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| **Report to be read in conjunction with the Decision Notice.** |
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| **Application Ref:** | 3/2022/0571 |  |
| **Date Inspected:** | 27/4/22 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Listed Building Consent for replacement of existing external double doors with new glazed doors and barn doors. Construction of new stone boundary wall. Resubmission of 3/2022/0259. |
| **Site Address/Location:** | Jumbles Barn, Whalley Road, Hurst Green. BB7 9PN |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Aighton Bailey and Chaigley Parish Council consulted on 17/6/22 – no response. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| None. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development Strategy Key Statement DS2: Presumption in Favour of Sustainable Development Key Statement EN5: Heritage AssetsPolicy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME4: Protecting Heritage AssetsPolicy DMH4: The Conversion Of Barns And Other Buildings To DwellingsPolicy DMH5: Residential and Curtilage ExtensionsPolicy DME6: Water ManagementNPPF – Chapter 16Planning (Listed Buildings and Conservation Areas) Act 1990: Sections 16 and 66 |
| **Relevant Planning History:****3/2022/0259:**Listed Building Consent for proposed demolition of existing lean-to extension and construction of a new single storey kitchen extension. Alteration of existing kitchen to form utility room and WC. Alteration of existing wall opening between the existing kitchen and existing utility room. Replacement of existing windows and doors with untreated oak double glazed units. Construction of new stone boundary wall. (Refused) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**Jumbles Barn is a detached barn converted property located on the Northern banks of the River Ribble approximately 1.7 kilometres to the South-east of Hurst Green village centre. The property is accessed from the North via a single track road and PROW which adjoins to the B6243 Whalley Road. The proposal site is situated within the open countryside with the surrounding area largely comprising agricultural fields and woodland.Jumbles Barn is not a Listed Building in its own right however the property is recognised as a Grade II curtilage listed structure due to its historic ties with Jumbles Farm which is a Grade II Listed Building located approximately 25 metres away to the North-west.The official listing description for Jumbles Farm is as follows: *House, probably late C17th, altered. Sandstone rubble with some walls rendered. Comprises a west cross-wing with C17th windows and an east wing with C18th windows. 2 storeys with attic. The cross-wing has a double-chamfered mullioned window of 4 lights with hood mould on the ground floor, with a similar window of 3 lights on the 1st floor. The attic window has plain reveals. The west wall has a window made with pieces of C19th mullioned window. The east wall of the wing is watershot and has a worn sandstone plaque 'John. H\_ \_ ill & Richard his son 1703'. The west wing has gable copings with kneelers and no original chimney caps. The east wing has a plain stone door surround to the left and a 2-light window on each floor to the right with plain reveals, square stone mullions, and tooled sills and lintels. At the rear are lean-to extensions. Interior. The east wing has a moulded shouldered stone fireplace of C18th type and a chamfered and stopped beam. A door into the west wing dates from c.1700 and has 2 raised and fielded panels with bolection moulding.* |
| **Proposed Development for which consent is sought:**The application seeks consent for the insertion oftwo large oak framed double doors to the barn’s cart entry and construction of a new 1.2 metre high flood defence wall. The works proposed in the current proposal formed part of a previously refused application which sought consent for additional elements including the construction of a new single storey kitchen extension, replacement of the property’s existing doors and windows and internal alterations. |
| **Principle of Development:**The property is a Grade II curtilage listed structure and affects the setting of a Grade II Listed Building. The LPA must accord with their duties at sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which state:16. In considering whether to grant listed building consent for any works the local planning authority or 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.66. 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.The NPPF at paragraph 16 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.The council 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. Para 202 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.The proposed works to the listed building would be subject to careful consideration with respect to the duties above and the other material considerations.  |
| **Impact on the Heritage Assets:**The works to be carried out are:***Replacement of cart entry timber framing & glazing with two large oak framed double doors.***The proposed oak framed double doors would be positioned within the barn’s existing cart entry opening with the upper arched section of the doors mirroring the arch of the cart entry’s segmental voussoirs. Adjoining double shutter timber doors are also depicted in the proposed plans. As such, the double oak framed doors and their shutter counterparts would serve as a partial replication of the barn’s original cart entry doors. Each of the double doors would comprise a grid style pattern of glazing punctuated by oak timber framing. The quantity of glazing within the proposed double doors would be similar to the existing cart entry opening therefore the quantity of glazing on the proposed double doors is not considered to be excessive. Furthermore, the proposed double doors would comprise a similar glazing and timber ratio to the property’s existing cart entry opening. Accordingly, the proposed double oak framed doors are considered to be an acceptable addition to the property.***Proposed construction of a new 1.2 m high boundary wall around perimeter of property.***With regards to landscaping within the vicinity of historic buildings, Historic England design guidance states:*‘Where new features are introduced the observance of existing design principles and use of local traditional materials will ensure they do not appear intrusive.’*With specific reference to the area surrounding the proposal site, the Hurst Green Conservation Area Management Guidance states:*‘For new development in Hurst Green, it is important that local materials and detailing are used and new boundaries following the historic precedent of stone will help development to fit in to its context’.*The proposed property boundary wall is to be constructed for the purposes of flood defence due to the property being sited within a Flood Zones 2 & 3. It is also noted that the property has suffered from historic occurrences of flooding. The boundary wall would be modest in height and constructed from natural stone which would be in keeping with the stone-based features of the property and other stone-based walls and dwellings of the area which underpin the aesthetic of the surrounding landscape. As such, the proposed boundary wall is considered to be an acceptable addition to the property. |
| **Impact Upon Residential Amenity:**Given the nature of the proposed development and separation distance between the application property and nearest neighbouring property it is not considered that the proposed works would be harmful to the amenity of any neighbouring residents.  |
| **Ecology:**No ecological constraints were identified in relation to the proposal. |
| **Highways:**Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works would not affect the property’s existing parking arrangement it is not considered that the proposal would have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**The works proposed relate to the defensible elements of the previously refused proposal and as such are considered to be acceptable.For the reasons above and having regard to the duties at 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and all other material planning considerations it is recommended accordingly.  |
| **RECOMMENDATION**: | To approve Listed Building Consent. |