
BOWLAND SURVEYORS LTD.

Black Moss Farm, Elmridge Lane, Chipping. PR3 2NY.

Heritage appraisal and heritage impact assessment for retrospective application for replacement farm building.

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1.0 INTRODUCTION

1.1 The aim of this report is to assess the potential for harm occurring to the heritage interest of the historic agricultural buildings to the north of the proposals site. These buildings are not designated but are considered non-designated heritage assets by RVBC.

1.2 The farm is currently amid an extensive scheme of development and modernisation, in which the existing building was demolished as it was no longer fit for purpose, functionally obsolete and contained hazardous materials within its fabric. It has since been replaced with a modern building of a similar size and in the same location.

1.2 This report therefore concerns the impact the replacement barn may have upon the setting of the NDHAs.

1.3 Inspections were undertaken in May 2025 to gain an understanding of the proposal site, the surrounding area and the likely impacts of the proposals upon them. In accordance with the NPPF this document and the research that informs it is proportionate to the asset's importance.

2.0 GENERAL DESCRIPTIONS & HISTORICAL BACKGROUND

2.4 Historic OS mapping from the mid C19th shows the proposals site as undeveloped with the stone-built barn in isolation, located directly upon a through-access track which continues east. By 1912 the smaller buildings to the rear (north) have been constructed along with what is assumed to be another barn to the east which is no longer extant. The modern barn subject to replacement in the proposals dated from the late C20th.

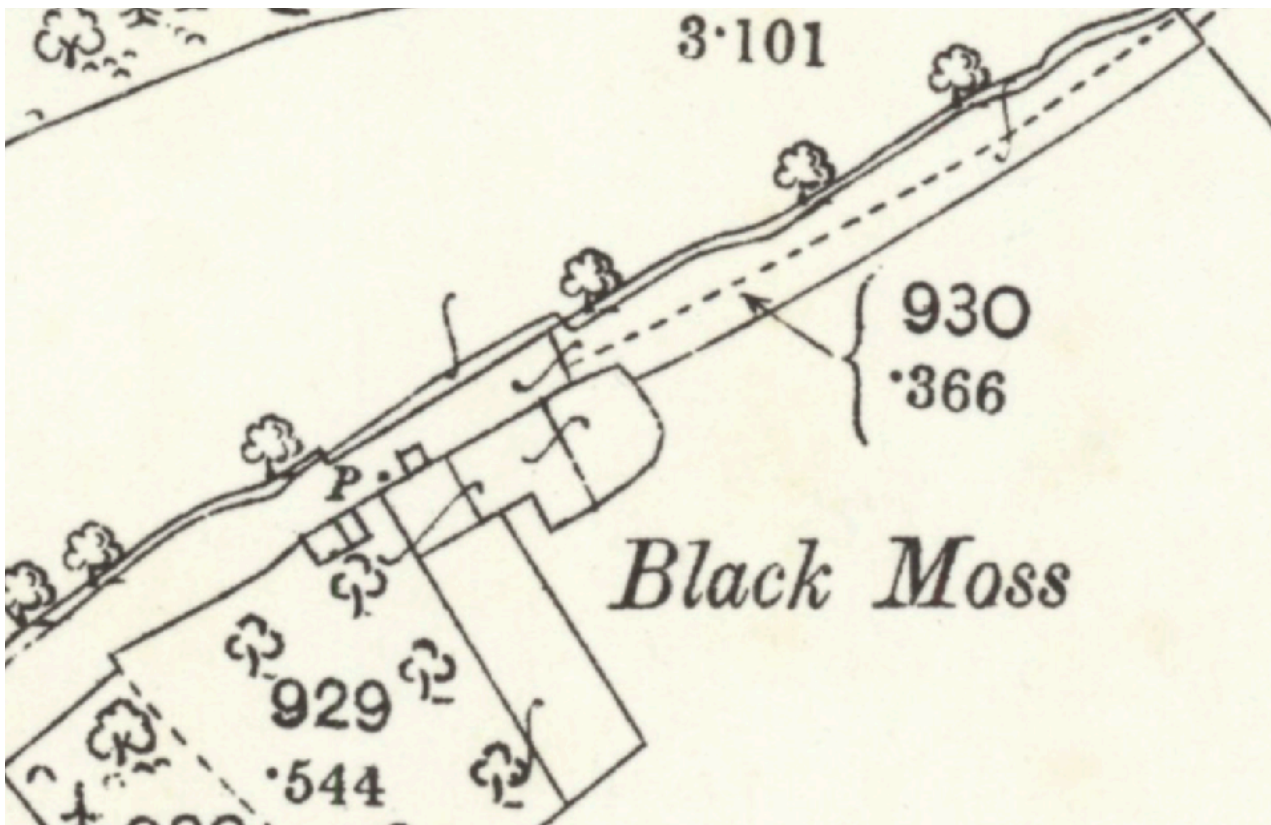


Figure 1: Lancashire sheet XLV.16 published 1893 showing the barn.

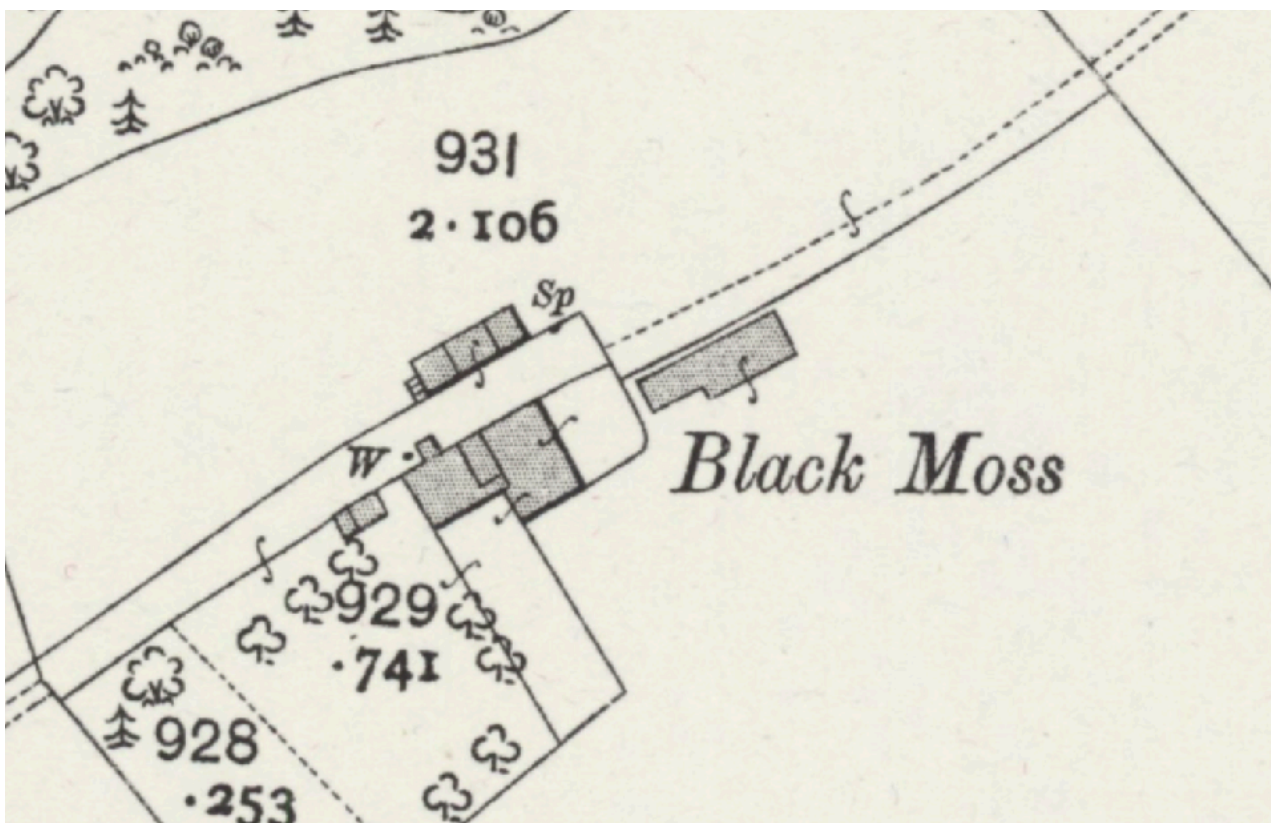


Figure 2: Lancashire sheet XLV.16 published 1912 showing the barn with the addition of the pigsty to the north.

3.0 HERITAGE APPRAISAL

3.1 This section of the report responds to the requirements as set out in paragraph 207 of the National Planning Policy Framework (NPPF). Under the heading “Proposals Affecting Heritage Assets” is stated the following:

3.2 *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.*

3.3 Annexe 2: Glossary of the NPPF, defines significance as follows; *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*

3.4 The larger barn was once a combination barn with cow stalls/ boskins on the ground floor and hayloft above. This is evidenced by the three doors at ground level on the gable which once provided access to feed and manure passages. The original cart door would have provided access to an open space where farm implements would have likely once been stored. Internally, little evidence remains of the prior use of the building.

3.5 The barn therefore has illustrative historic, architectural and evidential interest by virtue of its existing external features which can be interpreted as to its prior use. However, this has been somewhat eroded due to the loss of internal planform and modern inserted openings.

3.6 The smaller buildings to the north do not possess heritage interest to the same degree given the extent of modern alteration. However, they do provide evidence of the historic development of the farm over time to accommodate expanding livestock and agricultural prosperity in the late 19th century,

3.7 More broadly, the farm has been subject to extensive redevelopment in modern times including the apparent loss of a barn to the east of the historic barn, the construction of a large number of modern agricultural buildings and the conversion and alteration of the vernacular buildings to residential. Therefore, much of the interest that would have been provided via setting has been eroded to a degree where it is clearly now no longer a contributing factor to heritage significance. Accordingly, the proposals site and the barn that was once upon it is of no heritage significance and did not contribute to the heritage significance of the NDHAs.

4.0 HERITAGE IMPACT ASSESSMENT

4.1 The potential for harm via the construction of the replacement barn would be by virtue of intrusion to the setting of the NDHAs. The replacement barn is of a similar size and almost on the same footprint as the prior barn¹. Given that the prior barn was in poor condition, untidy and built from hazardous materials it is my view that the replacement barn does not adversely intrude into setting beyond that of the barn it replaced.

4.2 Conversely, there is likely a slight enhancement to heritage interest here as the new barn is clearly a visual improvement on its predecessor, simply in terms it being clean and tidy rather than for any additional contribution to heritage significance².

5.0 PLANNING POLICY CONTEXT AND ANALYSIS

5.1 Given that RVBC have confirmed that these buildings are considered non-designated heritage assets, to which I agree, paragraph 216 is relevant, which states:

5.2 *Where the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

5.3 As detailed above in the HIA, the extent of heritage interest is modest and the replacement building an improvement on the prior barn. As such, harm will not occur. Therefore, the heritage interest which was thought sufficient to warrant consideration will be retained and from a heritage standpoint the proposals are thus acceptable.

¹ See figures 7 & 8.

² See figures 5 & 6.



Figure 3: Southern elevation of the barn (NDHA).



Figure 4: Eastern Gable.



Figure 5: Demolished barn

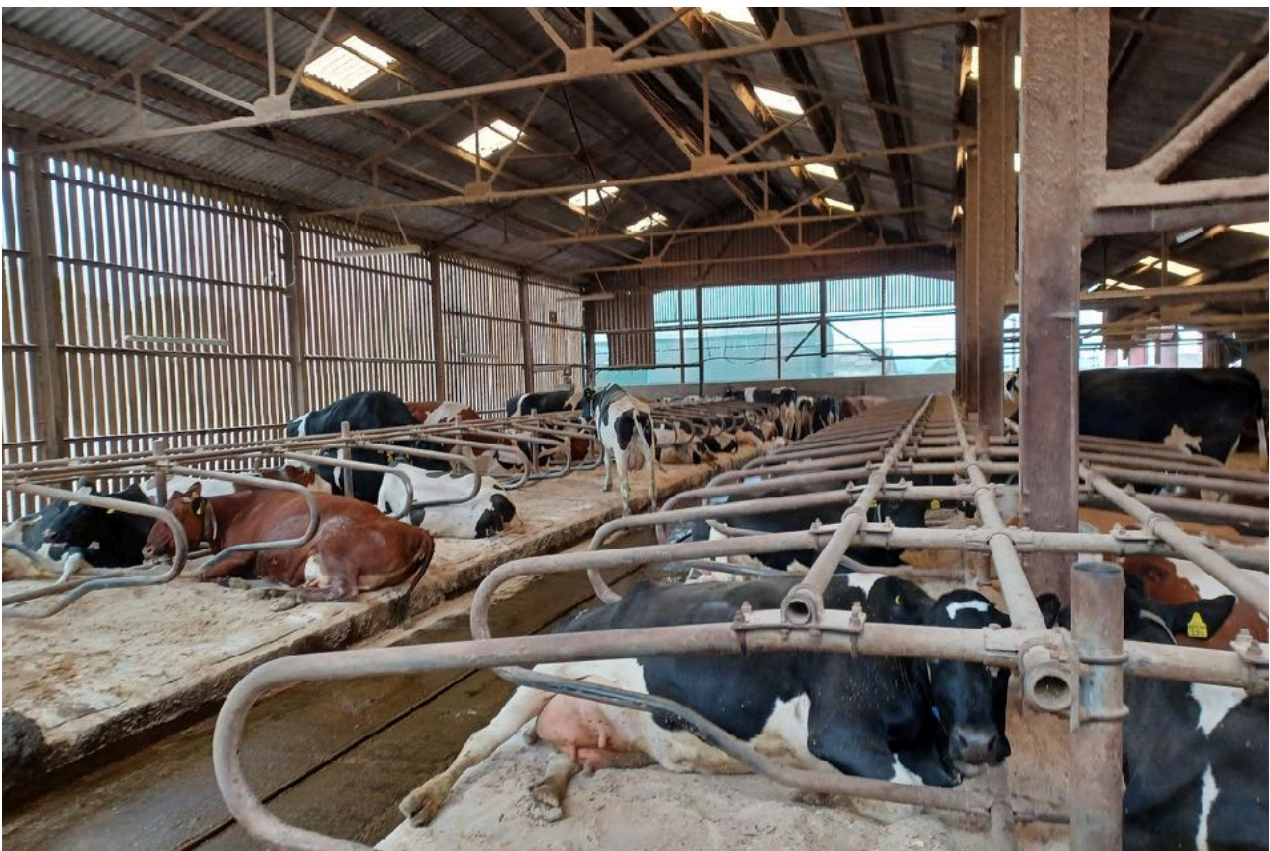


Figure 6: Demolished barn.

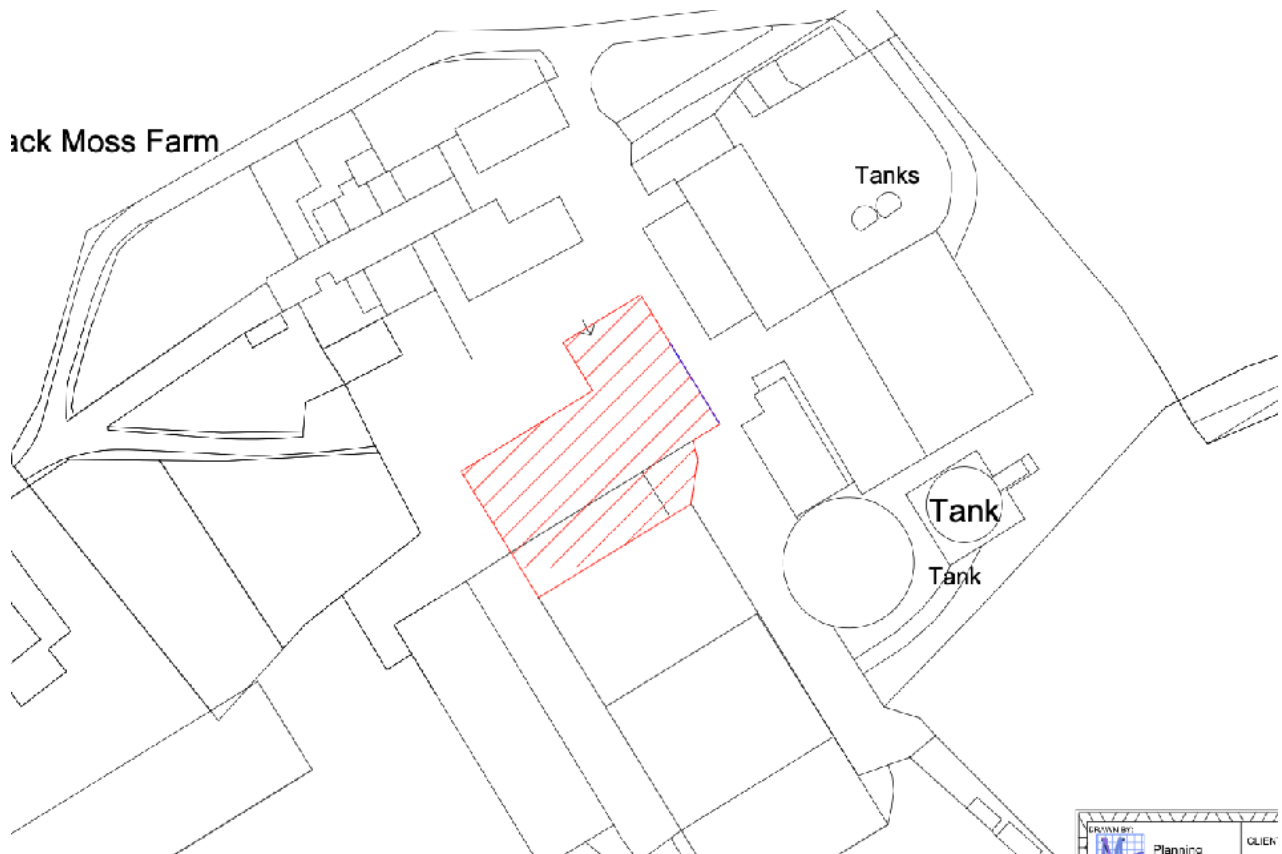


Figure 7: Location and footprint of prior barn.

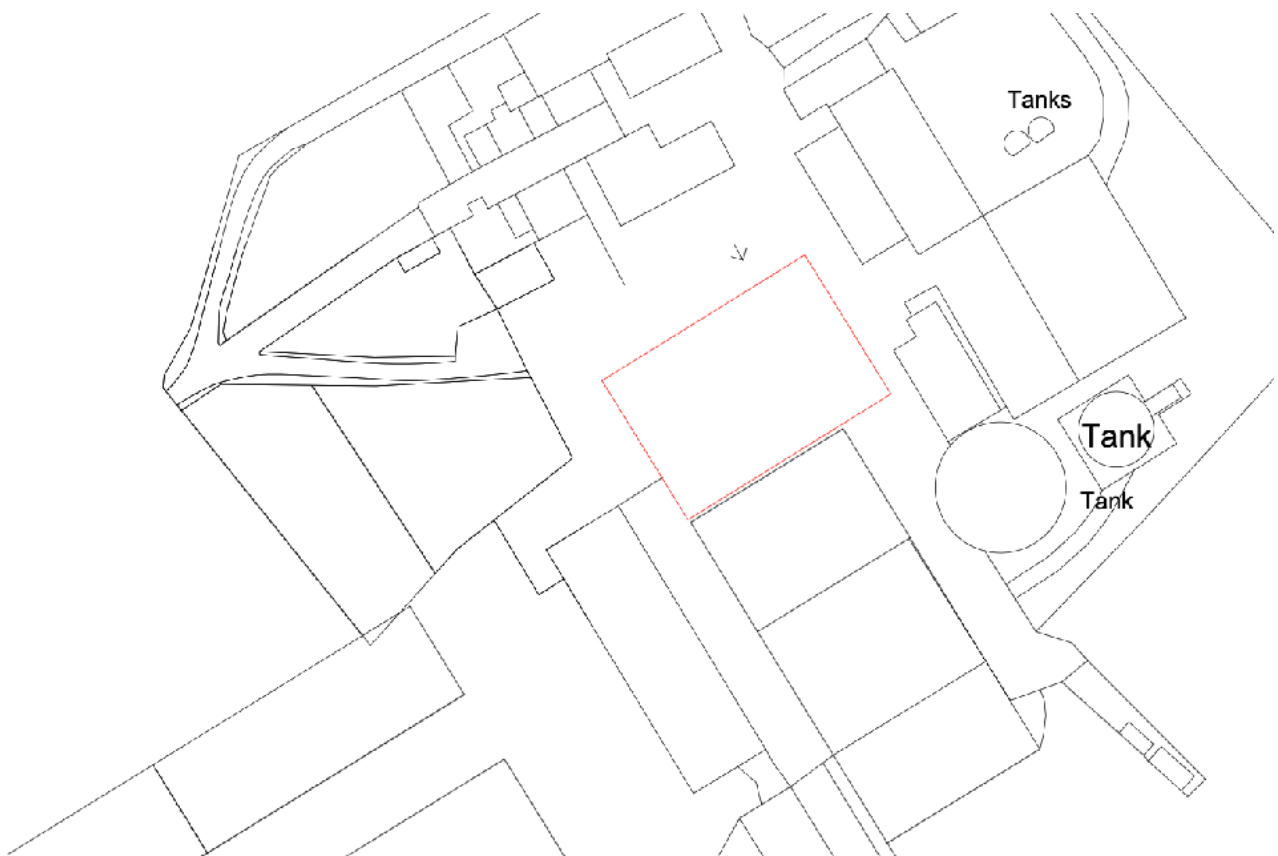


Figure 8: Location and footprint of replacement barn.