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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **KH** | **Date:** | **20/06/23** | **Manager:** | **LH** | **Date:** | **22/6/23** |
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| **Application Ref:** | 2023/0013 |  |
| **Date Inspected:** | 26/01/23 | **Site Notice:** | 26/01/23 |
| **Officer:** | KH |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | PP for the conversion of outbuilding and existing holiday let to create annexe for multi-generational family living to sustain the use of the listed farmhouse, works proposed are within the curtilage of listed building. |
| **Site Address/Location:** | Little Blacksticks, Blacksticks Lane, Chipping PR3 2WL |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objection subject to condition regarding ancillary use. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None received |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement EN5 – Heritage AssetsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DME4 - Protecting Heritage AssetsPlanning (Listed Buildings and Conservation Areas) ActNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2004/0928 –** Alter/Extend Listed Building – Rear Conservatory – Approved November, 2004.**2009/0330 –** Alter/Extend Listed Building – Extension off the kitchen to form a garden room – Refused June, 2009.**2009/0329 –** Full Consent – Extension off the kitchen to form a garden room – Refused June, 2009.**2022/0978** – LBC for internal re-ordering of listed building and later extensions to create a better flow around the property. Alterations include: re-siting the kitchen, re-instating the former entrance doorway, changing the existing kitchen to a distinct entrance, boot room/utility, create third bedroom from large bathroom and circulation space, retain secret doorway through original external gable, partial removal/demolition of internal wall to 18th century extension to allow a new small timber staircase. No alterations are proposed to the external appearance of the building – LBC pending.**2023/0012** – LBC for conversion of outbuilding and existing holiday let to create annexe for multi-generational family living to sustain the use of the listed farmhouse, works proposed are within the curtilage of listed building – Pending. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**Little Blacksticks is a two storey Grade II listed dwellinghouse in a rural setting within the Forest of Bowland Area of Outstanding Natural Beauty. The list description suggests the house to be late 17th century with a range of later extensions most likely from the 19th and 20th centuries. The earliest part is of two units with end stacks. The property is constructed of sandstone rubble with a slate roof and has stone dressings including mullion windows, hooded drip moulds and plain stone window surrounds.The site is access via a private driveway from Blacksticks Lane and is sited to the rear of Blacksticks Cottage to the south west of Chipping.This application refers to the separate holiday let within the grounds for use an as annex together with internal and external alterations. |
| **Proposed Development for which consent is sought:**Internal and external works to allow the outbuilding to be used as an annexe in conjunction with the main listed farmhouse. Proposed works include infilling existing large opening on the ground floor, front elevation; new internal staircase; two new rooflights to the rear elevation; new opening in the ancillary washhouse building as an entrance to the annexe; new glazed fixed window inserted behind the stable door as well as former opening reinstated.  |
| **Principle of Development:**The farmhouse is Grade II listed with this outbuilding within the curtilage and therefore the principle of the development is dependant upon the level of harm to the significance of the listed buildings together with compliance with policy. |
| **Impact upon Listed Building(s) and Setting:**In considering whether to grant listed building/planning permission for development which affects a listed building or it’s setting the Local Planning Authority shall have regard to the desirability of preserving the building or its setting or any special features of special architectural or historic interest which it possesses as required by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act.Para 199 of the National Planning Policy Framework states that when considering the impacts of proposals on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm.The proposed scheme seeks to connect the collection of outbuildings to facilitate the use as an annexe. Proposed works include infilling existing large opening on the ground floor front elevation which will be partially infilled with a window and stone wall to match existing. This will allow for the re-siting of the living and kitchen space to the ground floor of the former barn and allow light to percolate deep into the building.The bedroom will be located on the first floor with an en-suite accessed via a new internal staircase creating an under-stair pantry. The upper part of the existing external stairs will be infilled to create additional space. Better access to the attic will be introduced including installation of two new rooflights to the rear elevation where existing rooflights are located.With the adjoining single storey ancillary building a new opening will be created to form an entrance to the annexe.The existing timber stable door will be repaired and remain inset with a glazed fixed window to be inserted behind the stable door with a former opening reinstated to connect the spaces internally.The infill opening will be partial glazed with timber double glazing and partially infilled with random stone walls to match. Other glazing will also be timber double glazing and the proposed rooflights will be double glazed Velux or similar.As the proposed works are located on curtilage buildings to the listed building, the main issue from a conservation perspective is if the proposal causes any harm to the significance of the listed building and its setting. The properties significance lies in its aesthetic and historic context, primarily evidenced in the fabric and architectural form/appearance of the C17 farmhouse. In this context, the listed building can be attributed as having a high significance.  In relation to setting, Historic England’s advice is contained in its Planning Note 3 (second edition) entitled The Setting of Heritage Assets. This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas, which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.  It is evident that the curtilage buildings and the listed building are both historically and visually connected. The first edition OS map evidences that Little Blacksticks was originally set in extensive agricultural land in a somewhat isolated setting, which has experienced only minor change, with the development of further agricultural buildings; now in separate ownership (Blacksticks Cottage), retaining the rural setting.  Nevertheless, the former barn and ancillary buildings have been altered and experienced modern alterations, including the barns conversion to a dwelling/holiday apartment, modern windows and a large open area on the ground floor.  The relocation of the kitchen and living space to the existing open storage area and infilling of the large opening on the ground-floor would be accepted. Whilst a large window opening is somewhat out of character with the building itself the large opening is already in situ and the proposed design is to utilise this existing opening.  Similarly, the proposed window to encapsulate the existing external staircase to provide an additional indoor space is acceptable. Whilst the existing entrance will no longer be used, the opening remains (internally) as well as a large proportion of the external staircase, evidencing its former use.  Design details of the proposed windows have been provided which are acceptable. Likewise, the installation of the additional rooflights on the southern roof slope is accepted. Whilst there are already two rooflights in situ on this elevation, they are located on the roof slope facing away from the listed building and cannot be viewed from within the grounds or any important public vantage point.  In regards to the internal alterations of the barn, the installation of the proposed staircase, linking the two floors internally is acceptable taking into account that the barn has already undergone extensive alteration in its conversion to a holiday apartment.  The alterations to the washhouse and former stables, internally other than their plan form and materials, where there is little of intrinsic value remaining is accepted. Although, the proposed opening into the former barn will result in the loss of some historic fabric, the alteration is still minor in the context of the group of buildings and their overall significance. Formerly, the washhouse and stables were linked via an opening that has since been blocked up and as such providing an opening here (although not directly reinstating a former opening) will not result in any additional harm. Externally, the existing doorways are to be retained including the stable door. By inserting a new fixed glazed window behind the stable door, visually the existing fenestration is retained and should be seen as a positive element of the proposals.  In this context, whilst undoubtedly a change to the curtilage listed building, the proposal would utilise existing modern alterations and retaining the existing fenestration, allowing the buildings and their original planform and use still to be read. In my view, these alterations are minor and appropriate adaption and change of heritage assets.  In respect of the proposed works and the setting of the principle listed building, the most notable changes are those relating to the proposed windows in the large opening and on the external staircase. When travelling north along the private access drive where it meets the grounds/gardens the listed building and curtilage buildings will be viewed in the same context. As noted above, the proposed windows, will be utilising the existing openings, particular that of the ground floor storage area, which is in itself a modern alteration. Within this context, the proposed changes translates into any substantive harm to the designated assets.  The proposed window design, with the use of adhesive lead, would be an acceptable design in keeping with the existing windows and thus provide continuity.The new entrance door is to be double glazed with timber frame in keeping with the existing which is satisfactory. The proposals have been adequately assessed and justified. Whilst there will be some minor loss of historic fabric in order to facilitate the proposals this would not result in substantive harm to the listed building.The duty imposed by s.66(1) of the Planning (Listed Building and Conservation Area) Act 1990 has been given considerable weight.Subject to appropriate conditions it is likely that any harm caused as a result of the proposed works will be of a negligible scale and this is more than offset by the proposed active use of the outbuildings and the benefits of retaining the group of buildings. The proposal would meet the objectives of Chapter 16 of the National Planning Policy Framework and would accord with Policy DMG1, Policy DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.  |
| **Impact Upon Residential Amenity:**The nearest property is the farmhouse (which is within the same ownership) sited to the west and Little Blacksticks Cottage which is sited to east of the application site.Most of the work proposed is internal with limited impact. In terms of external works there would be some limited impact on amenity of the farmhouse from additional windows and glazing, however, as this is proposed to be an annexe occupied by a family member, in the same ownership and family control this would be acceptable. |
| **Visual Amenity/External Appearance:**Most of the work proposed is internal with no undue impacts on visual/external appearance. The external work would be acceptable in terms of design and limited impact outside of the site. |
| **Highways and Parking:**LCC Highways have reviewed the information and understand the annexe will generate less traffic than the existing holiday let use and therefore raise no objection to the proposal subject to a condition restricting the use to ensure it is ancillary to the main farmhouse and not a separate residential unit. |
| **Landscape/Ecology:**Limited external alterations are proposed by this application and therefore no undue impact on landscape and ecology would occur. |
| **Other Matters:**The proposed alterations and use of this curtilage listed building would not result in any undue harm to the character and appearance of this property subject to appropriate conditions. |
| **Observations/Consideration of Matters Raised/Conclusion:**As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. |
| **RECOMMENDATION**: |  |
| That planning permission be granted subject to the imposition of appropriate conditions. |