


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	18.03.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded	Y					

Application Ref:	3/2020/0997	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	2 nd December 2020		
Officer:	LE		
DELEGATED ITEM FILE REPORT:		Decision	APPROVE

Development Description:	Proposed two-storey extension to north elevation, conversion of existing outbuilding to single-storey ancillary living accommodation (annexe) and construction of single-storey link building. Construction of new means of access (with roller-shutter door) to gable end of existing hay barn.
Site Address/Location:	Listers Farm Settle Road Newsholme BB7 4JF

CONSULTATIONS:	Parish/Town Council
No objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections
Conservation Officer:	No comments received

CONSULTATIONS:	Additional Representations.
None received	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy EN5: Heritage Assets Policy DME4: Protecting Heritage Assets Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Relevant Planning History: None relevant

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: Lister's farm is a family run farm located adjacent to Settle Road just past a railway bridge which crosses over the road. It comprises a farm house and several traditional and modern farm buildings located in a relatively low lying position. The site is, sandwiched between the A682 and the railway line which is elevated at the top of an embankment close to the rear garden boundary. Beyond this is a strip of fields

before the land adjoins the River Ribble. The site is not within a settlement boundary and the area is rural in character but there are several other farms and small clusters of dwellings in close proximity.

It is understood that a riding school has operated from the premises in the past and the design and access statement explains that the family rear horses and ponies.

The site is not within the AONB but the farmhouse is a Grade II listed building dating back to 1675, it is apparent that the building has undergone many alterations particularly to the rear elevation.

Proposed Development for which consent is sought:

The application seeks listed building consent for the conversion of the single storey outbuilding to an annexe, link extension and two storey extension to the rear of the farm house. It also includes relocation of the existing door to the haybarn to provide safe access. This is related to the concurrent full planning application 2020/0974

Since submission and following discussions with the agent the proposal has been amended. The scale of the proposed extensions to the rear of the property have been reduced and simplified in design. The new living accommodation is for a family member who is employed in the rural activities at the farm and the applicant has confirmed that they are willing for the new living accommodation to be tied to the primary living accommodation as an annexe to the main house, occupied by a family member who is employed in the business at the farm.

Principle of Development:

This application is for listed building consent for the works proposed therefore the LPA must accord with their duties under section 16 (for listed building consent) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when considering the development as a whole and ensure that special regard is paid to maintaining or enhancing the character and significance of the heritage asset and its setting.

Heritage Assets:

As aforementioned, Listers Farmhouse is a Grade II listed building and is described in the list entry as:

House, 1675. Pebbledashed rubble with stone slate roof. 2 storeys, 3 bays. Windows mullioned, with hollow chamfer, except for those of the middle bay which have a double chamfer. Those on the ground floor are of 4 lights, the left-hand one having a hood. Those on the 1st floor are of 3 lights. The middle ground-floor window has a hood which also encloses the door to the left, which is chamfered with elliptical arched head and 'TL IL 1675 TL IL' inscribed on the lintel. Chimney on left-hand gable and between bays 2 and 3. The right-hand gable has a ball finial. Interior not examined, but middle room said to have a wide chamfered fireplace with segmental arched head.

A heritage impact assessment was submitted on 22nd March which explained the alterations to the building and their impact in more detail. The rear portion of the building has been altered circa. 1980s, post listing and therefore has limited significance other than being part of the listed building as a whole. No original features are proposed to be removed internally and the extensions will only affect more modern walls.

The two-storey rear extension will have some impact on the listed building but is following the form of the existing two storey rearward facing gable and just bringing it further out to the rear, the link section will be a simple lean to with a glazed section and will continue along the rear of the attached outbuilding. The rear elevation has modern windows openings and frames. No mention of the rear elevation is included in the entry and it is clear as mentioned above that this has been significantly altered, furthermore it is largely screened from public vantage points. The value of this building is assumed to come primarily of its age and historic interest as an early farmhouse. The list entry focusses on those features that are to the principal elevation in in the public domain. It is not considered that the extension and the link to the outbuilding would detract from this or any internal features of interest and the special

interest of the building will be maintained while allowing it to be a more functional living space for future generations. The conversion of the more modern outbuilding and relocation of the door will not have an impact on its setting.

The Heritage Impact Assessment concludes that there will be less than substantial harm. Where this is identified the NPPF requires that a public benefit should be demonstrated that is sufficient to outweigh the level of harm identified. In this case the harm is less than substantial but minimal given the age of the features affected. The public benefit is that the building can be adapted to provide functional living accommodation and be maintained in its optimum viable use as a modern family home for persons employed in the rural business at the premises. It will also provide short term economic benefits to tradespersons who will be employed to carry out the building works.

The assessment suggests that full archaeological recording is not required but photographs will be taken before any works are carried out.

Conditions will be imposed to ensure that the new materials are a suitable match to the existing buildings.

The proposal is considered to accord with policy EN5, DME4, and the NPPF as well as the duties in the Act in terms of the impact on heritage assets.

Observations/Consideration of Matters Raised/Conclusion:

The proposal subject to conditions is considered to be an acceptable form of development which will maintain the special interest of the listed building and accords with the relevant policies of the Core Strategy. For the reasons discussed above it is recommended accordingly.

RECOMMENDATION:

That listed building consent is granted.