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PWA Reference: 23-1492

FAO Case Officer,

REPLACEMENT STONE ROOF SLATES ON THE MAIN BUILDING AT GLEBE BARN.

Introduction

PWA Planning are retained by Andrew Weir ('the applicant') to submit a Householder Planning Application to Ribble Valley Borough Council (the 'Local Planning Authority') for the replacement of all the roof slates on the main building at Glebe Barn.

The proposed development is at Glebe Barn, Main Street, Clitheroe, BB7 4HR ('the application site'), and relates to the red edge application site boundary as illustrated on the submitted Location Plan (EX.00 Rev E).

This Cover Letter provides a review of the site history and relevant policies at both local and national level, a description of the proposed development, before appraising the planning merits of the scheme. It should be read in conjunction with the following suite of supporting documents to ensure a full understanding of the development proposals:

- Application form;
- Application Cover Letter (this document);
- Drawn Information;
 - Location Plan (EX.00 Rev E);
 - Existing Site Plan (EX.30 Rev A);
 - Proposed Site and House Roof Plan (PL41 Rev A); and
 - Existing and Proposed House Elevations (PL42 Rev A).

For the reasons identified in this letter, it is considered that the proposed development is entirely appropriate and consistent with national and local policy. It will be demonstrated that the scheme represents sustainable development, and that planning permission ought to be granted in the future.

Should the Local Planning Authority (LPA) require anything further to enable the positive and speedy determination of the application, then it is requested that the Agent is contacted in the first instance.

Site Description and Planning History

The application site is located in Gisburn, on Main Street (A59). The site itself is known as Glebe Barn, and it lies within the Gisburn Conservation Area. There is no ecological designation associated with the site and the site lies in Flood Risk Zone 1, which is the zone at the lowest level of risk of flooding.



At present, Glebe Barn currently has a single garage attached to the rear of the main dwelling that the applicant wishes to convert into an extension to the existing kitchen. The applicant has submitted an application for this proposal and is currently awaiting a decision under application ref: 3/2023/0399.

A search of Ribbles Valley Borough Council's planning register has been carried out to understand the site and its planning history. The most relevant planning applications to the site are listed below:

- 3/1991/0736. Conversion of barns into two dwellings and parish room. Glebe Barns, Main Street, Gisburn. **Approved March 1992.**
- 3/1999/0053. Conversion of redundant barn to a four bedroom dwelling with parking space. The Vicarage, Main Street, Gisburn, Clitheroe. **Approved April 1999.**
- 3/2003/0600. Conversion of disused barn to dwelling and erection of detached garage. Glebe Barn, Gisburn Road, Bolton-by-Bowland, Clitheroe BB7 4NP. **Approved September 2003.**
- 3/2003/0599. Partial rebuilding required to stabilise structure. re-site front single storey element and archway on east elevation due to instability and to enhance composition of building (c.area consent). Glebe Barn, Gisburn Road, Bolton-by-Bowland, Clitheroe BB7 4NP. **Approved September 2003.**
- 3/2006/0384. Conversion of disused barn into dwelling and erect detached garage. Revised scheme ref: 3/2003/0600P. Glebe Barn Gisburn Road Bolton-by-Bowland Clitheroe Lancashire. **Approved July 2006.**
- 3/2006/0383. Further demolition and partial re-building (as shown on drawings) required to stabilise defects in structure. Re-site front single storey element and archway on east elevation in order to improve sightlines to vehicular access and also to enhance the composition of the building. Glebe Barn Gisburn Road Bolton-by-Bowland Clitheroe Lancashire. **Approved August 2006.**
- 3/2021/0469. Proposed detached garage/store on land to the west of Glebe Barn. The Glebe Barn Main Street Gisburn BB7 4HR. **Refused July 2021.**
- APP/T2350/D/21/3280453. Appeal of application 3/2021/0469 for a proposed detached garage/store on land to the west of Glebe Barn. The Glebe Barn Main Street Gisburn BB7 4HR. **Dismissed December 2021.**
- 3/2022/0060. Erection of a double garage and store on land west of Glebe Barn. Resubmission of application 3/2021/0469. The Glebe Barn Main Street Gisburn BB7 4HR. **Approved March 2022.**
- 3/2022/0347. Discharge of Conditions 3 (Programme of Archaeological Works), 4 (Tree Protection Scheme) and 5 (Materials) of planning permission 3/2022/0060. The Glebe Barn Main Street Gisburn BB7 4HR. **Part discharged May 2022.**
- 3/2023/0052. Discharge of conditions 3 (programme of archaeological works), 4 (tree fencing details) and 5 (materials) from planning permission 3/2022/0060. The Glebe Barn Main Street Gisburn BB7 4HR. **Discharged February 2023**
- RV/2023/ENQ/00021. Pre-Application Advice. Proposed conversion of existing garage to form an extension to the kitchen area. railings added to the boundary wall, insertion of 2 rooflights to the double garage approved under application 3/2022/0060 and replacement roof slates for the main dwelling. The Glebe Barn Main Street Gisburn BB7 4HR. **Written response received May 2023.**



- 3/2023/0399. Proposed conversion of garage to form a new kitchen area including the replacement of 2 rooflights. The Glebe Barn Main Street Gisburn BB7 4HR. **Awaiting a decision.**

The above applications illustrate how the site, and its surroundings, have undergone substantial change in recent years.

Pre-Application Advice

The Applicant submitted a pre-application advice request to Ribble Valley Borough Council, with the proposals relating to the conversion of an existing garage to form an extension to the kitchen area, railings added to the boundary wall, insertion of 2 rooflights to the double garage approved under application 3/2022/0060 and replacement roof slates for the main dwelling.

A written response was received on 19th May 2023, allocated ref. RV/2023/ENQ/00021, provided by Senior Planning Officer Ben Taylor.

The Case Officer confirmed in his response that the site lies within the Gisburn Conservation Area and that the replacement of the existing roof slates on the main dwelling with stone roof slates do not raise any major concerns in terms of compliance with national planning legislation or the policies of the Ribble Valley Core Strategy.

Furthermore, the Case Officer notes that stone slates would be an appropriate replacement as per the Gisburn Conservation Area Management Guidance (2005) and quotes from the Supplementary Planning Document:

'Stone slate roofs are a fundamental part of the distinctive local character of vernacular buildings in Ribble Valley. The character of the roof is derived principally from the colour and texture of the stone slates, their size, thickness and roughness. They are often laid in courses diminishing in size from the eaves to the ridge.'

The Officer does recommend that a darker colour detailing should be considered for the replacement stone roof slates in order to match the external appearance of the property's existing roof slates. He states in his response that the replacement roof tiles would need to be laid in courses which reflect the coursing of the existing tiles in place.

As the proposal for the replacement roof slates comply with the recommendations given by the Planning Officer, this planning application should be approved without delay.

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. Said material considerations include any other supplementary / supporting planning documents and government guidance as set out in the National Planning Policy Framework (NPPF) (2021).

Development Plan

The statutory Development Plan for Ribble Valley Borough Council is the Core Strategy (Adopted December 2014). The Districtwide Local Plan Maps show that the site is within the settlement boundary of Gisburn and in a Conservation Development Control Area.

Core Strategy (Adopted 2014)

The planning policies considered to be the most relevant to the principle of the proposed development are as follows:



- **Key Statement DS1:** Development Strategy. This policy highlights where certain development will be located in the borough.
- **Key Statement DS2:** Presumption in Favour of Sustainable Development. This policy echoes the NPPF, showing how the council will favour proposals which reflect sustainable development.
- **Key Statement EN5:** Heritage Assets. This policy states there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
- **Key Statement DME4:** Protecting Heritage Assets. This policy makes reference to Conservation Areas and states that proposals within these areas must conserve and where appropriate enhance the character and appearance of the elements which contribute towards its significance.
- **Policy DMG1:** General Considerations. This policy states that developments must consider design, access, amenity and the environment.
- **Policy DMG2:** Strategic Considerations. This policy assists the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development.
- **Policy DMH5:** Residential and Curtilage Extensions. This policy recognises that extensions and alterations to dwellings can have a significant impact on visual amenity and aims to ensure the impact of any proposals can be clearly assessed.

Material Considerations

National Planning Policy Framework (2021)

The NPPF sets out the Government's planning policies for England and how these should be applied. The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Relevant Paragraphs of the NPPF to this development are listed below:

- **Paragraph 11** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF.
- **Paragraph 78** shows that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- **Section 12** of the NPPF relates to achieving well-designed places, with **Paragraph 126** stating that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- **Section 16** of the NPPF relates to conserving and enhancing the historic environment. **Paragraph 202** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposed including, where appropriate, securing its optimum viable use. **Paragraph 207** states that not all elements of a Conservation Area necessarily contribute to the significance of the Conservation Area.



Planning Policy Assessment

Principle of Development

It is considered necessary to replace the roof tiles on the main dwelling for safety reasons. A number of tiles on the main house have slipped and have cracked, and to ensure the proper maintenance of the roof for the next 20-30 years, we consider it more sustainable to replace the entire roof instead of patch repair work.

Design

The proposal takes opportunities to ensure the setting of the surrounding Listed Buildings are preserved and enhanced to make a positive contribution to the character and distinctiveness of the area. This is achieved through the installation of stone roof slates that match the finish of the recently approved detached garage on site (ref: 3/2022/0060).

The stone roof slates will also be laid in courses which reflect coursing of the existing roof and will therefore reflect the character and vernacular of the existing property. The photo on the Proposed Site and House Roof Plan shows the stone slates that will be used (PL.41 Rev A).

The use of these high quality and appropriate materials represent a development that would support the LPA's desire to protect and enhance the Conservation Area, and the setting of heritage assets in accordance with Policies EN5 and DME4 of the Core Strategy. Additionally, the proposal is considered to accord with Section 16 of the NPPF.

Heritage Impact Assessment

The Grade II* listed St Marys Church is located to the west of the application, on the far side of Hellifield Road. The church is separated from the application site by a large, well-defined churchyard, as well as the main road. The Grove, a Grade II listed building is located to the south of the application at the far side of Main Street. Given the proposal is for a replacement of existing roof tiles and will be constructed in materials which are compatible with the surrounding area, it is considered the proposal will be entirely in character with the local historic environment. As such it is considered that the proposal is in accordance with Paragraph 202 of the NPPF and in line with Policies EN5 and DME4 of the Core Strategy.

The Planning Balance / Summary

Overall, the proposed scheme seeks to make appropriate alterations to the main dwelling. Considering Paragraph 202 of the NPPF, it is considered that the proposed development will cause no harm to the significance of the heritage asset (the Conservation Area) and therefore the scheme proposed is in line with Policies EN5 and DME5 and as such is considered policy compliant in this context.

Conclusion

PWA Planning is appointed by Mr. Andrew Weir the applicant to provide a cover letter in support of a planning application for the replacement of roof tiles.

The proposed development is considered to be a reasonable modification to the dwelling, whilst matching the character of the site, and will not have a detrimental impact on the surrounding area.

For reasons identified within this Cover Letter, it is considered that planning permission for the proposed development should be granted without delay.

Yours Faithfully,

Robert Palmer | Assistant Planner