

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	9/9/26	Manager:	LH	Date:	10/9/26
----------------	-----------------	----	--------------	--------	-----------------	----	--------------	---------

Application Ref:	3/2026/0244			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	~	Site Notice:	26/6/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Conversion of existing disused twin barns to 2 dwellings, including removal of derelict farmyard buildings and landscape restoration.
Site Address/Location:	Fooden Hall Farm, Gisburn Road, Bolton by Bowland, BB7 4LS.

CONSULTATIONS:	Parish/Town Council
Bolton-by-Bowland, Gisburn Forest & Sawley Parish Council:	Consulted 8/6/26 - no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
LCC Archaeology:	No objections subject to condition.
LCC PROW:	Consulted 8/6/26 - no response received
RVBC countryside:	No objections subject to condition.
GMEU:	Consulted 8/6/26 - no response received
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

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
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

Planning (Listed Buildings and Conservation Areas) Act Section 16 & 66

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2026/0245:

Listed Building Consent for the conversion of existing disused twin barns to 2 dwellings, including removal of derelict farmyard buildings and landscape restoration (Ongoing)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to two adjoined barn buildings situated in the Forest Of Bowland National Landscape on the South-eastern outskirts of Bolton-by-Bowland. Access to the application site is from the North from Gisburn Road via Fooden Lane and Public Right Of Way FP0307028. The barn buildings subject to this application comprise a traditional stone based design with gabled roof profiles with the earlier C19th barn building (building A) and later C20th barn building (building B) comprising corrugated steel and slate roof profiles respectively. A block based mono pitched roof extension straddles the principal North-western elevations of both barn buildings with a dilapidated brick based structure and adjoining block based mono pitched roof structure adjoining the North-eastern gable end of barn building A. Additional derelict single storey buildings lie to the North-west and North-east of the barn buildings with the neighbouring dwellings of Otters Well Barn and Fooden Farm (Grade II Listed) lying approximately 50 metres away to the North-west of the barn buildings. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

The Grade II* Listed Building Fooden Hall lies directly adjacent to the South-west of barn building B with its official Historic England listing description being as follows:

House, late C17th. Slobbered rubble with stone slate roof. 2 storeys with 2-storey gabled porch. Windows mullioned on ground floor, mullioned and transomed on 1st floor, with outer chamfer and inner hollow chamfer, and with hoods. To the left of the porch is one of 5 lights, to the right one of 6 lights, both with king millions. On the 1st floor is a 6-light window to the left, with one of 8 lights to the right. On the 1st floor of the porch is a 12-light window, with 4 lights on each return wall. The outer doorway has a cyma-moulded surround with segmental arched head and moulded imposts. The inner doorway is moulded with tudor-arched head. Chimney in line with porch. The right-hand gable has a 4-light window on ground and 1st floors, with a blocked 3-light attic window. At the rear (south-west) is an outshut. Its north-west wall has a chamfered doorway with tudor-arched head, a 3-light mullioned window on the ground floor and a one-light window on the 1st floor. Interior. The right-hand room has a wide chamfered fireplace with a segmental arch having masons' marks on the voussoirs. The ceiling beams are chamfered with cyma stops. A chamfered doorway with triangular head leads to the outshut.

The above listing description does not make reference to the barn buildings subject to this application however barn buildings A and B have C19th and late C19th / early C20th origins respectively and lie directly adjacent to Fooden Hall and as such hold curtilage listed structure status.

Proposed Development for which consent is sought:

Planning consent is sought for the conversion of adjoining barn buildings to form two dwellings. Additional works proposed include soft and hard landscaping to form domestic curtilage areas along with the removal of existing structures from the North-western and North-eastern elevations of the barn buildings and removal of derelict farmyard buildings.

Principle of Development:

The proposal site lies within the open countryside within the Forest Of Bowland National Landscape. Criterion 2 of Policy DMH3 of the Ribble Valley Core Strategy allows for the appropriate conversion of buildings to dwellings within areas of open countryside providing they are suitably located and their form and general design are in keeping with their surroundings. The same policy stipulates that buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.

With regards to criterion 2 of DMH3, whether or not the proposal amounts to an 'appropriate' conversion leads to the engagement of policy DMH4 and requires a consideration of the proposal against that policy.

Policy DMH4 of the 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 conservation 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.

In this instance, the barn buildings subject to this application are situated in close proximity to Fooden Hall Farm and other farmyard structures and as such are well related to existing built form. The proposed development would therefore satisfy criteria point 1 of Policy DMH4.

Access to the barn buildings would be via Fooden Lane and PROW FP0307028 which both serve as the existing access to the application site. Furthermore, foul and surface water would be dealt with by way of a package treatment plant and soakaway respectively both of which would be at the applicant's own expense. As such, it is not anticipated that the residential conversion of the barn buildings 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, 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 buildings would be damaging to the landscape qualities or natural beauty of the area. In addition, it is not anticipated that the development proposed would be harmful to any nature conservation interests. Furthermore, the application's supporting information states that the barn buildings subject to the proposed conversion have been unused since 2017 and are no longer suited to modern farming practices therefore it is not considered that the proposed reuse of the barns 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 identifies the presence of protected species within the barn buildings to be converted however the findings from the submitted survey work confirm that the ecological constraints identified could be effectively managed subject to the adoption of appropriate mitigation measures. As such, the proposed development raises no conflict with 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 buildings as being in generally good condition and capable of supporting the proposed residential conversion. The proposal would therefore satisfy criteria point 6-1 of Policy DMH4 and the structural requirements of Policy DMH3.

An extension is proposed to the barn building as part of its conversion to a dwelling however the extension in question comprises a modestly sized single storey structure which would replace an existing extension of similar size and appearance. As such, it is not considered that the extension proposed would be harmful to the character or appearance of the barn buildings. The proposal would therefore satisfy criteria point 6-2 of Policy DMH4.

In addition, the character of the barn buildings and their materiality reflect the vernacular of rural farm buildings in the locality which contribute to the setting of the surrounding National Landscape therefore the buildings in question are considered to be worthy of retention. The proposal would therefore satisfy the requirements of criteria point 6-3.

Furthermore, a heritage statement has been provided in support of the application which comprehensively documents the agricultural origins of the barn buildings and surrounding site and in light of this it is clear that the barns benefit from a genuine history of use for agriculture. The proposal would therefore satisfy the requirements of criteria point 6-4.

Key Statement DMI2 and Policy DMG3 of the Core Strategy require 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 Policy TR3 of the NPPF (2026) which seeks to direct development to sustainable locations where possible. Due to the rural location of the application site future occupants of the dwellings would likely 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 existing buildings and the fact that the application site is already accessed by private vehicles

Taking account of all of the above, the proposed development would satisfy the requirements of Key Statement DMI2 and Policies DMH3, DMH4 and DMG3 of the Core Strategy and Policy TR3 of the NPPF (2026). The proposed development is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

Impact upon Listed Building:

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.

Policy HE6 (1) of the NPPF (2026) states:

‘When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of 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 curtilage listed barn buildings as follows:

'Building A is significant for its largely unaltered exterior of local stone with high solid-to-void ratio, and some original details, including the arched entrance and slit ventilators in the long sides, arranged mostly in rows at a high level, but also (less numerous) lower down in the walls...the roof trusses remain as impressive features, and are enhanced by the painted date of 1833...Building B is subtly distinct from the barn in terms of its stonework, and retains its original stone slate roof with ventilation cowls (also perhaps original)...one notable opening is the small, arched forking hole in the north-west side...its role in housing livestock remains evident...The use of local building materials is also a common thread, as is their historic connection as a former working farmstead...Buildings A and B are of some architectural and historic interest in their own rights as traditional farm buildings albeit of relatively late date, which show evidence for the evolution of the farmstead, and for changes and intensification in local farming practice.'

Accordingly, the above observations indicate that the significance of the barn buildings is underpinned by a combination of their archaeological interest (remnant historic wall and roof fabric), architectural interest (arched entrance and forking hole) historic interest (association with historic farming practices).

Replacement of corrugated steel roof from barn building A with new slate roof and re-laying of existing slate roof on barn B

The roof profile of barn building A is currently detailed in corrugated metal sheeting which is noticeably at odds with the natural slate roof profile of barn building B and at present detracts from the historic character of the adjoining barn buildings. Consequently, replacement of the corrugated metal sheeting with natural slates would deliver a discernible enhancement to the character and appearance of the historic barn buildings therefore these works are considered to be acceptable. The roof of barn building B is to be stripped and re-slatted which would help to preserve the barn's existing timber roof structure through the creation of a watertight roof that would prevent any further deterioration. Furthermore, the existing roof slates on barn building B are to be carefully stripped by hand and sorted by length and thickness and securely stored ready for re-use which would allow for an accurate reconstruction of the barn's historic roof profile. Accordingly, the proposed works of re-roofing are considered to be acceptable, subject to the provision of further details in the form of samples or detailed specifications of proposed and replacement roof slates, and on the basis of any replacement roof slates matching the existing roof slates in appearance, size and quality.

Replacement of existing rainwater goods with new aluminium / cast iron rainwater goods

The existing rainwater goods in place on the barn buildings comprise a PVC based design and at present 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 barns therefore their removal and replacement with new rainwater goods could potentially deliver an enhancement to the character and appearance of the historic barn buildings. 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.

Demolition of dilapidated brick-built and adjoining block based mono pitched structures on North-eastern elevation of barn A and replacement of existing block lean-to from North-western elevation with new stone based lean-to extension

The lean-to structure adjoining the North-western elevation of the barn buildings is a later C20th addition detailed in block and corrugated metal, with this structure having no discernible architectural merit and with its external elevations detracting from the traditional stone based vernacular of the barn buildings. Similarly, the brick based and adjoining block based mono pitched structures adjoining the North-eastern elevation of barn building A are documented as holding very low significance which provide a limited contribution to the linear form of the barn buildings, with the brick based structure being notably dilapidated in appearance. Consequently, the removal of these structures would deliver a discernible enhancement to the character and appearance of the historic barn buildings and is therefore considered to be acceptable. The existing block lean-to structure adjoining the North-western elevation of the barn buildings is to be replaced with a new extension which would replicate the proportions and lean-to roof design of the existing structure to be removed, albeit with the replacement lean-to being detailed in stone and slate which would be more in keeping with the historic vernacular of the barn buildings. As such, the proposed replacement lean-to structure is considered to be acceptable with respect to its design and use of materials.

Repointing of all external walls

A structural survey has been submitted in support of the application which identifies perished mortar as being widespread throughout the external walls of the barn with areas of inappropriate cement pointing also being identified. The proposal seeks to repoint the existing stone walls of the barn buildings externally and internally with a lime based mortar which would allow for more breathability within the walls of the buildings which in turn would safeguard the buildings against future occurrences of damp and water ingress whilst also preserving the historic fabric of the buildings. These works are therefore considered to be acceptable.

Installation of new doors, windows and rooflights

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'.

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.'

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 buildings and rural setting of the site. Furthermore, it is stated that all window and door frames are to be set back in their openings by a minimum of 150 – 200mm which in turn would reduce their visual impact, with the new glazed timber frame to be installed within the main cart opening of Barn A also being set well back from the barn's principal North-western elevation. 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. New window openings are proposed for North-western, North-eastern and South-eastern elevations of the barn buildings. These would be modestly sized openings serving habitable spaces and their proportions would be in keeping with the proportionality of the existing openings to be utilised within the barn buildings. As such, the proposed window openings would be respectful to the character and appearance of the barn and the resultant loss of historic building fabric arising from the introduction of the proposed window openings would not be significant. Furthermore, following negotiation with the applicant the original quantity of proposed window openings has been reduced along with a more sympathetic adaption of the historic ground floor openings within the North-eastern elevation of Barn A. Accordingly, the proposed introduction of additional window openings is considered to be justifiable and it is not considered that this would be unduly harmful to the significance of the heritage asset.

As previously conveyed, the roof profile of barn building A is currently detailed in corrugated metal sheeting and the two rooflights originally proposed for the North-western and South-eastern roof slopes of Barn B have since been omitted from the proposal. Consequently, the introduction of rooflights as proposed would not result in the loss of any of historic building fabric. Furthermore, the two rooflight openings proposed for the North-western roof slope of barn A 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. Accordingly, it is not considered that the introduction of the proposed rooflights would be 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.

Internal alterations

Given the nature of the proposal, the proposed residential conversion of the heritage assets would require deviation from plan form of the barn buildings. Notwithstanding this, analysis shows that the proposed scheme of residential conversion would make predominant use of the barn's existing internal layout and the overall quantity of subdivision proposed to the interior of the heritage assets is not in this instance considered to be unduly excessive in light of the residential use proposed for the buildings. Furthermore, the interiors of the barn buildings are documented as modern with no individual features of interest (save for the roof trusses in barn building A). Consequently, it is not considered that the proposed works of subdivision and loss of internal wall fabric (which is not considered to be excessive in any case) would be unduly harmful to the significance of the heritage assets and is therefore considered to be acceptable.

Assessment of harm to the heritage asset

As previously conveyed, the introduction of new window openings 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 assets would require deviation from the existing plan form of the building however as outlined above, the interiors of the barn buildings are documented as modern with no individual features of interest and the overall quantity of subdivision proposed to the interior of the heritage assets is not considered to be unduly excessive in this instance. The proposed works of subdivision and subsequent alteration to the plan form of the barn buildings 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 the barn buildings from the aforementioned aspects of the proposal is considered to be less than substantial in this instance.

Policy HE6 (4) of the NPPF (2026) states:

‘Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.’

In this instance, it is considered that the proposed works and re-use of the barn buildings as dwellinghouses would be in the public interest in as much that this would prevent further deterioration of heritage assets which contribute 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 low level of 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, Policies HE6 (1) and HE6 (4) of the NPPF and Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

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

In this instance, the ground floor window openings serving the living room area of proposed unit 2 would face towards the neighbouring dwelling of Fooden Hall Farm (currently unoccupied) however analysis shows that these window openings would be offset to the North-east of the window openings within the North-eastern gable end of Fooden Hall Farm and as such would not compromise the privacy of the neighbouring dwelling. In addition, analysis shows that none of the additional window openings proposed for the barn buildings would provide new opportunities for overlooking towards the aforementioned neighbouring dwelling. As such, it is not considered that the residential use proposed for the barn buildings would be harmful to the amenity of any neighbouring residents. Having regard to the amenity of future occupants of the development, analysis shows that all habitable rooms within the proposed dwellings would be served by a sufficient quantity of windows and roof light openings therefore future users of the dwellings would receive adequate provisions of natural light and outlook to support the proposed residential use.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future occupants of the proposed dwellings. The proposed development would therefore be compliant with the aims and objectives of Policy DMG1.

Visual Amenity/External Appearance & Impact upon setting of Grade II* Listed Building Fooden Hall and Grade II Listed Building Fooden Farm:

Policy DP3 (1) of the NPPF states:

'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.'

Policy DMG1 of the Ribble Valley Core Strategy provides 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.'

With respect to development in National Landscapes, Policy N4 (1) of the NPPF states:

'Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas.'

The above is reiterated within Key Statement EN2 of the Core Strategy:

'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. 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.'

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.'

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 proposed scheme of residential conversion would be largely centred around the use of the existing openings within the barn buildings and amendments have also been secured to the proposed scheme of fenestration by way of a reduction to the originally proposed quantity of new window and rooflight openings in addition to a more sympathetic adaption of the historic ground floor openings within the North-eastern elevation of Barn A. In addition, the replacement of the corrugated metal roof sheeting on barn A and replacement of the barn's existing PVC rainwater goods would deliver an enhancement to the character and appearance of the historic barn buildings. Similarly, the

removal of the existing lean-to structures from the barn buildings and removal of the dilapidated concrete and corrugated metal shed buildings from the farmstead would deliver a further visual enhancement to the character and appearance of the historic barn buildings and site as a whole.

Samples of external materials to be utilised as part of the proposed development have not been provided in support of the application however the application's supporting information indicates that timber doors and windows would be utilised for all window and door openings, with natural slates to be utilised for the roof profile of barn A and with the roof slates on barn B to be re-laid and repaired where necessary with like for like roof slates, all of which be respectful to the historic character of the barn buildings and in keeping with the vernacular of historic rural buildings within the locality. In addition, the replacement lean-to structure proposed for the principal North-western elevation of the barn buildings would be detailed in stone and slate which would be in keeping with the vernacular of the barn buildings. Furthermore, it is stated that aluminium and cast iron rainwater goods detailed in a matt black paint finish are to be utilised which would also be respectful to the historic character of the barn buildings. Moreover, whilst no specific details have been provided with respect to the proposed roof lights a conservation style design with a recessed flush fitting is proposed which would be respectful to the roof profile of the historic farm buildings. As such, the proposed use of external materials is considered to be acceptable in principle, subject to further details being provided with regards to materials and specifications.

Domestic outdoor space and vehicle parking for the converted barn buildings would be facilitated through adapting the somewhat unkempt partly grassed and hardstanding areas encompassing the North-western, North-eastern and South-eastern sides of the barn buildings. As such, conversion of the barn buildings to residential use would not require any encroachment into the surrounding open countryside and would deliver a further visual enhancement to the character and appearance of the application site.

Taking account of all of the above, it is considered that the proposed scheme of residential conversion would be predominantly respectful to the historic character of the barn buildings, with the proposed development as a whole delivering a visual enhancement to the application site and its immediate surroundings. Consequently, it is considered that the proposed development would deliver an enhancement to the character of the surrounding National Landscape and for this reason it is not considered that the proposed scheme of residential conversion would be harmful to the setting of the Grade II* Listed Building Fooden Hall or Grade II Listed Building Fooden Farm. The proposed development would therefore satisfy the requirements of Policies DP3 (1) and N4 (1) of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Key Statement EN2 and Policy DMG1 of the Core Strategy.

Heritage:

Correspondence from Lancashire County Council's Archaeology team identifies the barn buildings as holding historic interest by virtue of their age and association with historic agricultural trends. In light of this, a programme of archaeological building recording has been recommended which has been secured through the imposition of a planning condition.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. The LHA response recommends for the provision of secure cycle storage for each of the proposed dwellings which has been imposed on this consent by way of a condition. On this basis, it is not considered that the proposed development will 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 assessment of the barn buildings to be converted and additional farm buildings within the application site was undertaken on 16/4/24. Additional dusk emergence surveys were undertaken between June and July 2024. The surveys undertaken confirmed the presence of a bat roost within the barn buildings.

In this instance, the proposed residential conversion of the barn buildings would result in the loss of a confirmed bat roost therefore the proposed development could only be carried out under a relevant Natural England Protected Species Mitigation license.

In order for the Natural England license to be granted, Natural England requires 3 tests for the development to be met: (a) Preserving public health or public safety or other imperative reasons of overriding public interest; (b) there is no satisfactory alternative; and (c) the action will not be detrimental to maintaining the population of the species concerned at a favourable conservation status in its natural range. As competent authority the Habitats Directive places a duty on local planning authorities to consider whether there is a reasonable prospect of a license being granted and apply the three tests.

With regard to the first test, the proposed residential conversion would prevent further deterioration of historic buildings through securing an optimum viable use of the barns which in turn would be in the public interest. As such, the proposal would meet the requirements of the first test.

In terms of the second test, a conversion of the buildings to an alternative use would still interfere with the bat roosts and leaving the buildings in their existing form would fail to safeguard the heritage asset therefore there is not considered to be any satisfactory alternative.

The final test is an ecological one, which the submitted ecology survey suggests could be met, subject to careful planning and appropriate mitigation measures.

Accordingly, the proposed development would meet the requirements of all three tests therefore there is considered to be a reasonable prospect that Natural England would grant a license for the proposed development.

BNG

A Biodiversity Net Gain Statement has been provided in support of the proposal which shows that the proposed development would result in a net loss of biodiversity to the application site with limited scope to offset this loss within the confines of the application site. In light of this, the proposal seeks to deliver the required net gain in biodiversity by way of either purchasing statutory credits or through off-site habitat creation / enhancement, both of which are considered to be acceptable. The statutory biodiversity net gain condition has been imposed on this consent to secure the required net gain in biodiversity in order to satisfy the BNG legislation.

Other Matters:

Flood risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies the application site as being at risk of flooding from surface water therefore a Flood Risk Assessment has been provided in support of the application. The submitted FRA identifies a low to medium level of surface water flood risk within the application site, with this being limited to sporadic areas within the

site during extreme rainfall events and outside of the footprint of the barn buildings to be converted. The submitted FRA further confirms that finished floor levels within the barn buildings will remain above surrounding surface water flow paths and that the identified extents of surface water flooding do not exceed 300 mm in depth and would therefore not prevent safe access and egress to and from the site during events of flooding. As such, the proposed development raises no significant concerns with respect to flood risk.

Observations/Consideration of Matters Raised/Conclusion:

The proposed scheme of residential conversion accords with the aims and objectives of Statement DMI2 and Policies DMH3, DMH4 and DMG3 of the Core Strategy and Policy TR3 of the NPPF (2026) thus securing the principle of development.

The proposed development would not have any undue impact upon the amenity of any neighbouring residents, nor would the proposed development be harmful to the historic character of the barn buildings, visual amenities of the area or setting of the Grade II* and Grade II Listed Buildings Fooden Hall and Fooden Farm respectively. Furthermore, proposed development raises no concerns with respect to its impact upon highway safety, flood risk or the ecology of the area.

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.
------------------------	---