


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	25/6/25	Manager:	LH	Date:	26/6/25
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Application Ref:	3/2025/0198			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	10/1/24	Site Notice:	18/4/25	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	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
Site Address/Location:	Eaves House Farm, Waddington Road, West Bradford, BB7 3JF.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
LCC PROW:	Consulted 10/4/25 – no response received.
LCC Archaeology:	No objections subject to condition.
RVBC countryside:	Consulted 10/4/25 – no response received.
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Key Statement DM12: 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 Policy DME4: Protecting Heritage Assets</p>

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 & 66

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)

3/2025/0177:

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 (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:

Planning consent is sought for the residential conversion of Green Barn to a two-storey three bedroom dwelling. Additional works proposed include the removal of redundant block / stone walling to facilitate the creation of a vehicle access, parking, turning and garden area to serve Green Barn and the partial conversion of the site's coal / wash house outbuilding (outbuilding 01) to form a home office to serve Eaves House Farm. The original conception of the proposed development included plans to convert the site's milking parlour / store outbuilding adjoining Green Barn (outbuilding 02) for use as two double garages to serve Green Barn and Eaves House Farm however following comments received from the Local Highways Authority an alternative plan has since been submitted which now proposes to convert outbuilding 02 for use as two storage / workshop buildings to serve Green Barn and Eaves House Farm (see Highways and Parking section further below).

Principle of Development:

The proposal site lies outside of the defined settlement area of West Bradford within the open countryside.

Policy DMH3 of the Ribble Valley Core Strategy states:

'Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to 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.'

In addition, Policy DMH4 of the Ribble Valley Core Strategy states:

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 existing 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:

- Be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration, which would adversely affect the character or appearance of the building;

- Be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building –

- 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

The building has a genuine history of use for agriculture or another rural enterprise.

Having regard to criteria point 1 of Policy DMH4, Green Barn is situated within a former working farmstead in close proximity to Eaves Hall Farm and numerous additional buildings and as such does not read as an isolated feature within the surrounding landscape. The proposed development would therefore satisfy the requirements of criteria point 1 of Policy DMH4 and locational requirements of Policy DMH3.

Turning to criteria point 2, access to the converted barn would be via the site's existing access track off Waddington Road, with the formation of the proposed vehicle passing place on the site's access track and creation of the proposed vehicle access, parking and garden areas to serve the converted barn all being at the applicant's own expense. Furthermore, the application's supporting information indicates that surface and foul water are to be dealt with by way of the site's existing surface water drainage system and the sewage treatment plant approved under previous application 3/2023/0918 which would also be at the applicant's own expense. As such, it is not anticipated that the proposed residential conversion of the barn building would warrant any unnecessary expenditure by public authorities or utilities on the provision of infrastructure. The proposal would therefore satisfy the requirements of criteria point 2 of Policy DMH4.

Having regard to criteria points 3, 4 and 5, the proposed scheme of residential conversion would be largely centred around the use of the barn's existing openings, with a sympathetic palette of external materials to be utilised as part of the proposed conversion and with no extensions or significant alterations proposed as part of the development of the barn building. In addition, amendments to the original design concept of the proposed scheme of residential conversion have been secured (these are covered in more detail in the report's visual amenity section) and in light of these it is not considered that conversion of the barn building or the works proposed to its immediate surroundings would be damaging to the landscape qualities or natural beauty of the area. Furthermore, it is not anticipated that the development proposed would be harmful to any nature conservation interests and it is understood that the agricultural use of the barn building ceased some time ago therefore it is not anticipated that the proposed reuse of the barn would be of detriment to the Borough's rural economy. Accordingly, the proposal would satisfy the requirements of criteria points 3, 4 and 5 of Policy DMH4 and design requirements of Policy DMH3.

Turning to criteria point 6, ecological survey work has been submitted in support of the application which raises no concerns with respect to the impact of the proposed development upon protected species,

subject to adherence with appropriate working methodologies and mitigation. As such, the proposed development meets the requirements of criteria point 6 of Policy DMH4.

Having regard to the additional criteria within Policy DMH4, a structural survey has been provided in support of the application which shows the structural integrity of the barn building to be in generally good condition and capable of supporting the proposed residential conversion. In addition, analysis shows that the barn could comfortably accommodate the necessary living space for a three bedroom dwelling as proposed. Furthermore, the character of the barn and its external materials reflect the vernacular of historic farm buildings within the locality and contribute to the rural setting of the area and as such is considered to be worthy of retention. Moreover, both the application's heritage statement and the response from LCC Archaeology show that the barn building benefits from an obvious genuine history of use for agriculture. The proposed development would therefore satisfy the additional criteria within Policy DMH4 and structural requirements of Policy DMH3.

Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport. The site lies outside of the defined settlement area of West Bradford being sited approximately 1.5 km from the centre of West Bradford and 800m from the nearest bus stop. Furthermore, access to the site is via an unlit track with no pavements. Accordingly, due to the rural location of the site future occupants of the proposed dwelling would be reliant on the use of private motor vehicles and this weighs against the proposal, however this is balanced against the sustainable benefits of re-using an existing historic building.

Taking account of all of the above, the proposed development would satisfy the requirements of Policies DMH3, DMH4 and DMG3. The proposed development is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

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 the 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 the application building 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 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 nine rooflights to four) 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.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the converted barn building would share the application site with the residential properties of Eaves House Farm and The Stables. Analysis shows that the windows openings proposed for the North-western and North-eastern elevations of the converted barn building would face away from Eaves House Farm and The Stables and as such would not compromise the privacy of either of the neighbouring properties. Similarly, the two window openings proposed for the rear North-eastern elevation of the coal / wash house building would not interface with Green Barn and would therefore not compromise the privacy of future occupants of the converted barn building. The window openings proposed for the South-western gable end and principle South-eastern elevation of the barn building would face towards The Stables and Eaves House Farm respectively however these window openings would not directly interface with any neighbouring window openings and as such would not unduly compromise the privacy of the neighbouring occupants on site. Accordingly, it is not anticipated that the proposed conversion of the barn building or conversion of the site's coal / wash house building would be harmful to the amenity of any neighbouring residents or future occupants of the converted barn. Having further regard to the amenity of future occupants of the converted barn, all habitable rooms within the barn building would be served by a sufficient quantity of windows and roof lights therefore future users of the dwelling would receive an adequate provision of natural light and outlook to support the proposed residential use.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future users of the site. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance / Impact upon setting of Grade II Listed Building Eaves House Farm:

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.'

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

Paragraph 189 of the NPPF provides guidance in relation to proposals for development within the setting of Areas Of Outstanding Natural Beauty (now known as National Landscapes) as follows:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty...development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

Key Statement EN2 of the Core Strategy provides similar guidance:

'The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'

Policy DMH4 provides additional guidance with respect to the conversion of agricultural buildings to dwellings as follows:

'Planning permission will be granted for the conversion of buildings to dwellings where there would be no materially damaging effect on the landscape qualities of the area... the building to be converted must be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building.'

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 original design conception of the proposed development included the insertion of nine new rooflight openings across the North-eastern and North-western roof profiles of Green Barn. As such, the original design conception of the proposed development was not considered to amount to a sympathetic conversion of the historic farm building, particularly in light of the fact that the barn is a curtilage listed structure whereby disturbances to historic fabric and alterations to roof profiles should be kept to an absolute minimum where possible.

Following negotiation with the applicant, an amended scheme has since been secured with five of the original nine rooflight openings subsequently omitted from the proposal, and with the remaining four rooflight openings solely serving habitable rooms in a visually unobtrusive location within the rear North-western roofslope of the barn. Furthermore, 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. A new first floor window opening is proposed for the South-western elevation of the barn however 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. Notwithstanding the new window opening, the proposed scheme of residential conversion would otherwise be centred around the use of the barn's historic openings and the cumulative treatment of the barn's openings would be respectful to the barn overall. Furthermore, no extensions are proposed to the barn building as part of the conversion and the proposed removal of the later lean-to feature and replacement of the barn's corrugated metal sheeting with natural slates would deliver a discernible visual enhancement to the character and appearance of the historic barn building. The domestic curtilage area proposed for the converted barn would be sited on an existing area of hardstanding adjoining the Northern side of the barn and outbuilding 02, with creation of the dwelling's garden, parking and turning areas and vehicle access being facilitated through the removal of dilapidated block and stone walls and the partial demolition of outbuilding 02. As such, creation of the proposed domestic curtilage area to serve the converted barn would not require any encroachment into the surrounding open countryside.

The development of outbuilding 02 to facilitate the two storage / workshop buildings would involve the insertion of new openings on its North-eastern and South-eastern elevations as well as its partial demolition (approximately one third outbuilding 02 is to be demolished) however this is a modern C20th addition which holds little to no architectural value therefore these works are considered to be acceptable.

The coal / wash house building adjoining Eaves House (outbuilding 01) currently comprises a hybrid asbestos / 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. Furthermore, the quantity of rooflight and window openings proposed for the outbuilding is not considered to be excessive and these would be proportionately sized openings relative to the size of the outbuilding. The works proposed to facilitate the proposed home office for Eaves House Farm are therefore considered to be acceptable.

No specific or indicative details have been provided with regards to the use of external materials for the proposed development however the application's proposed plans and supporting information indicate that slate roof tiles, conservation style rooflights and timber doors and windows would be utilised as part of the development of Green Barn and outbuilding 01, all of which would be respectful to the character and appearance of the historic barn building and farmhouse and are therefore considered to be acceptable, subject to the provision of further details which has been secured through the imposition of conditions.

Taking account of all of the above, the works proposed would be compliant with current heritage guidance and it is considered that the development as a whole would deliver a visual enhancement to the character and appearance of the application buildings, application site and surrounding National Landscape. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMH4 of the Core Strategy.

Impact upon setting of Grade II Listed Building Eaves House Farm

The barn building subject to the proposed conversion is read in concert with Eaves House Farm which holds Grade II Listed Building status.

With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

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

'The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.'

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.'

As conveyed above, it is considered that the proposed scheme of residential conversion would be predominantly respectful to the historic character of the barn building. Furthermore, it is considered that the proposed scheme of residential conversion would deliver an enhancement to the character and appearance of the barn building which in turn would prevent the historic barn building from falling into a state of disrepair. On this basis, it is considered that the proposed development would enhance the immediate setting of the Grade II Listed Building Eaves House Farm, with no harm arising to the setting of the heritage asset from the works proposed to the adjacent barn building. The proposed development would therefore satisfy the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Key Statement EN5 and Policy DME4 of the Core Strategy.

Archaeology:

Correspondence from Lancashire County Council's Archaeology team acknowledges the historic interest of Green Barn as detailed in the application's heritage statement therefore the provision of a programme of archaeological building recording has been recommended, the provision of which has been secured through the imposition of a planning condition.

Highways and Parking:

The proposed development has been subject to review from Lancashire County Council Highways who in their initial response requested further information with respect to passing places, vehicular parking and turning spaces, cycle storage and electric vehicle charging. The issues initially raised by the LHA with respect to vehicular parking concerned the internal layout of outbuilding 02, namely that the internal dimensions of this building would fall short of the minimum space requirements for accommodating two double garages. Further clarification was also sought with respect to parking arrangements for Eaves House Farm. Following this, an amended proposed site plan has since been provided which shows two external parking spaces and turning areas for occupants of the converted barn, along with cycle storage and electric vehicle charging and an alternative use for outbuilding 02 in the form of two storage / workshops to serve Green Barn and Eaves House Farm. Furthermore, an additional drawing has been provided which shows the provision of a passing place along the site's main access track from Waddington Road and the applicant has also confirmed that vehicular parking for Eaves House Farm will remain to the front of this property as per the existing arrangement in place. The amended site layout has been subject to further review from the LHA who have raised no further issues with the proposed development, subject to the imposition of conditions with regards to the implementation of the proposed parking and turning areas, secure cycle storage, passing place and

construction management. In light of the above, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

Protected Species

A preliminary roost survey carried out at the application site on 30/6/24 found no evidence of bats on site however Green Barn and outbuilding 02 were both identified as holding high potential for accommodating bat roosts. Furthermore, the application site was also identified as being suitable for use by barn owls, with evidence of breeding birds (predominantly swallows) also being present within the buildings. Emergence / re-entry surveys were subsequently carried out on 15/7/24, 9/8/24 and 6/9/24 which recorded common and widespread bat species foraging around the buildings and adjacent trees and active swallows nests within Green Barn and outbuilding 02 however no emerging or roosting bats were recorded within Green Barn, outbuilding 01 or outbuilding 02. In light of these findings, the submitted ecology report states that there would be no requirement to carry out the proposed development under a European Protected Species License however the submitted ecology report provides a number of recommended precautionary measures, working practices and mitigations measures to be adhered to and implemented during the construction and post-construction phases of the proposed development so as to avoid and mitigate for any potential disturbances to protected species on site. Adherence with the recommended precautionary measures, working practices and mitigations measures has been secured through the imposition of planning conditions.

BNG

The proposed development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Observations/Consideration of Matters Raised/Conclusion:

The proposed scheme of residential conversion for the barn building accords with the aims and objectives of Policies DMH3, DMH4 and DMG3 of the Core Strategy thus securing the principle of development. The proposed development would not have any undue impact upon the amenity of any neighbouring residents and in this instance it is considered that the development as a whole would deliver a visual enhancement to the character and appearance of the application buildings, application site and surrounding National Landscape. Furthermore, the proposal raises no concerns with respect to highway safety and whilst ecological constraints are present on site it is considered that these could be effectively managed through the introduction of appropriate mitigation measures.

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

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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