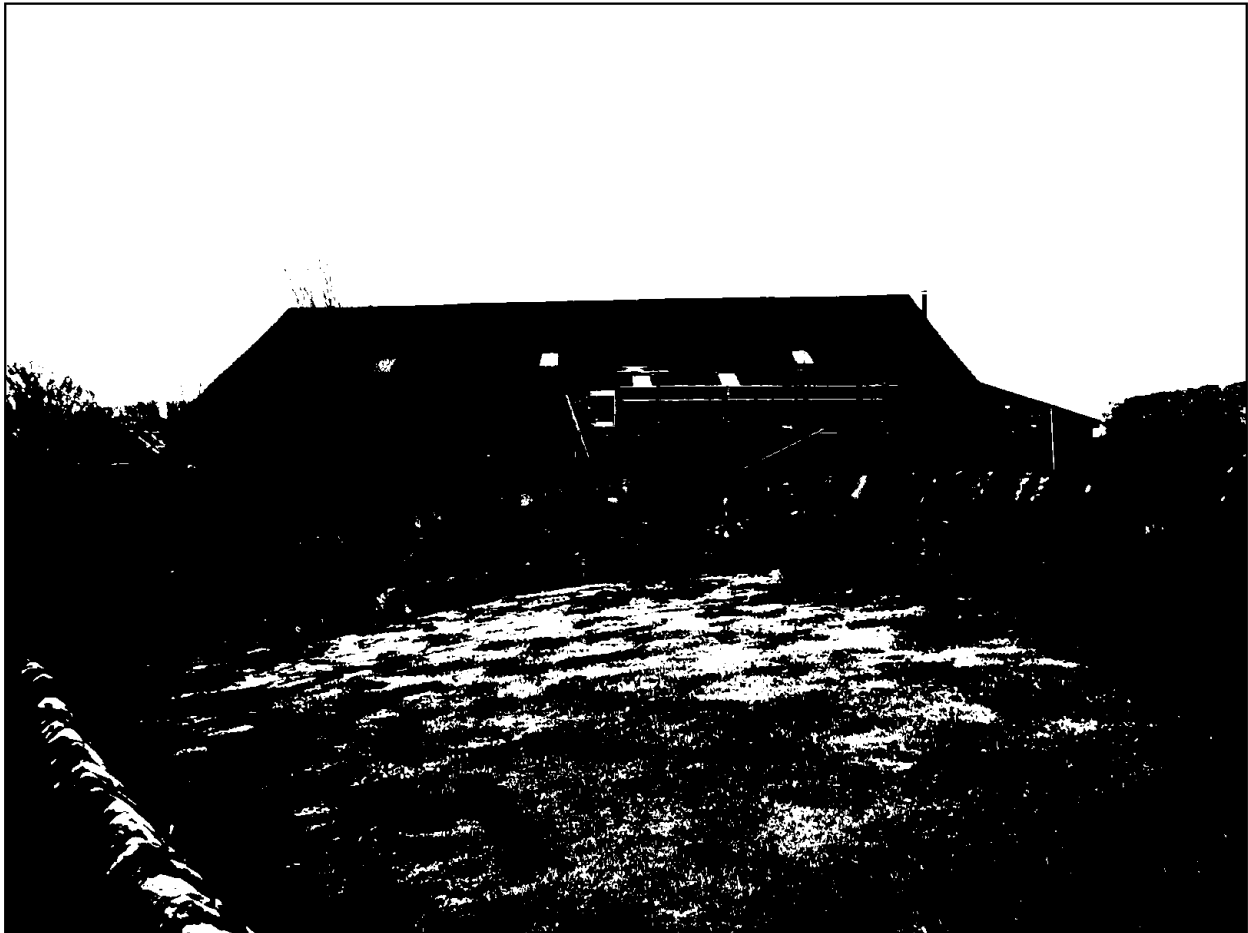


Barnstead Barn, Waddington Road, West Bradford,
Clitheroe, Lancs. BB7 4SX



Replacement of concrete based artificial stone roof tiles
with natural blue slate and replacement of roof lights with
velux conservation roof lights.

**STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR
REPLACEMENT OF CONCRETE BASED ARTIFICIAL STONE ROOF TILES WITH NATURAL
BLUE ROOFING SLATES AND REPLACEMENT OF ROOF LIGHTS WITH VELUX
CONSERVATION ROOF LIGHTS AT**

BARNSTEADS BARN, WADDINGTON ROAD, WEST BRADFORD, CLITHEROE BB7 4SX

1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant for alterations to the roofing material and roof lights.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the adopted Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2021).
- 1.4 The Statement should be read in conjunction with the accompanying information:
- LOCATION PLAN 2329.OS.1
- EXISTING ELEVATIONS 1:100
- PROPOSED ELEVATIONS 1:100
- SITE PLAN ROOF AREAS
- BAT SURVEY

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 Barnsteads Barn is in West Bradford on the south side of Waddington Road at the western end of the village. The land slopes down towards West Bradford Brook from south to north so that the Barnsteads Barn and its garden area are slightly higher than the road. To the south of the Barnsteads Barn is Barnsteads Farm. To the east is the Three Millstones Inn and its newly constructed guest accommodation. Barnsteads Barn, Barnsteads Farm and Three Millstones Inn are surrounded by open fields to the south used for grazing.

- 2.2 Waddington Road is the boundary of the Area of Outstanding Natural Beauty with the land to the north being AONB and to the south open countryside. However, the group of building is around Barnsteads Barn is within the settlement boundary of West Bradford on the proposals map of the Housing and Economic Development, Development Plan Document.
- 2.3 The existing property is a two-storey stone-built barn conversion dwelling, with a detached single storey garage and outbuilding. The main roof off the barn is currently finished in an concrete based artificial stone tile whilst the lean-to on the south west side is finished in a blue slate. There is one public footpath across the fields to the south of the site. West Bradford does not have a conservation area.
- 2.4 The Three Millstone is a grade 2 listed building and is described in the listing as
"10/138 The Three Millstones (formerly listed as Millstone Inn) 16.11.1954 - II
Public house, late C18th. Slobbered rubble with stone slate roof. 2 storeys. Main part of facade of 2 bays with end stacks and central door. Windows tripartite with plain stone surrounds and square mullions, the central lights being sashed with glazing bars. The door has a plain stone surround. To the left is a later bay having sashed windows with glazing bars and plain stone surrounds. To the right is a further part of the building having a tripartite window on the ground floor similar to the others, and at the far right a wide entrance with plain reveals. Interior. The room to the left of the door has a moulded shouldered fireplace with moulded cornice mantel."

3.0 SITE HISTORY

- 3.1 3/99/0447P Change of use of barn to dwelling house with erection of detached garage to Barnsteads Farmhouse. Approved 28 January 2000.
- 3.2 3/2017/0245 Proposed single storey extension to rear, shed, entrance gates, walling, landscaping and minor alterations to buildings. Approved 02/05/2017
- 3.3 3/2017/0594 Discharge of condition 3 (materials) from planning permission 3/2017/0245. Approved 18/07/2017
- 3.4 3/2017/0655 Proposed single-storey, glass, lean-to extension to side. New 7.2m flue to existing single storey-lean to. Approved 13/10/2017

- 3.5 3/2018/0673 Discharge of condition 3 (materials) from planning permission 3/2017/0655.
Approved 17/08/2018

4.0 THE PROPOSED DEVELOPMENT

- 4.1 This application seeks planning permission to replace the existing concrete based artificial stone tiles and the roof lights that were installed on the building at the time of its conversion with natural slates and conservation roof lights. The existing rooflights measure 1500 mm by 550mm it is proposed to replace these with conservation roof lights measuring 1400mm by 780mm.



Front elevation of Barnsteads Barn showing the five roof lights to be replaced.

5.0 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2021).
- 5.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

Key Statement EN5:Heritage Assets
Policy DMG1: General Considerations
Policy DME2: Landscape and Townscape protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets.

- 5.3 The National Planning Policy Framework (2021) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.
- 5.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

6 PLANNING POLICY AND EVALUTION

- 6.1 The main matters for consideration in this application are whether the proposed building alterations affect the character of the building, the setting of the neighbouring listed building and the visual qualities of the area generally.
- 6.2 The proposed change from an artificial stone to a natural slate for the roof covering will achieve a significant aesthetic improvement to the appearance of the building. The current tiles have a uniform colour and have weathered to a rough texture which attracts moss along the joints giving an artificial appearance and distinctly different from a natural stone flag roof. It is a poor replica of a stone slate. Natural blue slate is a traditional roof covering on farm buildings in the area and is the predominant roofing material in this part of the village. The replacement of the tiles with natural slate will improve the character and appearance of this former barn.
- 6.3 There is already natural blue slate used on the building to cover the roof of the lean- to and the outbuildings to the rear. Barnsteads Farm to the rear and the guest accommodation to the Three Millstones both have a blue slate roof. The use of blue slate is not out of place in this context.

- 6.4 The replacement with a natural slate has the benefit of having a much longer lifespan than using a like for like artificial tile. This has environmental benefits of reducing waste. The weight of a natural blue slate is lighter than the concrete tile. The applicant has spent approximately £50k in recent years improving the existing A-frame structure within the building to cope with the weight of the tiles. This A-frame was existing in the barn and needed to be kept and has struggled to hold the sheer weight of the concrete type stone tiles. Making the roof lighter will better preserve the timber roof structure.
- 6.5 The applicant suffers from a mould allergy and any water ingress into the property that creates mould in 'unseen' spaces can have a serious impact on his health if not removed. The deterioration of the roof, due to the finite nature of this existing covering has led to considerable internal rectification works at great cost and also, periods of ill health. The longevity of a natural slate covering will ensure that the problems encountered with the artificial tile are not repeated.
- 6.6 The existing skylights within the roof are single glazed pieces of glass with lead flashing, internally a double-glazed unit is fitted to provide insulation. The replacement of these roof lights with conservation roof lights which have low profile to the roof will have a neutral effect on the character and appearance of the roof. Conservation roof lights are commonly accepted as suitable for use on barn conversions. The number of rooflights is not proposed to be increased and the overall size of the units is similar. The fascias, soffits and verges will stay as existing, the ridge tiles will be replaced with a natural slate ridge tile or similar.
- 6.5 The proposed alterations to the building will have a beneficial effect on the character and appearance of the building by introducing a natural material for the roof covering and one which is traditionally used in the area. The proposal is in conformity with Policy DMG1: General Considerations and Policy DME2: Landscape and Townscape protection
- 6.6 The proposal will have a beneficial impact on the setting of the listed building by removing a modern artificial roofing material and replacing it with a traditional natural roofing material. The application meets the requirements of Key Statement EN5: Heritage Assets and Policy DME4: Protecting Heritage Assets. The NPPF requires that the setting of listed buildings is taken into account in the determination of planning applications paragraph 195. The desirability of new development making a positive contribution to local character and distinctiveness is also required to be taken into account paragraph 197. The proposal meets the aims of the NPPF in this respect.

Other matters.

- 6.7 A bat survey was carried out on the 21.03.2023. The survey found no evidence was recorded to suggest that bats were roosting within the building and no bats were observed or recorded using the building for roosting. The property is considered to be of negligible potential for roosting bats. The proposal is compliant with policy DME3:Site and Species Protection and Conservation

7 CONCLUSION

- 7.1 This Planning Statement has been prepared on behalf of the applicant to replace the existing concrete based artificial stone tiles and the roof lights that were installed on the building at the time of its conversion with natural slates and conservation roof lights. It has demonstrated that the proposal is compliant with the provisions of the National Planning Policy Framework and the adopted Ribble Valley Core Strategy in relation to the effect on the character of the building, the setting of the neighbouring listed building and the visual qualities of the area generally. It has been concluded that the proposal will enhance the character of the building, the setting of the listed building and the visual qualities of the area generally.
- 7.2. In the light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.