


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	25/6/25	<b>Manager:</b>	LH	<b>Date:</b>	26/6/25
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<b>Application Ref:</b>	3/2025/0177			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	10/1/24	<b>Site Notice:</b>	18/4/25	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Listed Building Consent for the proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse.
<b>Site Address/Location:</b>	Eaves House Farm, Waddington Road, West Bradford, BB7 3JF.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>West Bradford Parish Council:</b>	Consulted 10/4/25 – no response received.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections subject to conditions.

<b>LCC PROW:</b>	Consulted 10/4/25 – no response received.
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<b>LCC Archaeology:</b>	No objections subject to condition.
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<b>RVBC countryside:</b>	Consulted 10/4/25 – no response received.
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<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy                  Key Statement DS2: Sustainable development                  Key Statement EN2: Landscape                  Key Statement EN5: Heritage Assets                  Key Statement DMI2: Transport Considerations                  Policy DMG1: General considerations                  Policy DMG2: Strategic considerations                  Policy DMG3: Transport and Mobility                  Policy DME2: Landscape and Townscape Protection                  Policy DME3: Site and Species Protection and Conservation</p>

Policy DME4: Protecting Heritage Assets  
Policy DMH3: Dwellings In The Open Countryside And AONB  
Policy DMH4: The Conversion Of Barns And Other Buildings To Dwellings  
Policy DMB5: Footpaths And Bridleways

Planning (Listed Buildings and Conservation Areas) Act Section 16

National Planning Policy Framework (NPPF)

#### **Relevant Planning History:**

##### **3/2025/0328:**

Listed Building Consent for proposed ground floor WC room within the existing utility room (Ongoing)

##### **3/2025/0198:**

Proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse (Ongoing)

##### **3/2023/0918:**

Planning permission for installation of new sewage treatment plant in adjacent field (Approved)

##### **3/2023/0907:**

Listed Building Consent for removal of existing waste pipework and installation of new waste pipework and below ground drainage (Approved)

##### **3/2010/0479:**

Proposal to repair the existing roof to Eaves House Farm (Approved)

##### **3/2010/0476:**

Proposed insertion of 2no. conservation rooflights into the west (rear) elevation of the roof, reformation of original gable window in south elevation and associated works. (Approved)

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates to a detached two storey farmhouse property and its associated outbuildings situated in the Forest Of Bowland National Landscape on the North-western outskirts of West Bradford. Access to the application site is from the South-east from Waddington Road via a single width access track. A single storey coal / wash house outbuilding adjoins to the Northern corner of Eaves House Farm, with an adjoined milking parlour / store outbuilding and barn (known as Green Barn) lying to the North and West of the coal / wash house outbuilding respectively, with these three buildings forming the subject of the application. The neighbouring residential property of The Stables lies immediately adjacent to the South-west of Eaves House Farm, with the application site's access track continuing past the front South-eastern elevation of Eaves House Farm and providing additional access to the residential properties of Old Eaves Hall and Eaves House Cottage. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

Eaves House Farm holds Grade II Listed Building status. The official Historic England listing description for Eaves House Farm reads as follows:

*'T House, 'T C 1782' within door pediment. Sandstone rubble, rendered at front, with sandstone dressings and stone slate roof. Double-pile plan with end stacks. Symmetrical composition of 2 storeys and 3 bays with projecting quoins. Modern imitation sash windows with glazing bars and plain stone surrounds. The door, of 9 raised and fielded panels with fanlight, has a plain stone surround with triangular pediment on console brackets. Stone gutter brackets with moulded band below. At the rear the windows have re-used C17th double-chamfered surrounds. On the ground floor are 2 of 3 lights. On the 1st floor 2 of 2 lights. Between is a tall stair window with 2 transoms and semi-circular head. The door has a chamfered surround with segmental head. A porch with each side of a single stone has a moulded open segmental pediment on moulded brackets.'*

The above listing description does not make reference to Green Barn however this is an C18th building which lies within the curtilage of Eaves House Farm and as such forms the basis of a curtilage listed structure. The single storey coal / wash house outbuilding adjoins Eaves House Farm and therefore comprises listed status by default. The milking parlour / store outbuilding adjoining Green Barn is not considered a Listed Building as it neither adjoins the listed farmhouse and did not form part of the site until after 1948.

#### **Proposed Development for which consent is sought:**

Listed Building Consent is sought for the following works:

##### Green Barn

- Demolition of block / render lean-to component from rear North-western elevation
- Replacement of corrugated metal roofing with natural slate on rear North-western roof slope
- Re-slating of existing roof
- Installation of new rainwater goods to front South-eastern and rear North-western roof slopes
- Installation of glazing to cart entry, new doors and windows to historic door and window openings and new first floor window to South-western elevation
- Installation of four new rooflights to rear North-western roof slope
- Installation of new concrete floor, internal cavity insulated walls and first floor level

##### Outbuilding 01 (coal / wash house)

- Replacement of existing asbestos / slate roof with new slate roof
- Installation of two new roof lights within North-eastern roof slope
- Installation of two new windows to rear North-eastern elevation

#### **Principle of Development:**

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principle Act which states the following;

Listed Buildings – Section 66(1) (as amended by s.58B of Levelling-up and Regeneration Act 2023) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023) In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

Chapter 16 of the National Planning Policy Framework sets out expectations with regards to conserving and enhancing the historic environment. Applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting.

Local Planning Authorities should consider any loss of historic fabric to constitute harm, but to make an assessment as to the significance of the asset and apply weight to its conservation accordingly.

Accordingly, the proposed works to the Listed Building will be carefully assessed with respect to the duties above.

#### **Impact upon Listed Buildings:**

Given the proposal relates to a Grade II Designated Heritage Asset and curtilage listed structure, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;

Listed Buildings – Section 66(1) (as amended by s.58B of Levelling-up and Regeneration Act 2023):  
In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):  
In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B(2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

Paragraph 212 of the NPPF states:

*‘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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’*

In addition, Key Statement EN5 of the Ribble Valley Core Strategy states:

*'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.'*

Furthermore, Policy DME4 of the Core Strategy states:

*'Alterations or extensions to Listed Buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.'*

Heritage impact is considered to be the potential level of harm upon the significance of a heritage asset caused by development proposals. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest can be archaeological, architectural, artistic or historic.

*Statements Of Heritage Significance, Historic England (2019) defines these as follows:*

*'Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'*

*'Architectural And Artistic Interest: Interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture'.*

*'Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'*

National Planning guidance requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting in order to allow the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal. A Heritage Statement has been provided in support of the application which summarises the significance of Green Barn and Eaves House Farm as follows:

#### Green Barn

*'The barn at Eaves House farm provides physical evidence of both settlement and agricultural practices at the site since at least 1779 as suggested by the dates stone located over cart entry doorway...historic fabric has been retained to the walls and roofs...The building is the product of vernacular building tradition, common amongst such buildings and would have been built using locally sourced materials and by skilled craftsman using local building techniques...The agricultural character and appearance of the barn remains strong by virtue of its rustic vernacular appearance...the barn is associated with its past occupants, notably the Taylor Family, whose association is manifested in the datestone over the cart entry, and the subsequent farming families who have occupied the site. In terms of illustrative historical value, the building is a constituent part of an 18th century farmstead, belonging to an affluent local landowner and their family.'*

Accordingly, the above observations indicate that the significance of Green Barn is underpinned by a combination of its archaeological interest (physical evidence of both settlement and agricultural practices at the application site and remnant C18th building fabric) and historic interest (association with past occupants). In terms of impacts to the significance of the heritage asset from the proposed works, it is stated that the proposal would result in less than substantial harm to the heritage asset

which in turn would be comfortably outweighed by the resultant public benefits and overall enhancement that would be delivered to the character and appearance of the barn.

### Eaves House Farm

*'This former farmhouse provides evidence of both settlement and agricultural practices at the site in conjunction with the former agricultural buildings which are located close by and also date to a similar time...The principal south elevation of the farmhouse is symmetrical, with a central entrance door and a regular pattern of fenestration, all of which creates a neat and dignified appearance. The adoption of polite features, i.e., incised render, pediments, corbels, copings, and kneelers contribute to the semi-polite nature of the building...resulting from this the building has a strong semi-rustic Georgian character...The historic interest of the farmhouse lies in its survival as an example of traditional vernacular architecture (which is encroaching on the realms of polite architecture), evidenced in its construction and appearance as well as being illustrative of its building type and of the areas current and past agricultural function. The historical development of the building also contributes to its historic interest in that it illustrates how the farmhouse has evolved since its construction, largely derived from the suggested re-fronting of the building to comply with the fashionable architectural trends of the day...The illustrative and associative interest of the building also contributes to an idea of what 18th and 19th century life was like, for the various farming families.'*

Accordingly, the above observations indicate that the significance of Eaves House Farm is largely underpinned by its architectural interest (original double pile plan form layout, polite features) and historic interest (strong semi-rustic Georgian character of property, evidence of historic farming practices) along with some archaeological interest (extant historic fabric).

### Demolition of block / render lean-to component from rear North-western elevation, replacement of corrugated metal roofing with natural slate on rear North-western roof slope and re-slating of existing roof sections

The block / render lean-to adjoining the barn's rear North-western elevation is a later modern addition to the historic barn with its external elevations detracting from the traditional stone based vernacular of the barn. Similarly, the roof profile of the block / render lean-to and Southern portion of the barn's rear North-western roof slope are currently comprised of corrugated metal sheeting which is equally at odds with the natural slate roof profile of the barn building. Consequently, the removal of the later lean-to feature and replacement of the barn's corrugated metal sheeting with natural slates would deliver a discernible enhancement to the character and appearance of the historic barn building therefore these works are considered to be acceptable. In addition, the remainder of the barn's roof would be stripped and re-slatted through the use of the building's existing natural roof slates which would help to preserve the barn's existing timber roof structure through the creation of a watertight roof that would prevent further deterioration and collapse. Accordingly, the re-slating and replacement of the building's existing roofing materials is considered to be acceptable, subject to the provision of further details in the form of samples or detailed specifications of any replacement roof slates, and on the basis of any replacement roof slates matching the existing roof slates in appearance, size and quality.

### Installation of new rainwater goods to front South-eastern and rear North-western roof slopes

The existing rainwater goods in place on the barn building comprise a mixture of UPVC and metal which appear to be somewhat worn in terms of their external appearance. As such, the existing rainwater goods offer little value to the character and appearance of the barn therefore their removal and replacement with new rainwater goods could potentially deliver an enhancement to the character and appearance of the historic barn building. Notwithstanding this, the application's heritage statement indicates that states that the replacement rainwater goods would comprise an aluminium based design which is not considered to be a wholly appropriate material for use on a traditional barn building (it is considered that cast iron rainwater goods would be more befitting, and these would also match the materiality of the rainwater goods approved for Eaves House Farm under application 3/2023/0907).

Accordingly, the replacement of the building's existing rainwater goods is considered to be acceptable, subject to the provision of further details in the form of samples or detailed specifications of the new rainwater goods to be installed, method(s) of fixing and further details of the proposed paint finish.

*Installation of glazing to cart entry, new doors and windows to historic door and window openings and new first floor window to South-western elevation*

The *Institute Of Historic Building Conservation (2021)* provides guidance with respect to the installation of doors and windows within heritage assets as follows:

*'The appearance and character of a building will greatly depend on the design and detailing of its walls and its windows and doors. Any alteration to the form of the latter is likely to have a considerable impact upon the overall appearance of the building as a whole.'*

In addition, Historic England guidance on converting traditional farm buildings states:

*'There should always be a presumption in favour of maximising the use of existing openings without changing their size and limiting the formation of new ones. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design'.*

In this instance, the proposed scheme of residential conversion would be predominantly centred around the use of the barn's historic openings, with all windows and door frames finished in a timber detailing which would be wholly appropriate for the agricultural character of the building and rural setting of the site. Furthermore, it is stated that all new window frames and doors would be recessed back into the barn's openings so as to reduce their visual impact, with the new glazed timber frame to be installed within the main cart opening also being set back to expose the full depth of the original stone wall. As such, the cumulative treatment proposed to the barn's openings would be respectful to the heritage asset and is therefore considered to be acceptable, subject to the provision of further details with respect to glazing detail, moulding finish and method of opening, fixing and finish. A new first floor window opening is proposed for the South-western elevation of the barn. This would be a modestly sized opening serving a habitable room and its proportions would be in keeping with the proportionality of the ground floor window openings sited directly below. As such, the proposed window opening would be respectful to the character and appearance of the barn and the resultant loss of historic building fabric from the proposed window opening would not be significant. Accordingly, the proposed introduction of one additional window opening is considered to be justifiable and it is not considered that this would be unduly harmful to the significance of the heritage asset.

*Installation of four new rooflights to rear North-western roof slope*

*Making changes to heritage assets (Historic England, 2016)* states:

*'The insertion of new elements such as doors and windows, (including dormers and roof lights to bring roof spaces into more intensive use) is quite likely to adversely affect the building's significance...New elements may be more acceptable if account is taken of the character of the building, the roofline and significant fabric.'*

The rooflights proposed for the barn's North-western roof slope would be new additions to the roof of the barn building (which at present comprises no existing rooflight openings) however these would all serve habitable rooms and would be sited in a visually unobtrusive location to the rear of the barn where they would not be readily visible. Furthermore, the applicant has agreed to a reduction in the original number of rooflights proposed (from 9 rooflights to 4) and the proposed roof lights would comprise a conservation style design with a recessed and flush fitting which in turn would minimise their cumulative visual impact and allow for seamless integration with the roof profile of the historic farm building. Moreover, only two of the four rooflights proposed would be sited within the historic

section of the barn's roof (the two Westernmost rooflights would be installed within the new section of slate roofing) therefore the resultant loss of historic building fabric arising from the introduction of the proposed rooflights would not be significant. Accordingly, it is not considered that the introduction of the proposed rooflights would be unduly harmful to the significance of the heritage asset and these works are therefore considered to be acceptable, subject to the provision of further details with respect to elevational and section details, and on the basis of the proposed roof lights comprising a conservation style design with a recessed and flush fitting.

#### *Installation of new concrete floor, internal cavity insulated walls and first floor level*

Given the nature of the proposal, the proposed residential conversion of the heritage asset would require deviation from the historic plan form of the building. Notwithstanding this, analysis shows that the proposed scheme of residential conversion would make predominant use of the barn's existing internal layout and wall openings and the overall quantity of subdivision proposed to the interior of the heritage asset is not in this instance considered to be unduly excessive in light of the residential use proposed for the building. Furthermore, the proposed retention of a two-storey void next to the barn's South-eastern cart opening and a further void over the proposed ground floor lounge would largely retain the existing openness of the building's interior. The proposed works of subdivision and subsequent alteration to the building's plan form are therefore not considered to be unduly harmful to the significance of the heritage asset and as such are considered to be acceptable.

#### *Proposed works to outbuilding 01*

The coal / wash house building adjoining Eaves House (outbuilding 01) currently comprises a hybrid asbestos and slate roof which appeared to be in a partially collapsed state during a recent officer site visit therefore its removal and replacement with a new natural slate roof would deliver a minor visual enhancement to the character and appearance of Eaves House Farm. In addition, the coal / wash house building adjoining Eaves House Farm is a mid-twentieth century addition to the historic farmhouse therefore the proposed replacement of the outbuilding's existing roof and insertion of rooflight and window openings would not result in the loss of any historic building fabric. Furthermore, no alterations are proposed to the plan form of the outbuilding as part of the conversion of its coal house component to a home office therefore the plan form of Eaves House Farm would remain as existing following the proposed works. Moreover, slate roof tiles, conservation style rooflights and timber windows would be utilised as part of the development of the outbuilding, all of which would be respectful to the character and appearance of the adjoining historic farmhouse. The works proposed to outbuilding 01 and are therefore considered to be acceptable, subject to the provision of further details in the form of samples or detailed specifications of the replacement roof slates, elevational and section details of the proposed roof lights (which would need to comprise a conservation style design with a recessed and flush fitting) and subject to the provision of further details with respect to glazing detail, moulding finish and method of opening, fixing and finish for the two new window openings proposed.

#### *Assessment of harm to the heritage asset*

As previously conveyed, the introduction of a new window opening and installation of two of the four proposed rooflights to Green Barn would result in the loss of historic building fabric however given the modest proportions of these openings the resultant loss of historic building fabric would not be significant. These works would therefore carry a low level of harm to the archaeological interest of the heritage asset. The proposed residential conversion of the heritage asset would require deviation from the existing plan form of the building however as outlined above, the proposed scheme of residential conversion would make predominant use of the barn's existing internal layout and wall openings and the overall quantity of subdivision proposed to the interior of the heritage asset is not considered to be unduly excessive in this instance. The proposed works of subdivision and subsequent alteration to the building's plan form would therefore carry a low level of harm to the historic interest of the heritage asset. Taking account of the above, the cumulative level of harm to the significance of Green Barn from the aforementioned aspects of the proposal is considered to be less than substantial in this instance.

Paragraph 215 of the NPPF states:

*'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

In this instance, it is considered that the proposed works and re-use of the barn building as a dwellinghouse is in the public interest in as much that this would prevent further deterioration of a heritage asset which contributes to the visual amenities of the surrounding rural landscape and local history of the area. Further limited public benefits would be derived from the proposal through the use of short term contractor employment during the construction phase of the development. Taking account of the above, it is considered that the proposed development as a whole would deliver public benefits that would outweigh the less than substantial harm identified.

Accordingly, the proposed development would therefore satisfy the requirements of Section 16 of the Listed Buildings and Conservation Areas) Act 1990, Paragraphs 212 and 215 of the NPPF and Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposed development would cumulatively deliver an enhancement to the character and appearance of the application buildings and site as a whole, and the public benefits arising from proposal are considered to outweigh the less than substantial harm identified.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That Listed Building Consent be granted subject to the imposition of conditions.
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