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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | | 9/8/23 | | **Manager:** | | **LH** | **Date:** | **10/8/23** |
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| **Application Ref:** | | | | 3/2023/0362 | | | | | | |  | | | |
| **Date Inspected:** | | | | 23/6/23 | | | **Site Notice:** | | 23/6/23 | |
| **Officer:** | | | | BT | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Listed Building Consent for proposed new timber and glazed arch infill to front and rear with minor alterations, rooflights and flue to the front and new 1.8m high timber fence to the rear. | | | | | | | | | |
| **Site Address/Location:** | | | | | 1 Spread Eagle Barn, Sawley Road, Sawley, BB7 4LE. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **Sawley Parish Council:** | | | | | Consulted 23/6 – no response. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objections. | | | | | | | | | |
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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: Sustainable Development  Key Statement EN2: Landscape  Key Statement EN5: Heritage Assets  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport And Mobility  Policy DME4: Protecting Heritage Assets  Policy DMH5: Residential and Curtilage Extensions  Planning (Listed Buildings and Conservation Areas) Act, Section 16, 66 & 72  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2005/0728:**  Proposed new window opening to ground floor bedroom to give more light to room. Window to match existing on same elevation (Refused, appeal dismissed)  **3/2000/0373:**  Change of use of bedroom annexe to 2 no. Dwellings (LBC) (Approved)  **3/2000/0372:**  Change of use of bedroom annexe to 2 no. Dwellings (PP) (Approved)  **3/1981/0786:**  Proposed bedroom accommodation (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a converted barn property in Sawley. The application property comprises a two storey dwelling with random rubble stone elevations and blue slate roof tiles with a stone roof ridge. The front and rear elevations of the application property are punctuated with cart entry openings with dressed quoins and four-centred arches. Later domestic window openings arranged in a somewhat regimented fashion have been added to the front, rear and South-eastern elevations of the property. The rear of the application property comprises a modestly sized yard area enclosed by a timber fence. Access to the application property is from Sawley Road with the property’s South-eastern gable end abutting Sawley Road. The application property is adjoined by No. 2 Spread Eagle Barn on its North-western side, with No. 1 and 2 Spread Eagle Barn collectively forming the original barn building which was first converted for residential use in the early 1980’s. The Grade II Listed Building Arches Cottage lies directly opposite to the South-western elevation of No. 1 and No. 2 Spread Eagle Barn. The surrounding area is predominantly residential with the wider area comprising a mixture of woodland, agricultural land and open countryside. The application property lies within both the Forest Of Bowland AONB and the Sawley Conservation Area.  No. 1 and No. 2 Spread Eagle Barn have historic ties to the Spread Eagle Hotel which is a Grade II Listed Building. As such, the application property holds curtilage listed structure status. The official Historic England listing description for the Spread Eagle Hotel reads as follows:  *‘Public house, early C19th. Slobbered watershot rubble with stone slate roof. 2 storeys 3 bays with chamfered quoins. Windows sashed. Outer bays have 2-storey canted bay windows. Middle bay has tripartite windows with plain stone surrounds and square mullions. The door, to the right of the latter bay, has a plain stone surround under an open timber porch. Chimneys on left-hand gable, between bays 1 and 2 and between 2 and 3.’* | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Listed Building Consent is sought for the following works:   * Alterations to the configuration of the property’s front and rear cart entry openings * Addition of two roof lights to the property’s front South-western roof plane * Addition of a 200mm flue to the property’s front South-western roof plane * Addition of replacement 1.8 metre high fence to enclose rear yard area of property * Reconfiguration to internal first floor layout of property to accommodate an additional bedroom | | | | | | | | | | | | | | |
| **Principle of Development:**  When assessing works to Listed Buildings and their settings, 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 2 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.*  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:**  Paragraph 199 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.*  A Heritage Statement has been provided in support of the application which largely attributes the significance of the application property to the building’s existing front and rear cart entry openings and South-eastern fork hole, all of which are deemed to be fundamental to the perception of the building as a former agricultural building.  Accordingly, the above observations indicate that the significance of the application property is largely underpinned by its architectural and historical interest (cart entry’s and fork hole reflecting vernacular of historic agricultural buildings and agricultural practices within the locality).  Alterations to the configuration of the property’s front and rear cart entry openings  *Adapting Traditional Farm Buildings (Historic England, 2017) advises:*  *‘Where new windows are inserted within existing door openings, great care needs to be given to their placing and design. In many cases it is probably best to follow existing patterns on the building or other similar farm buildings.’*  *Furthermore, Making Changes to Heritage Assets (Historic England, 2016) states:*  *‘New features added to a building are less likely to have an impact on the significance if they follow the character of the building.’*  In this instance, the alterations to the property’s front cart entry opening would involve the insertion of clerestory glazing, two half boarded window lights and a single timber door. The upper archway section of the front cart entry opening would be infilled with vertical timber boarding which would mirror the existing vertical timber boarding currently in place. A similar design is to be incorporated within the rear North-western cart entry albeit with less glazing and an additional section of vertical timber boarding. Analysis of historic planning records shows that similar designs for each cart entry were previously in place and approved as part of applications 3/1981/0786 and 3/2000/0372 & 0373. As such, the proposed alterations to each cart entry are considered to be acceptable on the basis that the alterations would largely serve as replications of previous designs which would have a neutral impact upon the significance of the barn.  Addition of two roof lights to the property’s front South-western roof plane  *Adapting Traditional Farm Buildings (Historic England, 2017) advises:*  *‘Where rooflights are to be added it is always preferable to use the flush ‘conservation type’ roof lights as these have less impact on the roof surface.’*  Two rooflights to serve a first floor bedroom are to be inserted into the South-western roof plane of the barn however no details have been provided in relation to the materiality / design of the roof lights. Notwithstanding this, the submitted plans indicate that the roof lights would be relatively modest in terms of size and in this instance it is considered that the roof lights could be sufficiently integrated into the barn and surrounding Conservation Area through the incorporation of a Conservation style roof light with a recessed flush fitting design as specified in the above guidance. It is noted that the South-western and North-eastern roof planes of the barn contain a number of existing non-conservation style roof lights therefore it is considered that the incorporation of two conservation style roof lights with a recessed flush fitting would have a neutral impact upon the significance of the barn.  Addition of a 200mm flue to the property’s front South-western roof plane  *Adapting Traditional Farm Buildings (Historic England, 2017) advises:*  *‘A single flue carefully positioned can have a minimal impact, especially if it is painted so that it does not reflect sunlight.’*  A single flue is to be inserted into the South-western roof plane of the barn. The flue would be relatively modest in terms of height and diameter and set below the roof ridge of the barn. The flue would comprise a black detailing which would minimise its visual impact. As such, installation of the proposed flue would have a minimal visual impact upon the barn and as such is considered to be acceptable and in accordance with the above guidance. A total of six flue / vent pipes are currently in place between the front and rear roof slopes of the barn therefore given the existing pipework in place it is considered that the installation of the proposed flue would have a neutral impact upon the significance of the barn.  Addition of replacement 1.8 metre high fence to enclose rear yard area of property  *Adapting Traditional Farm Buildings (Historic England, 2017) advises:*  *‘New fencing, gates and boundary walls need careful design that follows locally observed patterns.’*  The property’s existing rear yard fence is to be replaced with a new 1.8 m high vertical close boarded timber fence. The replacement fence would be slightly higher than the existing fence which comprises an open boarded design however the submitted plans indicate that the replacement fence would be of similar height and external appearance to the vertical close boarded fence which currently encloses the beer garden area serving the Spread Eagle Hotel. As such, installation of the proposed fencing would be compliant with the above guidance and is therefore considered to be acceptable on the basis that the fencing would have a neutral impact upon the significance of the barn.  Reconfiguration to internal first floor layout of property to accommodate an additional bedroom  Some subdivision of the barn’s first floor area is proposed in order to relocate the existing ground floor bedrooms and accommodate an additional bedroom however the internal reconfiguration proposed would be minimal in this instance with the interior of the barn having already been subjected to numerous internal reconfigurations as part of the previously approved schemes of residential conversion. As such, this aspect of the proposed works is considered to be acceptable. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The works proposed to the property would largely involve the replication of previous designs and existing features and would not result in the loss of any of the building’s original historic fabric.  The works proposed would be respectful to the historic character of the former agricultural building  and would have a neutral impact upon the significance of the heritage asset.  The proposal would therefore meet the requirements of Section 16 of the Listed Buildings and Conservation Areas) Act 1990, Paragraphs 199 and 202 of the NPPF and Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.  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 Listed Building consent be granted subject to the imposition of conditions. | | | | | | | | | | | |