

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2020/0483	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	16/4/2021		
Officer:	AD		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Remove existing asbestos rainwater goods. Install cast iron rainwater goods; replace 3 damaged and missing windows with new douglas fir windows to the same dimensions and design; re-glaze one window; replace putty as required to all windows; prepare and decorate all windows and doors with linseed oil paint; carry out repairs to door currently covered with plywood; replace broken and slipped roof slates; replace flaunching to one chimney.
Site Address/Location:	Fooden Hall Farm Gisburn Road Bolton by Bowland BB7 4LS

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Archaeology:	
Works - necessary like-for-like repairs/maintenance to ensure the building remains weathertight. No archaeological recording required. SPAB: Commend applicant for attending to repair and maintenance. Unoccupancy, vandalism and future use - any plans to secure a new use? Condition report highlights vandalism - any measures to deter whilst vacant and without a use? Structural condition - condition report photographs of exterior show cracking filled with mortar. Has this been investigated and is the cause of the cracking known? (8/6/21) Reviewed response from the agent - no further comment. Historic England: Do not wish to comment. Suggest seeking views of the RVBC specialist conservation adviser. RVBC Countryside officer: Condition re: protection of bats suggested.	
CONSULTATIONS:	Additional Representations.
None received.	

RELEVANT POLICIES:

Planning (Listed Buildings and Conservation Areas) Act 1990. 'Preservation' in the duties at sections 16 and 66 of the Act means "doing no harm to" (*South Lakeland DC v. Secretary of State for the Environment* [1992]).

Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets

Key Statement EN2 – Landscape

Policy DMG1 – General Considerations

Policy DME4 – Protecting Heritage Assets

Policy DMG2 – Strategic considerations

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Relevant Planning History:

No pre-application advice sought.

No planning history

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

'Fooden Hall' is a Grade II* listed house of the late C17 within an isolated hamlet in the Forest of Bowland AONB but prominent because of its location on the public rights of way network.

The list description identifies:

"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 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".

Fooden Hall is within the immediate setting of 'Fooden Farmhouse' (Grade II; "House, late C17th").

Fooden Hall is on the Historic England Buildings at Risk Register.

Proposed Development for which consent is sought:

Listed building consent is sought for repair/replacement works to the chimney flaunching, rainwater goods (existing asbestos rainwater goods to be replaced by 125mm half round cast iron gutters and 75 mm cast iron downpipes), windows (including replacement of a glass pane and 3 window frames to same design and replacement of putty), roof (replacement of broken and slipped roofslates only) and door repair (a plank door to the tudor-arched head opening referred to above). LBC is also sought for re-decoration of windows and doors.

Impact upon the special architectural and historic interest of the listed building, the setting of listed buildings and the cultural heritage of the Forest of Bowland AONB:

Site inspection identifies the works to be necessary for the proper preservation of the listed building and acceptable. The glass pane to be replaced immediately adjoins modern glazing.

Protected species (bats):

The condition suggested by RVBC Countryside is considered to be necessary.

Observations/Consideration of Matters Raised/Conclusion:

Therefore, in giving considerable importance and weight to the duties at section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF and Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy it is recommended that listed building consent be granted.

RECOMMENDATION:

That listed building consent be granted subject to conditions.