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# Appeal Decision

Site visit made on 1 March 2012

**by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 12 March 2012**

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**Appeal Ref: APP/T2350/A/11/2166274**

**Dean Farm, Sabden, Clitheroe BB7 9HB**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Huntroyde Estate against the decision of Ribble Valley Borough Council.
  - The application Ref 3/2011/0481, dated 15 June 2011, was refused by notice dated 7 November 2011.
  - The development proposed is 'to demolish the stone building and piggeries'.
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## Decision

1. The appeal is allowed and planning permission is granted for 'to demolish the stone building and piggeries' at Dean Farm, Sabden, Clitheroe in accordance with the terms of the application Ref 3/2011/0481, dated 15 June 2011, subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording and analysis. This work shall be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
3. The actions, methods and timings set out in the mitigation notes attached to the document 'Bat Surveys – Guidance Note for Planning Departments', dated 22 August 2011, shall be followed during every stage of the works of demolition and if bats are found or disturbed work shall cease until advice has been sought from a licensed ecologist.

## Reasons

2. The farmhouse at Dean Farm is a Grade II listed building and the farm is in the Trough of Bowland Area of Outstanding Natural Beauty (AONB). The main issues are the effect of the proposed demolition of the stone buildings on; first, the setting of the farmhouse; and second, the character and appearance of the AONB.

The first issue – the setting of the farmhouse

3. The farmhouse is set apart from, and at a lower level than, the extensive range of farm buildings with which it is associated. The small building and piggeries that are the subject of the appeal are the nearest buildings to the farmhouse and are attached to another stone building. The farmhouse was built in

the late 16<sup>th</sup> century and the appeal buildings are probably several hundred years old. They are in a seriously dilapidated condition and are utilitarian stone farm buildings though they do have some interesting features such as dressed stone posts and wall copings to the pig sties and other dressed stone features.

4. The appeal buildings are not designated heritage assets though a County Planning Officer is of the view that they are non-designated heritage assets, as defined in Planning Policy Statement 5 'Planning and the Historic Environment' (PPS5), because they are "...of historical interest, showing the development of the farm in response to changing agricultural practices". It is those changing agricultural practices that have resulted in their disuse and in their dilapidated condition. The buildings, given their form and type, are well beyond any practical agricultural use.

5. The range of farm buildings contributes to the setting of the farmhouse but it is the relationship of the range to the farmhouse, rather than the relationship of the appeal buildings to the farmhouse, that is important. The buildings are small compared to the totality of the other buildings in the group and their demolition would not affect the relationship between the farmhouse and the associated range of farm buildings. The buildings, even if repaired, would not serve any effective agricultural purpose and their more likely continued dilapidated state, if the appeal was dismissed, would detract from the setting of the listed building.

6. The proposed demolition of the stone building and piggeries would not adversely affect the setting of the listed building which would thus be preserved. The proposal does not conflict with saved policy ENV19 of the Ribble Valley Districtwide Local Plan (LP) and does not offend any policies in PPS5.

The second issue

7. The appeal buildings can be clearly seen from a public footpath that runs along the farm track leading to the range of farm buildings. They are seen against the backdrop of the other substantial buildings in the range and, in their current dilapidated state, detract from the appearance of the farm. The removal of the relatively small buildings would not detract from the character and appearance of the farm or its immediate setting and would not adversely affect appreciation of this built element of the landscape. The proposed demolition of the stone building and piggeries would not adversely affect the character and appearance of the AONB and does not therefore conflict with saved LP policies G1 and ENV1.

Conditions

8. Condition 1 is the standard time limit condition, condition 2 will ensure that the buildings are properly recorded before demolition, and condition 3 will ensure that the habitat of any bats found during the works of demolition is protected.

*John Braithwaite*

Inspector