Following implementation of the approved extensions at Oxendale Hall, it now proposed that rooflights are inserted to the ground floor roof areas. The windows will be of minimal scale, and discreetly sited within the existing roof form.

See **Figure 3** below.

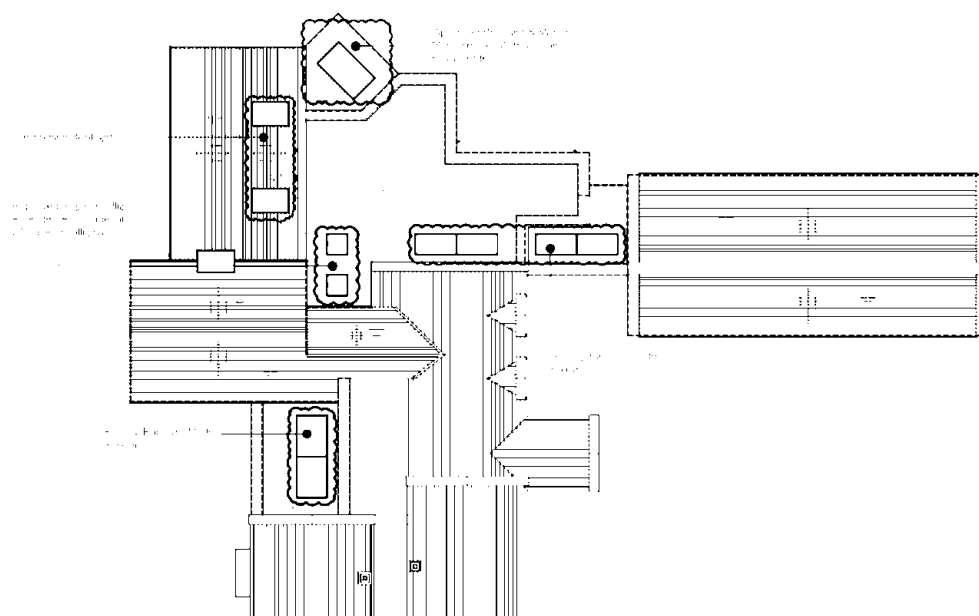


Figure 3- Proposed Roof Lights in Oxendale Hall.

Accordingly, permission is sought for:

Non material amendment of Condition 2 of 3/2020/0057 (APP/T2350/W/20/3260383) to read:

"2. The development hereby approved shall be carried out in accordance with the following plans:

18.180.002F Proposed Elevations;

18.180.002B Proposed South Elevation;

18.180.015C Proposed First Floor Plan Option 4;

GA_01_PLAN Proposed Ground Floor Kitchen Window;

GA_01_PLAN01 Ground Floor Roof Lights;

18.180.021A Proposed Roof Plan- Option 4;

18.189.062B South Elevations and Gate Details, only in so far as it relates to the wall and gate details;

18.180.061B Proposed Tennis Court;

M2833.01B Garden Design, only insofar as it relates to the location of the tennis court and pavilion and landscape layout".

The additional window will help provide satisfactory levels of daylight and amenity to the existing dwelling, without resulting in undue harm to the historic significance of Oxendale Hall.

The proposals will also provide more evenly distributed natural daylighting and reduced heat loss and gain through excessive glazing. The additional rooflights in the pitched roof will enable natural ventilation through the roof and natural daylighting in a potentially darker area of the kitchen.

The rooflights proposed have been selected with due consideration for heritage conservation and are recessed into the plane of the roof at a position so that they will not be seen from ground level. The mirror changes to the size of the rooflights will not be seen above the stone parapet walls.

While the previous scheme could have met building regulations, the proposed changes allow for an improved standard over the original design.

PLANNING POLICY REVIEW

Local Planning Policy

As of the date of this letter the relevant aspects of the Ribble Valley Development Plan comprises the Ribble Valley Core Strategy and Ribble Valley Proposals Map (adopted December 2014).

Ribble Valley Council is also developing a new Local Plan. The first stage of the 'Strategic Matters' consultation concluded in July 2022, with no draft Local Plan draft available to view. At this stage, the emerging Local Plan can be given little to no weight in the assessment of the proposals.

The relevant policies of the Ribble Valley Core Strategy are set out below:

POLICY	IMPLICATIONS	COMPLIANCE
DS2- Sustainable Development	All development proposals must satisfy the highest standards of social, economic and environmental sustainability.	The proposals will improve the appearance of the dwelling, ensure future utility, and allow for adequate natural light within the dwelling's internal spaces.
EN5- Heritage Assets	Heritage assets will be conserved and enhanced in a manner appropriate to their significance.	The proposals will not impact any aspect of the structure identified within its listing. They will provide high quality improvements to the amenity of the existing dwelling.
DMG1- General Considerations	Design proposals must attain a high standard, which relates will to the surrounding built context. Proposals must also protect and enhance heritage assets, and their settings.	The proposals will provide further fenestration for the dwelling, improving the appearance and utility of the roof areas of Oxendale Hall.
DME4- Protecting Heritage Assets	Alterations to Listed Buildings which cause harm to their significance will not be approved.	The proposal is very modest in scale and unobtrusive in design. It will not result in harm to the significance of the Grade II* Listed building.
DMH3- Dwellings in the Open	Outside of settlement boundaries, proposals will be restricted to (amongst	The proposed development pertains to a previously approved and well established

Countryside and the AONB	others) development essential for the purposes of residential development.	dwelling. This amendment will allow for adequate daylight within the darker internal areas of Oxendale Hall.
--------------------------	--	--

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It is confirmed as a material consideration in planning decisions. The relevant national planning policies are set out below.

POLICY	IMPLICATIONS	COMPLIANCE
Achieving well-designed places (Paragraph 126)	Development should aspire to the highest standards of design and sustainability.	The proposed windows are appropriate in scale, materials and placement within the roofing of Oxendale Hall.
Conserving and Enhancing the Historic Environment (Paragraph 197)	The determination of proposals impacting heritage assets, should emphasise the need to conserve and enhance heritage assets.	The proposal is very minimal in scale and visibility. It will not result in net impacts to existing Listed Building.
Conserving and Enhancing the Historic Environment (Paragraph 199)	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.	The dwelling is a Grade II* Listed Building, meaning it is of special interest, warranting every effort to preserve it. Accordingly, the proposal does not result in any demolition of the structure.

PLANNING APPRAISAL

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF) explain that the starting point for the determination of planning applications is the Development Plan, and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.

It is clear from the table summaries above, the proposed non material amendment would be compliant with the local development plan and national planning policy.

The proposal will provide additional natural light to the existing dwelling, without resulting in harm to it's heritage significance. The windows will be discreetly sited, and will improve the amenity value of the existing dwelling.

CONCLUSIONS

It is thus concluded that the proposed amendment is policy compliant and would not result in substantial impacts to the existing dwelling.

As such, planning permission for the amendment should be provided without delay.