


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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	9/7/25	<b>Manager:</b>	LH	<b>Date:</b>	11/7/25
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<b>Application Ref:</b>	3/2025/0328				Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	10/1/24	<b>Site Notice:</b>	9/5/25		
<b>Officer:</b>	BT				
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>

<b>Development Description:</b>	Listed Building Consent for proposed ground floor WC room within the existing utility room.
<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 8/5/25 – no response.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
None.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions  Planning (Listed Buildings and Conservation Areas) Act Section 16  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>
<b>3/2025/0198:</b> 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 (Approved)
<b>3/2025/0177:</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 (Approved)

**3/2023/0918:**

Planning permission for installation of new sewage treatment plant in adjacent field (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 situated in the Forest Of Bowland National Landscape on the North-western outskirts of West Bradford. Access to the application property is from the South-east from Waddington Road via a single width access track. The neighbouring residential property of The Stables lies immediately adjacent to the South-west of Eaves House Farm with an adjoined barn and outbuilding and larger agricultural building lying to the North of the property. The site's access track continues past the front South-eastern elevation of the application property providing additional access to the residential properties of Old Eaves Hall and Eaves House Cottage which are located approximately 200 metres away to the North-east of Eaves House Farm. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

The application property 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.'*

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

Listed Building Consent is sought for the formation of a WC room within the utility room of the application property.

**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 Building:**

Given the proposal relates to a Grade II Designated Heritage Asset, 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 Eaves House Farm as follows:

*'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).

*Guidance on Alterations to Listed Buildings (IHBC, 2021) states:*

*'Proposals for sub-division should be confined to an absolute minimum...all work affecting historic fabric should be undertaken in a manner that is readily reversible.'*

In this instance, the proposal seeks to create a WC room by way of partitioning off the South-western corner of the property's ground floor utility room which in turn would alter the existing plan form of the historic building. Notwithstanding this, the resultant enclosure created by the subdivision would be modest in terms of area (approximately 2m<sup>2</sup>) with the extent of partition walling also being minimal and with the WC space rectangularly proportioned at right angles to match the proportions of the utility room. In addition, the partition walls and toilet would be reversible features therefore the partitioned space could be comfortably reintegrated into the utility room in the event of changes to future living arrangements. As such, the proposed works would not amount to any significant deviation from the building's historic plan form. In addition, all new pipe runs are to be surface mounted to the partition walls with screw fixings, with electrical wiring and fixtures contained within the new partition walls and electrical light fittings and wiring to the WC ceiling housed in the voids in between floor joists, all of which would preclude the need for destructive chasing into historic wall and ceiling fabric. Furthermore, no historic skirting boards or cornices would be impacted by the proposed works and new openings into the building's wall and ceiling fabric would be limited to small apertures for a waste pipe, extractor fan ducting and single pendant light respectively. As such, the proposed works would result in minimal disturbance to and loss of historic building fabric. Moreover, whilst the proposed extractor fan grille would be externally visible within the property's South-western gable wall, this would be a modestly sized feature (approximately 6 x 6 inches) comprising a black detailing therefore its impact upon the character and appearance of the historic building would be negligible.

#### Assessment of harm to the heritage asset

As outlined above, the proposed works would not amount to any significant deviation from the building's historic plan form, nor would these works result in any significant loss of historic building fabric. The proposed works of subdivision and creation of new openings would therefore carry a low level of harm to the archaeological and architectural interest of the heritage asset. Consequently, the cumulative level of harm to the significance of Eaves House Farm 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, public benefits from the proposal would be limited to the use of short term contractor employment during the construction phase of the development however as previously conveyed the proposed works would in this instance amount to a low level of harm. Accordingly, it is considered that the proposed development would deliver public benefits that would sufficiently 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 provide necessary services for day to day living with minimal interventions to the historic building and the public benefits arising from proposal are in this instance considered to sufficiently 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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