



JUDITH DOUGLAS TOWN PLANNING LIMITED

Parsonage Farm, Church Street, Ribchester, Preston PR3 3YE

Conversion of agricultural barn to two dwellings and conversion of agricultural outbuilding to annexe accommodation, construction of two double garages, creation of garden areas and landscaping. Relocation of agricultural track.

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Planning, Design and Access Statement
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1.0 INTRODUCTION

- 1.1 This planning design and access statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants for planning permission to convert a traditional agricultural barn to two dwellings, conversion of an agricultural building to annexe accommodation, construction of two double garages, creation of garden areas and landscaping and the relocation of an agricultural track.
- 1.2 This Statement will describe the application site and surroundings and the development being proposed. The relevant planning policies will then be discussed. We will demonstrate that the application complies with the development plan and other material considerations and conclude that planning permission should be granted.
- 1.3 This application should be read in conjunction with drawings:
- 3290 001A Location Plan
 - 3290 002B Existing Site Plan, Plans and Elevations
 - 3290 005 Existing floor plans and elevations -outbuilding
 - 3290 011 Proposed plans and sections
 - 3290 012 Proposed Elevations and roof plan
 - 3290 013B Proposed Site Plan (Block Plan).
 - 3290 0014 Proposed Plans Section and Elevations to Outbuilding and Unit 2 Garage Plans and Elevations
 - 3290 015 Unit 1 Garage plans and elevations. Entrance screens details
 - Heritage Statement. Rev A June 2023
 - Structural Condition Surveys June 2023
 - Design and Access Statement June 2022
 - Bat Survey dated 21.06.2023.
 - Drainage Strategy incorporating an assessment of Flood Risk June 2023

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 Parsonage Farm is situated to the southwest of the village of Ribchester. The farmstead comprises the farmhouse and a group of four farm buildings. There are large areas of hardstanding around the buildings and an agricultural access to the adjacent fields passes through the south part of the site see existing site plan 3290 002B. To the northeast of the farmstead is another dwelling Parsonage Cottage and a little further to the east is a water course. The vehicle access serves three properties and the farm buildings. The Lancashire County Council mapping service 'Mario maps' <https://lancashire.gov.uk/mario/> indicates that the access is an unadopted road from Parsonage Farm as far as Church Street. It is also a bridleway.
- 2.2 None of the buildings on or in the near vicinity of the site are listed buildings or part of a scheduled ancient monument and the site is outside the Ribchester Conservation Area. The Heritage Statement provides information on the age of the buildings it is proposed to convert and to demolish. The main barn which is to be converted to two dwellings is the oldest building in the group, but its original date of construction is unknown. It is likely that the building was constructed in the late C18th or earlier C19th possibly re-using elements from an earlier barn known to exist at the site in the C17th. The barn has later C20th additions. It is possible that the barn was larger in the past than it is now and that some elements may have been removed and replaced by the C20th additions.
- 2.3 The other agricultural buildings on the site date from the twentieth century. The barn to be converted to a dwelling is two storeys in height. It is of brick construction which has been partly rendered externally with a pebbledash render. The historic roof is covered in natural blue slate whilst the modern extensions on the north-western and north-eastern sides have corrugated sheet roofs. The large portal framed building to the southwest has part blockwork walls with corrugated sheet above and a corrugated sheet roof. The detached agricultural building to the southeast of the main barn is a four-bay single storey portal frame shed. The walls are constructed with a mixture of blockwork corrugated sheet and timber cladding, and it has a corrugated sheet roof. The single storey outbuilding on the western side of the site is finished in split faced coursed stone and has a slate roof. The site slopes from north to south. The outbuilding and the portal framed shed are also at a lower level than the main barn. The north-eastern boundary of the site is defined by a traditional natural stone boundary wall and a post and rail fence.

- 2.4 The vehicle access to the site is also a Bridleway 3-35 BW37A. There are no public rights of way within the development site although there are public footpaths across the fields to the north (3-35 FP 36 and 3-35-FP40) and south 3-35 FP 65.
- 2.5 The site is outside the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and within an area of open countryside in the adopted Housing and Economic Development, Development Plan Document (HEDDPD) proposals map sheet 3.
- 2.6 The site is within flood zone 1 an area least likely to flood. The vehicle access passes over a bridge over a brook which is shown as being in flood zone 3 and past the recreation area flood zone 2. Please refer to the Drainage Strategy incorporating an assessment of Flood Risk.

3 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises the conversion of a traditional barn to two dwellings. The north-western dwelling (unit 2) is to be provided with a new detached double garage. The adjacent agricultural outbuilding is proposed to be adapted for use as annexe accommodation. The south-eastern dwelling (unit 1) will be provided with a double garage incorporating a services area.
- 3.2 The conversion of the main brick barn to two dwellings will include the removal of the twentieth century additions on the north east and south west elevations of the building. The large portal framed modern agricultural building on the south west side will be replaced with a lean-to extension barn which reflect the size and scale of lean-to extensions commonly found on Lancashire barns and of a form and scale which may have pre-existed on the site.
- 3.3 As previously stated the proposal includes the demolition of a large portal framed building attached to the main brick barn. A detached shed to the south and one to the east of this are also proposed to be demolished. Extensive areas of concrete hard surface will be removed and the land regraded and seeded for grass. Patio areas are proposed adjacent to the south-west elevation of the proposed dwellings and proposed annexe. A modest area close to the proposed barn conversion is to be used as domestic garden. The remainder of the land to the south will be returned to grass. The existing farm track will be slightly re-aligned following the removal of the shed providing a softly curving edge to the track. The boundaries of the new gardens will be defined by a post and rail timber fence whilst the rear party boundary is a solid fence to create privacy.

- 3.4 The volume of buildings to be demolished is significantly greater than the volume of buildings to be created including the proposed garages. Overall, the size and presence of buildings will be very much reduced by the proposed development.
- 3.5 The proposed dwellings have space to park at least three cars within curtilage in compliance with the Lancashire County Council car parking standards. The location plan shows two proposed passing places along the access which measure 6.0m by 2.0m. The development will be served by the existing unadopted access from Church Street.
- 3.6 The applicants intend to occupy unit 2 and the annexe accommodation. They provide regular respite care for their granddaughter aged 9 (a wheelchair user). See appendix 1 Family circumstances.
- 3.7 It is proposed to provide a new brick skin to the exterior of the building where it is currently pebble-dashed. This is to improve the appearance of the building and to provide insulation without concealing the historic interior of the building. The milking parlour is to be provided with a pitched roof and clad in scorched timber. Solar panels are proposed to provide green energy.

4 PLANNING HISTORY

- 4.1 There are no recorded planning applications on this site on the Councils' website.

5 DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

Core Strategy (2014)

- 5.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

- Key Statement DS1 (Development Strategy) sets out the development strategy for the Borough
- Key Statement DS2 (Presumption in favour of sustainable development) – the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- Key Statement EN2 (Landscape) development will be expected to be in keeping with the character of the landscape.
- Key Statement EN3: Sustainable Development and Climate Change. The Council will seek to ensure that all development meets an appropriate recognised sustainable design and

construction standard where viable to do so, in order to address both the causes and consequences of climate change.

- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area’s biodiversity and geodiversity.
- Key Statement EN5 (Heritage Assets) – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
- Policy DMG3 (Transport and mobility) consider the development in relation to the primary route network, the provision made for access by pedestrian, cyclists and those with reduced mobility
- Policy DME2 (Landscape & townscape protection) development should enhance local landscapes
- Policy DME3 (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
- Policy DME4 (Protecting Heritage Assets) -expands on the requirements of Policy EN5 with regard to heritage assets.
- Policy DMH3 (Dwellings in the open countryside and the AONB) the conversion of buildings to dwelling is supported where they are suitably located, and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.
- Policy DMH4 (The Conversion of Barns and other buildings to dwellings) – Permission will be granted for the conversion of buildings to dwellings where the building is not isolated in the landscape i.e. forms part of an already group of buildings and there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure.

National Planning Policy Framework (NPPF) Section 12 of the NPPF relates to the design of developments with emphasis placed on the linkages between good design and sustainable development. Paragraph 130 seeks to ensure that development adds to the overall quality of the area and is sympathetic to local character and history, built environment and landscape setting.

National Planning Policy Framework Section 16 Conserving and Enhancing the Historic Environment, seeks to conserve heritage assets in a manner appropriate to their significance,

so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

6 PRE-APPLICATION ADVICE

Highways

- 6.1 Highways pre-application advice was received on the 18th October 2021 see appendix 2. Information submitted with the pre-application advice request indicated two passing points along the single width track south of Anchor Lane Close.

Planning

- 6.2 Planning pre-application advice was received on the 30.01.2023 and discussions continued after to further confirm the acceptability of changes to the proposed scheme. The pre-application discussion confirmed that the development would conform to policy requirements of DMH4 provided the relevant elements of significant interest are preserved and thereafter retained. The extensions proposed in the pre-application scheme were deemed to be excessive and harmful to the appearance of the building. Guidance was provided toward retaining as much original fabric as possible including re-using modern additions. It was noted that that some changes have occurred over time which have harmed the character and appearance of the building. However, where these are existing it was indicated that these should be utilised. In subsequent discussions it was confirmed that retaining and re-using the 'milking parlour' section of the building is preferable to reduce new build elements. This was confirmed by email on the 16.03.2023.

- 6.3 It was confirmed that the agricultural outbuilding to the north west of the main barn could be retained and converted to use as an annexe.

- 6.4 The advice given has been considered and amendments made to the proposals. The most significant change has been to reduce the number of extensions proposed and the re-use of more of the existing fabric of the building.

Archaeology

- 6.5 A draft of the Heritage Statement was passed to the Lancashire County Council Historic Environment Team for comments. The Team's response confirmed that the in their experience elements of the building are unusual in this location and the form of the roof trusses is rare. They concluded that the building could be considered a Non-Designated Heritage Asset and expressed support to see the building retained in the landscape as a conversion. See appendix 3. Email Historic Environment Team 17.10.2022

7 EVALUATION

7.1 The main planning issues to be considered in the determination of this planning application are:

- The principle of the development
- The assessment of heritage value.
- The design of the proposals
- Visual impact-the impact of the proposals on the quality of the landscape.
- Residential amenity.
- Ecology
- Highways

Principle of the development

7.2 The site is in the open countryside outside a settlement boundary of Ribchester and the Conservation Area boundary. It is also outside the Area of Outstanding Natural Beauty and is not within Green Belt. Policy DMH3 limits new residential development in the open countryside or AONB to certain types of development. This includes *“The appropriate conversion of buildings to dwellings providing they are suitably located, and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction”*. The locational requirement of DMH3 is defined in policy DMH4 which supports the conversion of buildings to dwellings provided that the building is not isolated in the landscape and is part of an existing group of buildings. The buildings form a group with the farmhouse Parsonage Farm and Parsonage Cottage. The submitted structural survey confirms that the buildings to be converted are structurally sound and in very good condition with little or no sign of ongoing movement and capable of conversion into two dwellings and annexe accommodation without the need for substantial reconstruction. As we will describe later the form and general design of the existing buildings which is it proposed to retain are in keeping with their surroundings. The proposal is compliant policy DMH3.

7.3 Policy DMH3 and DMH4 provide an exception to the development strategy for the borough which is to focus new housing development to larger settlements as such the proposal is not in conflict with Key Statements DS1, DS2 and DMI2. The proposed conversion to two dwellings will secure the future of the building and will enhance its immediate setting in line with paragraph 80 of the NPPF.

7.4 Policy DMH4 is in two parts the first dealing with the location of the building and wider impacts and the second part specific requirements relating to the building conversion.

POLICY DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

10.21 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE

1. THE BUILDING IS NOT ISOLATED IN THE LANDSCAPE, I.E. IT IS WITHIN A DEFINED SETTLEMENT OR FORMS PART OF AN ALREADY GROUP OF BUILDINGS, AND
2. THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
3. THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
4. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
5. THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.
6. THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

1. BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERNATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED;
2. BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF HE BUILDING, AND
3. THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND
4. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

7.5 As stated above the building is not isolated in the landscape and forms a group with the other buildings at Parsonage Farm. The group is already provided with utilities and infrastructure. Overall, there will be an improvement to the quality of the landscape through the removal of large utilitarian agricultural buildings. A protected species survey confirms that there will be no harm to nature conservation interests and mitigation and biodiversity net gain measures are proposed. The farm buildings are no longer required for agricultural purposes and there is therefore no negative impact on the local economy. The design of the scheme is discussed more fully later. Overall, the scheme will enhance the visual quality of the rural landscape and are consistent with the conservation of the natural beauty of the area. The proposal satisfies the requirements of the first part of policy DMH4.

7.6 The second part of policy DMH4 is now discussed. Part 1 requires the building to be structurally sound and allows building and alterations provided that it does not adversely affect the character and appearance of the building. The character of the main building lies in its form as a traditional Lancashire barn both externally and internally. It is two storeys in

- height with a simple rectangular plan with a canopied wagon entrance on the northeastern side. There are later additions to the building which reflect the changing agricultural practices in the twentieth century. The modest outbuilding to the south west is small in scale. The buildings retain the historic grouping with dwellings nearby as evidenced in the Heritage Statement and as such makes a positive contribution to the rural landscape. The quantity of portal framed agricultural buildings attached to and adjacent to the brick barn whilst common in the landscape do not make the same positive contribution to landscape quality and detract from the character of the buildings to be converted. The character of the building will be enhanced by removing later modern additions, in particular the large portal framed building, and replacing these with an appropriately designed lean-to extension. The return of the surrounding land from large portal formed buildings and concrete to green space will further enhance the character of the building.
- 7.7 Part 2 of the policy requires the building to be of a sufficient size to accommodate necessary living accommodation but also allows further extensions provided that the extensions do not harm the character of the building. The proposal re-uses the existing buildings to provide two dwellings and annexe accommodation with the majority of the accommodation within the existing structures as indicated to be preferable the pre-application advice. The proposed extension is single storey and of a form which is common in the area having a mono-pitched lean-to roof often refer to as a 'cat-slide' roof. The Heritage Assessment confirms that the extension is in the positioned of a former C19th lean-to shippon. The removal of the portal framed building and its replacement with the lean-to extension will enhance to appearance of the building.
- 7.8 Part 3 requires the building to be converted to be worthy of retention because of its intrinsic interest or potential or its contribution to its setting. As we have already stated the building in its current state makes a positive contribution to the character of the area as an example of a traditional Lancashire barn as part of a farmstead group within the rural landscape. The proposed alterations indicate the potential for the building to make a greater positive contribution to the rural landscape setting. As will be discussed later, the Heritage Statement demonstrates that the building has intrinsic interest and is valuable and interesting due to the way it was constructed including the possible re-use of trusses from an earlier building on the site and as an example of a Lancashire barn. It is suggested by the L.C.C. Historic Environment Team that the that the building can be considered as a Non-Designated Heritage Asset. It is clear that the building can be considered worthy of retention and conforms with policy DMH4 (3).

- 7.9 The building is constructed out of brick with a blue slate roof. These materials are appropriate to the surroundings as required by policy DMH4 (3). The exposed walls of the building with the exception on the eastern gable which is brick are presently finished in a cement-based pebble-dashed render. The original surface beneath this is brick. The proposed provision of a new brick skin will enhance the character of the building as required by part 1 of DMH4.
- 7.10 The buildings have a genuine history of use for agricultural purposes and are compliant with policy DMH4 (4).
- 7.11 There is no doubt that building is worthy of retention under policy DMH4 if the Council agree with the L.C.C. Historic Environment Team that the that the building can be considered as a Non-Designated Heritage Asset. As a Non-Designated Heritage Asset, the proposal needs to be considered against the policies in National Planning Policy Framework Section 16 Conserving and Enhancing the Historic Environment.

Assessment of Heritage Value

- 7.12 The barn to be converted is not a listed building or situated within a conservation area. A Heritage Appraisal has been submitted with the application.
- 7.13 The Heritage Assessment suggests that the brick barn is considered a relevant contender for non-designated heritage asset status para. 3.12. Given the age of the farmstead, records of older buildings and proximity to Ribchester, there is potential for buried archaeology at the site and some notable archaeological interest associated with the vernacular construction and function of the oldest part of the barn para.3.6.
- 7.14 The oldest part of the brick barn retains notable historic interest through its connections with farming, associations with the parsonage and the general history of the site. The alterations to the barn in the past have reduced its historical interest to some degree particularly the changes in the C20th which obscure visibility and interpretability of the older building. Para 3.8
- 7.15 The construction of the oldest part of the brick building particularly the kingpost roof and the brick supporting walls with triangular brick pier confirm notable architect interest. The layout and scale of the barn have architectural interest. However, some architectural interest has been eroded through past changes. The impressive interior characteristic of the building particularly its height, scale and vernacular features confer greater interest than the exterior of the building. The later additions to the building inhibit the architectural character of the building. Para 3.10

7.16 The statement of significance assesses site significance. This enables conservation to be prioritised and potential enhancement to be identified. In summary, the six-bay barn is worthy of being considered a non-designated heritage asset. It is thought to date from the later C18th century or early C19th century and might occupy the position of a barn recorded in the archives of the mid C17th. The primary significance is the interior of the building. Para 3.12.

7.17 Conservation priorities are identified and include:

“Retain the most significant features of the kingpost roof trusses and triangular brick supporting piers

- Retain some sense of the large height/volume of the building interior (e.g. retain an open bay)

- Consider removal of insignificant additions to the north, west and south sides of the building

Replacement extensions would be appropriate in this instance, particularly a lean-to extension to the south side of the building (currently occupied by the large C20th portal frame) which would be in the position of a historic shippon addition that was removed when the portal frame was erected.” Para 3.14

7.18 The Heritage Assessment has indicated that the building should be considered as a Non-Designated Heritage Asset. In these circumstances the requirements of NPPF Section 16 apply and Key Statement EN5 and policy DME4 are engaged. NPPF paragraph 194 requires applicants to describe the significance of any heritage assets affected providing information proportionate to the assets' importance. In determining applications paragraph 197 requires *“In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

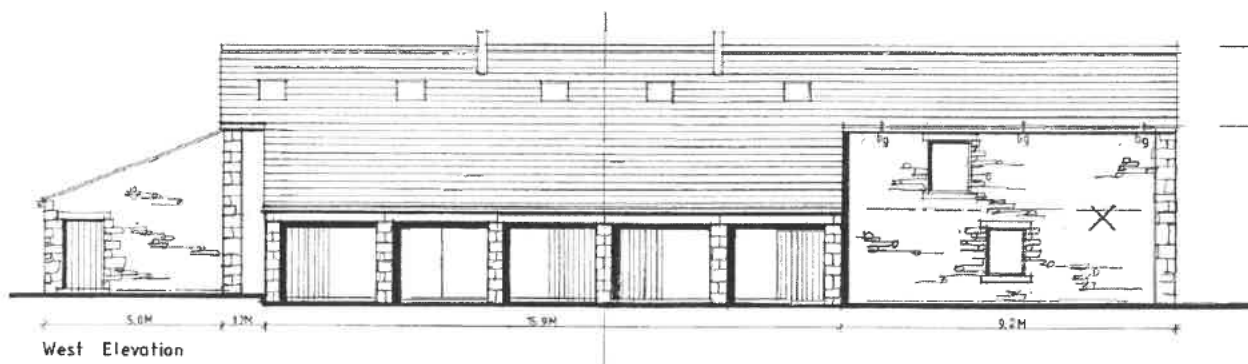
7.19 Paragraph 80 of the NPPF supports the creation of isolated homes in the countryside where the development would represent the optimal viable use of a heritage asset .

The design of the proposals

7.20 The Heritage Assessment has identified that the current barn is likely to have previously had a lean-to shippon on the south-western elevation over which the modern portal frame building has been built. The proposal removes the portal framed building and replaces this with an

extension in the former of a lean to shippon. The design is agricultural in character and includes agricultural style openings. The roof is a continuation of the existing roof creating a 'cat-slide' roof. This creates an improvement to the character of the building and the quality of the rural landscape.

7.21 Similar additions on barn conversions have been approved in the past. A similar lean-to extension with agricultural style openings replacing a modern extension was approved on appeal at Ings Farm Bolton by Bowland. Ings Farm is situated in the Area of Outstanding Natural Beauty a more sensitive landscape than the open countryside around Ribchester. Commenting on the proposed replacement lean-to extension at New Ings the Inspector stated at paragraph 10 *"The proposal includes reusing original openings, with four new windows on the east elevation and one on the west elevation. The 20th century lean-to would be altered and replaced with an extension with five large glazed panels, recessed opening, of regular size and spacing, built from materials to match the barn. The works to the outbuilding include alterations and an extension to facilitate use as domestic outbuildings. The extent of domestic curtilage would be relatively tightly drawn and would not unacceptably encroach into the surrounding agricultural land. Overall, the alterations to the buildings themselves, despite the relatively large extension to the west elevation, would be sympathetic and would not cause material harm to the character and appearance of the buildings or their significance as a non-designated heritage asset, in accordance with the design and heritage protection aims of policies DMG1 and DME4 of the Core Strategy."* See appendix 4 Appeal decision APP/T2350/W/18/3202661. The approval on appeal at New Ings supports the approach to the proposed barn conversion at Parsonage Farm. The scheme is very similar providing a replacement extension but introducing no new openings.



New Ings Barn Bolton By Bowland 3/2018/0079.

7.22 The Planning Officer considering application 3/2021/1238 Barn at Long Holme Row, Gisburn Rd, Sawley BB7 4LH - Conversion of barn to one bedroom dwelling with single storey

extension to the southern elevation stated *“Due to the limited size of the existing building, there is a requirement to erect a single storey extension to provide a kitchen and bathroom. Policy DMH4 does not prohibit the extension of buildings to be converted however it does state that they should not harm the character of the building as aforementioned.”* This example also confirms that simple lean-to extensions on barn conversions have previously been considered acceptable at the time of conversion.

- 7.23 The milking parlour on the northwest of the building is retained and provided with a double pitched roof. Incorporating this structure retains the ‘lost bays’ which previously existed and balances the position of the cart door entrance. A canopy over a former wagon entrance which is to be re-open is provided on the north east elevation. These additions improve the agricultural character of the building.
- 7.24 The external non-original pebble dash render is to be replaced by a new ‘as close to matching’ brick skin. The former milking parlour is to be clad in scorched timber. The brick skin reflects the historic brickwork of the barn, and the scorched timber differentiates the age differences of the main barn and the milking parlour. The brick cladding enhances the appearance and heritage significance of the building. Most importantly, the cladding of the exterior of the building allows the internal features of the building which hold heritage significance to be preserved.
- 7.25 Existing or blocked openings in the exterior of the building have been re-used. On the south eastern gable the openings have been modified and breathing holes retained. Rooflights have been kept to a minimum.
- 7.26 Internally the layout of the proposed conversion allows the brick piers to be read and appreciated. The internal brickwork will be left exposed, and a full height space retained in the bays which contain the wagon entrances. Glazed partitions to the hallways are proposed on the ground floor in this space with a void above at first floor. A full height space within the building and can be appreciated and the interesting roof trusses are visible.
- 7.27 The proposed conversion scheme, including the demolition and replacement of the C20th additions enhances and better reveals the historic significance of the building. It also provides a viable use consistent with the conservation of the building in line with the requirements of paragraph 197 of the NPPF. The proposal meets the requirements Key Statement EN5 and Policy DME4. The extensions are of a high-quality design, enhance the character and appearance of the building and replace existing extensions which detract from the character

of the building. The proposal complies with the requirement of Policy DMH4 (1 and 2) and NPPF 197.

- 7.28 The re-use of the existing agricultural building on the western side of the site for annex accommodation is in line with the planning pre-application advice received. It provides a modest level of accommodation and will be used by a multi-generation family to enable them to assist in the care of a disabled child. This re-uses an existing rural building with associated sustainable benefits. Garaging is provided as two detached double garages closely arranged with the retained buildings. The garages are simple in form.
- 7.29 The existing hard surface areas to the north and west of the main barn are re-used to provide vehicle access. The majority of hard surfacing is to be replaced with the proposed garden areas or return to grass. The areas to be used as domestic curtilage are clearly defined. The proposal conforms with the requirements of DMG1 and section 12 of the NPPF.
- 7.30 The adaptation of the existing agricultural outbuilding for domestic use, the removal of the large agricultural buildings and hard surfacing and their replacement with gardens and grass improves the setting of the traditional barn which is worthy of consideration as a non-designated heritage asset. The proposal conforms to the requirement of Key Statement EN5 and paragraph 195 and 197 of the NPPF.

Visual impact-the impact of the proposals on the quality of the landscape.

- 7.31 The amount of built form and hard surfacing at the site will be substantially reduced. This will have a positive impact on the landscape. Restoring areas of concrete to grass and regrading the land will enhance the appearance of the landscape. The use of traditional rural construction materials such as brick and wooden cladding will be an improvement over the existing corrugated sheet and pebble dash.
- 7.32 The main traditional barn has a strong agricultural character by virtue of its vernacular form and scale. The peeling away of the C20th additions will improve the appearance of this building. The improvements to the visual qualities of the site are in line with the requirements of Key Statement EN2, Policies DMG1 and DME2.
- 7.33 The conversion of the traditional barn to two dwellings provides a viable future for the building preserving its contribution to the landscape. The development will improve the setting of the building by removing low quality outbuildings and extensions and replacing these with well-designed new buildings and an extension. The garden areas relate closely to the buildings.

The edges of the garden area and curtilage and landscaping blend into the grazing land which surrounded the site. The relocation of the agricultural track will have a neutral impact on the landscape. The proposal preserves the visual qualities of the landscape and reflects local distinctiveness in the vernacular style, scale, features and building materials as required by Key Statement EN2 and policy DME2.

Residential amenity

- 7.34 There is sufficient distance between the proposed dwellings and the neighbouring dwelling at Parsonage Farm for privacy to be achieved. Each property has its own garden with areas of private amenity space. The layout of the proposed dwellings ensures that privacy is achieved between the proposed dwellings. There is adequate space for the storage of refuse bins. This complies with policy DMG1.

Protected Species

- 7.35 A protected species survey has been undertaken. Observations suggest the presence of a non-breeding common pipistrelle roost within outbuilding 1 (to be converted to annexe accommodation). Reasonable Avoidance Measures are suggested. A Method Statement is put forward to *“ensure that bats and their roosts are fully protected to ensure the ‘favourable conservation status of the species’”*. The recommendations in the report will be incorporated into the scheme including biodiversity net gain enhancements so that the proposal fully accords with the requirements of Key Statement EN4 policy DME3.

Highways

- 7.36 The proposed dwellings have space to park at least three cars in compliance with the Lancashire County Council car parking standards. The location plan shows two proposed passing places along the access which measure 6.0m by 2.0m. The proposal complies with policy DMG1 and DMG3. The Lancashire County Council Highway Authority has provided pre-application advice see appendix 2. They were supportive of the proposal.

Other matters

- 7.37 Key Statement EN3: Encourages development which addresses climate change. The provision of solar panels to heat the proposed dwellings demonstrates that the applicants have adhered to this policy.

8 CONCLUSION

- 8.1 The proposed conversion of the main brick barn which is worthy of retention to two dwellings will significantly enhance the visual appearance of the building. The improvement to the appearance of the building, the adaptation of existing outbuilding for use as annexe accommodation and the removal of the large modern agricultural buildings will enhance the quality of this rural landscape. The high-quality sensitively designed replacement extension of the C20th addition to the traditional barn will enhance the character and visual appearance of the building and the landscape.
- 8.2 The traditional barn is worthy of consideration as non-designated heritage asset. Its conversion to two dwellings will secure the future of the building and will enhance its immediate setting in line with paragraph 80 of the NPPF. The proposed development will secure an enhancement of the historic significance of the building and preserve those features which give rise to its significance. The design of the proposed conversion has paid attention to the conservation priorities identified in the Heritage Assessment. It has retained the most significant features of the building which are the kingpost trusses and triangular supporting brick piers. It retains a sense of the large height and volume of the interior of the building by leaving space which are full height to the roof. The C20th century additions which have insignificant heritage value are removed. A replacement addition echoes the location, scale and mass of a previous historic element of the building. The proposal conforms to the requirements of policy EN5 and NPPF paragraphs 194-197.
- 8.3 The location of the buildings within an existing group ensures that the proposals in principle fully accord with the provisions of the Core Strategy. We have demonstrated the proposed development complies with the requirements of the Core Strategy and the NPPF and as such planning permission should be granted.

Appendices

Appendix 1 Family circumstances.

Exempt info.

Appendix 2 Highways Pre-application advice dated 18th October 2021

Appendix 3 Email Historic Environment Team L.C.C.17.10.2022

Appendix 4 Appeal decision APP/T2350/W/18/3202661.



Parsonage Farm, Church Street, Ribchester, Preston PR3
3YE

Appendix 2 Family Circumstance - Exempt information

320230569P

Judith Douglas Town Planning Ltd

Phone:

Email:

Ref No:

Officer:

Date:

Pre-app advice

Ryan Derbyshire

18th October 2021

PRE-APPLICATION ADVICE

Location

Parsonage Farm, Church Street, Ribchester, Preston

Description of proposals

Proposed conversion of agricultural buildings to create three dwellings.

Highway Advice

The Local Highway Authority (LHA) are in receipt of a pre-application for the proposed conversion of two agricultural buildings to create three dwellings at Parsonage Farm, Church Street, Ribchester.

The LHA are aware that the site would utilise an existing private, unadopted access track directly off Church Street which is a B classified road subject to a 30mph speed limit.

The private, access track which currently serves a number of existing dwellings, the application site and the Pay and Display car park is also used as a Bridleway with the reference 3-35-BW37a.

With the access already being existing and the track being private, with the site a considerable distance away from the public highway, the LHA will have no objection for a further 3 dwellings to use the access.

The LHA have reviewed the supporting documents and also understands due to the track being a single lane once it passes Anchor Lane Close and the corner, as shown on PGB drawing number 001 titled "Location Plan," the Applicant is proposing two passing points to be implemented onto the track.

Sue Harper

Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

The LHA welcome the introduction, subject to the Public Rights of Way team have no objection, and the dimensions for the passing bays should be 2m x 5m to comply with HS2 Rural Road Design Criteria.

Internal Layout

The LHA advise the Agent to apply the parking standards as defined in the Joint Lancashire structure Plan for the 3 dwellings.

The LHA remind the Agent that a 3-bed dwelling is required to provide 2 car parking spaces while a 4+ bed dwelling is required to provide 3 car parking spaces.

Any driveways proposed should have access to an electric vehicle charging point and the dimensions of any garages proposed should also comply with the LHAs guidance titled "Creating Civilised Streets," should they be used for parking spaces.


Advice

1. Provide a location plan showing the location of the site.
2. Provide a floor plan showing the number of bedrooms each dwelling will provide.
3. Provide a site plan showing the proposed dwellings, existing farmhouse and outbuildings and the proposed parking arrangements.

Informative

The Council's advice is current on the date it is given. Whilst every attempt will be made to identify reasonably foreseeable future influences the Council cannot guarantee that its advice will take these into account. This may extend to matters such as changes in planning policy or planning precedent. The advice in any event will expire 12 months after the date on which it is given.

320230569P



JUDITH DOUGLAS TOWN PLANNING LIMITED

Parsonage Farm, Church Street, Ribchester, Preston PR3
3YE

Appendix 3 Email Historic Environment Team Lancashire County Council 17.10.2022



Subject: RE: Unusual roof

Thanks Doug,

It is an interesting building. I would support Chris' suggestion that the roof timbers are probably from an earlier building, re-used in the brick barn. The reference to 17th C barns recorded in the government survey, where one had blown down in the few years before the report was written, would suggest that at least that barn was timber framed; it's not beyond possibility that a brick or stone walled barn would blow down but less likely than with an elderly timber framed one.

The visible brickwork does seem, again as Chris suggests, later than 17th C and would fit eighteenth or early 19th C appearance, as far as can be made out from the photos. The brick triangular piers are, again as said, more common in W Lancs barns although I have seen them on occasion in other parts of the county.

I haven't seen many roof trusses (as far as I can remember) with through tenons like the ones at the bases of the king posts and they appear to have peg holes but no pegs. At least one set of the principals (the centre truss in Fig 8) give me the impression that they were made in a similar way to the classic cruck couples, from a single trunk, split in half so the curves are mirrored on each side (this is not suggesting they are reused cricks, just that the timber conversion method may have been similar). The far end truss in Fig 8 is a slightly different design and has substantial packing pieces to level up the purlins – one of those packing pieces, on the left side, looks re-used as it has a large notch in it. Short of letting the dendrochronologists loose on it, the date of felling and therefore probably fabrication of the trusses can only be assigned to a fairly broad date.

It is one that I would say can be considered a Non-Designated Heritage Asset, from the interest in the roof timbers that might be an indicator of 16th or 17th century truss designs given the relative paucity of surviving farm buildings from that period and the fact that a lot of the early survivors are cruck buildings rather than mass wall and truss roof construction. The remaining structure of the building appears to be capable of "preservation by conversion" and again has some interest in showing the use of the triangular piers outside their "normal" area.

I'd be happy to see it retained in the landscape as a conversion, subject to the usual detailed recording and ideally a record of the building with the render stripped off so that any former openings or other features that might elaborate on its original form and function can be recorded.
Cheers

Peter McCrone
Planning Officer (Archaeology)
Lancashire County Council Historic Environment Team
Development Management
Planning & Environment
Lancashire County Council
PO Box 100
Preston
County Hall
PR1 0LD

[REDACTED]

Please note that I work Monday and Tuesday every week and alternate Wednesdays. If your enquiry is urgent and I am not working please contact the team mailbox [REDACTED]

[REDACTED]

Subject: Unusual roof

Peter,

Chris O'Flaherty has been in contact about a barn near Ribchester, all the details can be found at:

V:\EPPS\PPS\Development Management\Archaeology\DevControl\RIBBLE VALLEY\G-P\Parsonage Farm, Ribchester

I'd be interested to know what you might think. Have you seen anything similar?

Cheers

Doug

Doug Moir
Planning Officer (Archaeology)
Lancashire County Council Historic Environment Team
Development Management
Planning & Environment
Lancashire County Council
PO Box 100
Preston
County Hall

PR1 OLD





Appeal Decision

Site visit made on 18 September 2018

by Felicity Thompson BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 December 2018

Appeal Ref: APP/T2350/W/18/3202661

New Ings Farm, Hellifield Road, Bolton by Bowland, BB7 4LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs M Alexander against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2018/0079, dated 24 January 2018, was refused by notice dated 19 March 2018.
 - The development proposed is conversion of barn to two dwellings creation of garages and gardens installation of new sewage treatment plant.
-

Decision

1. The appeal is allowed. Planning permission is granted for conversion of barn to two dwellings creation of garages and gardens installation of new sewage treatment plant at New Ings Farm, Hellifield Road, Bolton by Bowland, BB7 4LU in accordance with the terms of the application, Ref: 3/2018/0079, dated 24 January 2018, subject to the conditions in the attached schedule.

Procedural Matter

2. Since the appeal was submitted the revised National Planning Policy Framework (the Framework) has been published. Both main parties were invited to submit comments on the relevance of the revised Framework to this case. I have taken any comments received into consideration and assessed this appeal in light of the revised Framework.

Main Issues

3. The main issues are:
 - Whether the building would be suitable for conversion to housing having regard to its location and the effect upon the character and appearance of the area, including the Forest of Bowland Area of Outstanding Natural Beauty; and
 - The effect on highway safety with particular regard to the provision of passing places.

Reasons

Location

4. The appeal site is located in the open countryside within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and consists of a relatively large two storey traditional stone barn with a modern single storey lean-to and a detached single storey outbuilding of traditional construction, also with an attached modern addition.
5. Policy DMH3 of the Ribble Valley Borough Council Core Strategy 2008-2028 A Local Plan for Ribble Valley (Core Strategy) seeks to protect the open countryside and designated landscapes from sporadic or visually harmful development in order to deliver sustainable patterns of development. Policy DMH3 sets out the circumstances under which planning permission for new development in the open countryside or AONB will be granted including, amongst others, the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Policy DMH4 of the Core Strategy relates to the conversion of barns and other buildings to dwellings and sets out criteria which must be met, including amongst others, that the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings and there would be no materially damaging effect on the landscape qualities of the area.
6. The appeal property is located in a rural landscape which is characterised predominantly by pasture land enclosed by hedgerows and interspersed with farmsteads. The site is located at the end of a private lane, about 1km in length which serves four dwellings and is about 1.5km away from the nearest settlement of Bolton by Bowland. The barn and outbuilding are located around 70m away from the house, New Ing Farm. The appeal buildings and New Ing Farm were once historically and functionally connected and whilst they are physically separate from one another this is not an uncommon arrangement. Moreover, despite the relatively short distance between them when in and around the site the buildings and New Ing Farm have a close visual relationship and appear as a group of buildings. Consequently, in my opinion the appeal buildings form part of an already group of buildings and as such are not isolated in the landscape in accordance with Policies DMH3 and DMH4 of the Core Strategy.
7. Paragraph 79 of the Framework indicates that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It states that isolated new homes in the countryside should be avoided unless there are certain circumstances, including where the development would re-use redundant or disused buildings and enhance its immediate setting. **The statutory purpose of AONBs' is to conserve and enhance their natural beauty.** Paragraph 172 of the Framework states that great weight should be given to conserving and enhancing **landscape and scenic beauty in AONBs' which have the highest status of protection in relation to these issues.**
8. Wider public views of the barn are mainly restricted to relatively distant and glimpsed views from the Settle Road. Any such glimpses would be limited further, for part of the year, because of the intervening trees. Based on my site

observations, including viewing the site from the Settle Road, I consider that the site is not prominent in wider public views.

9. There is no dispute between the parties that the buildings are considered to be a non-designated heritage asset, the significance of which arises from the evidential, historical and aesthetic value of the buildings and their setting, typical of farmsteads in this part of Bowland and therefore are worthy of retention. The submitted Conversion Assessment found that the main barn and outbuilding are in sound condition and suitable for conversion without any major rebuilding.
10. The proposal includes reusing original openings, with four new windows on the east elevation and one on the west elevation. The 20th century lean-to would be altered and replaced with an extension with five large part glazed, recessed openings, of regular size and spacing, built from materials to match the barn. The works to the outbuilding include alterations and an extension to facilitate use as domestic outbuildings. The extent of domestic curtilage would be relatively tightly drawn and would not unacceptably encroach into the surrounding agricultural land. Overall, the alterations to the buildings themselves, despite the relatively large extension to the west elevation, would be sympathetic and would not cause material harm to the character and appearance of the buildings or their significance as a non-designated heritage asset, in accordance with the design and heritage protection aims of policies DMG1 and DME4 of the Core Strategy.
11. Furthermore, the proposed development would secure the long term retention of the building as a non-designated heritage asset, together with the removal of the 20th century additions to the buildings and the return of a wrapped silage bale storage area to grass. Overall, I find that the development would enhance the immediate setting of the buildings in accordance with national policy in the Framework.
12. Consequently, I conclude that the barn would be suitable for conversion and the proposed development would not cause material harm to the character and appearance of the area, thereby conserving the landscape and scenic beauty of the Forest of Bowland AONB in accordance with Policies DMH3, DMH4 and Key Statement EN2 of the Core Strategy and the Framework.

Highway safety

13. The lane is, in places, only wide enough for one vehicle. I noted at my site visit and as the appellant points out, there are a number of places along the lane, about eight, where two vehicles could pass, including one that is close to the junction with the public highway.
14. In my judgement vehicles travelling along this lane are likely to do so at low speeds because of its narrow winding nature, with the majority of trips being made by those who are familiar with the lane. Given the small number of properties it serves, which are spread out along the lane and having regard to the number of existing passing places, I consider that two additional dwellings and the likely vehicle movements associated with them, would not lead to conditions which would be detrimental to highway safety. The proposal would therefore be in accordance with policy DMG1 of the Core Strategy which requires development to ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

15. The Council has referred to policy DMG3 of the Core Strategy. However, this relates to the availability and adequacy of public transport and associated infrastructure and is not relevant to the reason for refusal.
16. I have noted the response from Lancashire County Council in their email to the Council, which refers to the location of the site, specifically their conclusion that the site is regarded as having poor sustainability because of the reliance on the use of the private car. However, the Council have not relied on this in refusing the application.

Other matters

17. The Council has drawn my attention to and provided a copy of a recent appeal decision for a barn conversion elsewhere in the Borough. In that case the Inspector found that the barn was not in a defined settlement and did not form part of an already group of buildings and also identified landscape harm arising to the landscape character of the AONB by way of prominence and harm to highway safety. On this basis it seems that the circumstances are not comparable and as such I attach only limited weight to the other appeal decision and I am thus not bound by the findings of a previous Inspector. In relation to the main issues in this case I have determined this appeal based on its individual merits.
18. The appeal site is located close to the New Ing Meadow Site of Special Scientific Interest (SSSI) which is an important example of one of the few remaining herb-rich hay meadows typical of this part of Lancashire. There is no evidence to show that the proposed development would harm the SSSI.

Conditions

19. The Council has suggested a number of conditions which I have considered against advice in the Framework and Planning Practice Guidance (PPG). As a result I have undertaken some editing and rationalisation of the conditions proposed by the Council in the interests of precision and clarity and omitted others. I have also limited the number of pre-commencement clauses to those cases where this is essential for the condition to achieve its purpose and those have been agreed by the appellant.
20. I have imposed conditions limiting the life of the planning permission and specified the approved plans, for certainty. In order to ensure a satisfactory appearance I have included conditions requiring the submission of samples of the materials to be used, a condition requiring the windows and doors to be of timber construction, the rooflights to be conservation type and the flues to be painted/coloured a dark matt finish.
21. I have imposed a condition in respect of hard and soft landscaping and another in respect of retained trees on the site. These need to be pre-commencement due to the nature of the works involved and they are necessary to protect the character and appearance of the area.
22. To ensure and safeguard the recording of matters of archaeological/historical importance associated with the building I have imposed a condition requiring a programme of archaeological investigation and recording works, pre-commencement due to the nature of the works involved.

23. I have imposed a condition in respect of foul and surface water drainage being on separate systems in the interests of ensuring a satisfactory means of drainage.
24. In the interests of highway safety I have imposed a condition concerning the parking areas.
25. I have imposed a condition requiring the development to be carried out in accordance with the mitigation measures contained in the Bat, Barn Owl and Nesting Bird Survey in the interests of safeguarding protected species.
26. The Council have also recommended a condition requiring the development to be carried out in accordance with the submitted Conversion Assessment and the submission of a schedule of works including a sequence of operations for the scheme of conversion. No reason has been given and therefore I have imposed a condition requiring the development to be carried out in accordance with the Conversion Assessment. However, in the absence of evidence I consider that it is not necessary to require a schedule of works.
27. The Council have recommended a condition specifying the extent of the curtilage. However, this is not necessary as the curtilage is identified on the approved plans and I have specified a condition requiring compliance with the plans.
28. Three conditions with the effect of removing permitted development rights for external alterations, extension, curtilage buildings, lighting and micro-regeneration equipment have been recommended by the Council. PPG advises that conditions restricting permitted development rights will rarely pass the test of necessity and should only be used in exceptional circumstances. Given the status of the building as a non-designated heritage asset and its location in an AONB I consider that it is reasonable to remove permitted development rights for external alterations, extensions and curtilage buildings, external lighting and micro-regeneration equipment in the interests of preserving the historic character of the building and its landscape setting.

Conclusion

29. For the reasons given above, and having had regard to all other matters raised, the appeal is allowed and planning permission granted subject to the conditions in the attached schedule.

Felicity Thompson

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (1:2500), 5340-05B, 5340-06A, 5340-07D, 5340-08, 5340-09B.
- 3) Notwithstanding the submitted details, specifications or samples of external walling, door/window surrounds, rainwater goods, roofing/ridge materials and outdoor surfacing, shall have been submitted to and approved in writing by the local planning authority before their use in the development. The development shall be carried out using the approved materials.
- 4) All doors and windows shall be constructed of timber and retained as such in perpetuity.
- 5) Notwithstanding the details shown on the approved plans, the proposed roof lights shall be of conservation type, recessed with a flush fitting, and shall be retained as such in perpetuity.
- 6) Prior to the extraction flues being first brought into use all external parts of the flue and cowl and associated fitments shall be coloured black or a dark matt finish and retained as such in perpetuity unless otherwise first agreed in writing by the local planning authority.
- 7) No demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site has been first submitted to and approved in writing by the local planning authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures and boundary treatments (where applicable).

The approved soft landscaping scheme shall be implemented in the first planting season following occupation of the development unless otherwise required by the scheme above, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

The hard landscaping shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

- 8) The development shall be carried out in strict accordance with the submitted Arboricultural Impact Appraisal Report dated October 2017. During the construction period all trees identified for retention in that report shall be protected with a root protection area in accordance with BS5837 [Trees in Relation to Construction].

Prior to commencement of development a method statement for the construction of a Cellweb TRP cellular confinement root protection system within the root protection area of T3 shall be submitted to and approved

in writing by the local planning authority the details of which shall include the time of the year that the work will be undertaken, details of all materials including the final surfacing and site supervision/monitoring and final inspection. The system shall be installed in accordance with the approved details.

- 9) No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. 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. This should comprise the creation of a level 2/3 record of the pre-1893 buildings as set out in 'Understanding Historic Buildings' (Historic England 2016). It should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).
- 10) Foul and surface water shall be drained on separate systems.
- 11) The parking and manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved and made available in accordance with the approved plans prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose.
- 12) The development shall be carried out in accordance with the submitted Conversion Assessment dated 4 July 2017.
- 13) The development shall be carried out in strict accordance with the mitigation measures contained in the submitted Bat, Barn Owl and Nesting Bird Survey.
- 14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting this Order with or without modification), no development other than that expressly authorised by this permission shall take place which would otherwise be permitted under Schedule 2 Part 1 of the Order.
- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting this Order with or without modification), no development shall take place which would otherwise be permitted under Schedule 2 Part 14 of the Order.
- 16) No external or building mounted lighting shall be erected or placed anywhere within the site to which this permission relates without the written consent of the local planning authority.