

APPLICATION REPORT – 21/00622/LBC

Validation Date: 7 June 2021

Ward: Croston, Mawdesley And Euxton South

Type of Application: Listed Building

Proposal: Application for listed building consent for redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings

Location: Roecroft Farmhouse Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT

Case Officer: Johndaniel Jaques

Applicant: Colin & Robert Barlow

Agent: Mr David Marsden, Warwick Consultancy

Consultation expiry: 29 June 2021

Decision due by: 2 August 2021

RECOMMENDATION

1. It is recommended that listed building consent is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located in the Green Belt and also lies within the buffer zone for a Gas Transmission Pipeline. It is occupied by a group of 8 former farm buildings associated with the adjacent Roecroft Farmhouse (which is not within the site defined by the red edge plan) lying to the south of the site. The site is accessed from and lies immediately adjacent to Ulnes Walton Lane. On the opposite side of this road is a residential property, Four Oaks. The land around the site is a mix of scrub and agricultural land.
3. Roecroft Farmhouse is a grade II listed building, and the 8 buildings on the site are considered to be curtilage buildings. The Farmhouse dates from the 18th Century. Some of the buildings on the site are modern, but the main barn building (referred to as building 7 in the submission) was probably built between the late 18th and mid 19th Century.
4. The site benefits from a Certificate of Lawfulness (20/00437/CLEUD) granted on 16th July 2020 for an existing use of land and buildings for general storage including caravans, boat, trailer, vehicles, fencing materials, builders plant, machinery, tools and scaffolding.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks proposal is for listed building consent for redevelopment of the site to include some demolition and conversion of buildings to create a total of 5 residential dwellings (units 2-6).
6. The following works are proposed to buildings 2-9:
Building 2 – retain and extend to provide unit 2, which would be single storey. A new single garage is proposed to serve this unit.
Buildings 3, 4, 5 & 6 – demolish.

- Building 7 – Retain and convert into 2no.dwellings, units 3 & 4. Two new double garages are proposed to serve these units.
Building 8 – To be demolished and replaced with a single storey dwelling known as unit 5. A new single garage is proposed to serve this unit.
Building 9 – To be demolished and replaced with a single storey dwelling known as unit 6. A new single garage is proposed to serve this unit.

REPRESENTATIONS

7. No representations have been received.

CONSULTATIONS

8. Ulles Walton Parish Council – No comments received.
9. CIL Officers – Comment that CIL liability is not calculated on listed building applications.
10. Historic England – Have confirmed that they have no comments.
11. Growth Lancashire – No objections subject to conditions regarding materials, details of windows/doors, rainwater goods and roof-lights and methodology/specification for the repair of existing external brickwork/fabric.

PLANNING CONSIDERATIONS

Impact on designated heritage assets

12. The principal statutory duty under the P(LBCA) Act 1990 is to preserve the special character of heritage assets, which includes their setting. Local Planning Authorities (LPAs) should in coming to decisions consider the principle act which states the following;
13. Listed Buildings - Section 66(1) in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.
14. The National Planning Policy Framework (The Framework) at Chapter 16 deals with conserving and enhancing the historic environment. It sets out that in determining planning applications LPAs should take account of;
- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c. The desirability of new development making a positive contribution to local character and distinctiveness.
15. Paragraph 193 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.
16. Paragraph 194 states that any harm or loss of significance to a designated heritage asset (from alteration or destruction or from development within its setting) should require clear and convincing justification.
17. Paragraph 196 states that where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal.

18. The Central Lancashire Core Strategy policy 16 and policy BNE8 of the Chorley Local Plan 2012-2026 reflect this approach and support the protection of designated heritage assets.
19. A heritage statement has been submitted in support of the proposed development to assess the potential impact of the proposal upon the grade II listed farmhouse which includes its setting which includes this site.
20. This statement has been reviewed by the Council's heritage advisors (Growth Lancashire) who support the principle of the conversion of the barn (building 7) but would prefer to see building 2 (to be retained and extended to become unit 2) into ancillary use with the farmhouse. They raise no objections to the demolition of those buildings proposed to be removed and comment that the benefits of converting the barn into dwellings would be tempered slightly by internal changes and intensive use of space. Comment is also made that thought should be given to the enclosure of the private rear spaces and how garaging for the wider farm group setting is provided, although it is acknowledged that these are only secondary elements with only a minor impact on the scheme.
21. Overall it is considered that whilst there would be some very low level of harm caused by aspects of the proposal, the scheme, when taken as a whole, has the potential to generate wider benefits from the sustained use of the group of traditional buildings which would help retain the contribution made by the 'farm group' to the significance of Roecroft Farmhouse.
22. The public benefits of the scheme need to be weighed against the identified very low level of harm. There are a number of public benefits of the scheme in terms of improving the character and appearance of the site, improved visibility at the access to the highway, provision of housing and the sustained use of the site referred to above. It is considered that these benefits would outweigh the identified harm, and as such the proposal conforms with S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the Framework, policy 16 of the Core Strategy and policy BNE8 of the Chorley Local Plan 2012 - 2026.

CONCLUSION

23. The identified very low level of harm caused to the setting of the listed building would be clearly outweighed by the public benefits of the scheme. The application is considered to accord with the relevant policies of the Development Plan and is recommended for approval, subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 20/00437/CLEUD **Decision:** PEREUD **Decision Date:** 16 July 2020

Description: Application for a certificate of lawfulness for an existing use of land and buildings for general storage including caravans, boat, trailer, vehicles, fencing materials, builders plant, machinery, tools and scaffolding

Ref: 20/01087/FUL **Decision:** PDE **Decision Date:** Pending

Description: Application for listed building consent for redevelopment of the site, including the demolition and conversion of existing buildings to create 5 no. residential dwellings

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

To follow.