

## **APPLICATION REPORT – 20/00176/LBC**

**Validation Date: 9 March 2020**

**Ward: Clayton East, Brindle And Hoghton**

**Type of Application: Listed Building**

**Proposal: Conversion of Great Barn (building 17) and ancillary buildings (buildings 5-8), including associated repair and restoration works and reinstatement of building 5.**

**Location: Great Barn Hoghton Tower Blackburn Old Road Hoghton Chorley PR5 0SH**

**Case Officer: Amy Aspinall**

**Applicant: de Hoghton Settled Estate - Lancashire Trust**

**Agent: Mr Richard Percy**

**Consultation expiry: 24 September 2020**

**Decision due by: 8 October 2021 (Extension of time agreed)**

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### **RECOMMENDATION**

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

### **SITE DESCRIPTION**

2. The application relates to a group of buildings which are situated within the Hoghton Tower estate. Hoghton Tower itself is a grade I listed building and also a designated Historic Park and Garden (walled garden to Hoghton Tower). Within the same complex of buildings are the Coach house and Stables which are grade II listed and the Gate Piers which are grade II listed in their own right. The buildings subject of this planning application are the Great Barn, which is a grade I listed building, including its associated attached stables, and additional detached outbuildings. The Great Barn is a large agricultural building of late seventeenth century construction, which represents an exceptional example of vernacular agricultural architecture
3. The site is situated within the Green Belt, as defined by the Chorley Local Plan Policies Map.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

4. The application seeks listed building consent for the works associated with planning application ref. 20/00175/FULMAJ (Conversion of Great Barn (building 17) to wedding venue (sui generis) and ancillary use of outbuildings (buildings 1-16), including the flexible use of outbuildings within class E (E(a), E(b), E(c)(i), E(c)(ii) and E(g)(i). Reinstatement of building 5 and the temporary siting of portable toilets and catering facilities to rear of Great Barn).
5. The works are set out in the application documentation and are comprised of essential repair and restoration works, including extensive works to building 5 for its reinstatement.

### **REPRESENTATIONS**

6. No representations have been received.

## **CONSULTATIONS**

7. Historic England: Advise that they are highly supportive of this application, which seeks to resolve current conservation concerns, and to secure the long term future of these buildings. Further information / clarification required. Some of which will need to be the subject of future applications.
8. Lancashire County Council Archaeology: Have no objection and recommend a condition to secure archaeological recording recommended.
9. SPAB: No comments have been received.
10. The Gardens Trust: No comments have been received.
11. Ancient Monuments Society: No comments have been received.
12. Twentieth Century Society: No comments have been received.
13. The Victorian Society: No comments have been received.
14. The Georgian Group: No comments have been received.
15. The Council For British Archaeology: No comments have been received.
16. Hoghton Parish Council: Have confirmed that they have no observations.

## **PLANNING CONSIDERATIONS**

17. The Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) sets out the principle duty that a 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. Great weight and importance is attached to this duty.
18. The National Planning Policy Framework 2021 (The Framework) at Chapter 16 deals with conserving and enhancing the historic environment. It recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The following paragraphs contained therein are considered to be pertinent in this case:
  - 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.
19. The Framework at paragraph 197 states that in determining applications, local planning authorities 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.
20. At paragraph 199 the Framework provides that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
21. At paragraph 200 the Framework confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

22. Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

23. At paragraph 202 the Framework provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

24. The adopted Central Lancashire Core Strategy (2012) policy 16 (Heritage Assets) states: Protect and seek opportunities to enhance the historic environment, heritage assets and their settings by:

- a) Safeguarding heritage assets from inappropriate development that would cause harm to their significances.
- b) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.
- c) Identifying and adopting a local list of heritage assets for each Authority.

25. Policy BNE8 (Protection and Enhancement of Heritage Assets) of the Chorley Local Plan 2012 - 2026 states that:

- a) Applications affecting a Heritage Asset or its setting will be granted where it:
  - i. Is in accordance with the Framework and relevant Historic England guidance;
  - ii. Where appropriate, takes full account of the findings and recommendations in the Council's Conservation Area Appraisals and Management Proposals;
  - iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council's advice on Heritage Statements) and;
- b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:
  - i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;
  - ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged;
  - iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets;
  - iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
  - iv. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an

alternative use can be achieved and innovative design solutions will be positively encouraged; vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.

26. The policy also states that development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.

27. The application has been submitted in association with planning application ref.20/00175/FULMAJ and seeks listed building consent for various repairs, restoration and reinstatement works.

28. A key part of the works to the Great Barn is the removal of a non-original mezzanine which is in a poor structural state and also causes harm to the grade I listed heritage asset. Building 5 is in a partial dilapidated state and requires extensive works with some rebuilding. Whilst the works are extensive, this is now inevitable due to its current deteriorated condition. The reinstatement of the building is a clear benefit and would prevent further fabric loss and loss of group value. Suitable planning conditions would secure a sympathetic reinstatement.

29. It is acknowledged that consequential works may be required in order to facilitate the uses within the buildings, however, the necessary listed building consents would be required at the relevant time and the application acknowledges this point.

30. The proposed works would facilitate proposed uses, for which separate planning permission is sought, and would ensure that the listed buildings are put into viable use and sustained into the future. The proposal represents positive works for the Great Barn and its associated outbuildings and would also improve the overall setting of this group of buildings which form an important part of the Houghton Tower estate.

31. It is considered that, subject to suitable conditions, the proposal accords with the provisions of policy BNE8 of the Chorley Local Plan and policy 16 of the Central Lancashire Core Strategy which both seek to sustain the significance of heritage assets and that the works proposed are adequately justified. Taking proposals as a whole, the benefits accrued means the application meets the duty to preserve, as set out in The Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act)

#### Suggested conditions

32. To follow.

**RELEVANT POLICIES:** The Planning (Listed Building and Conservation Areas) Act 1990 states that the Local Planning Authority has a primary duty in relation to listed buildings to 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. Policy 16 of the Central Lancashire Core Strategy, 'Heritage Assets' and Policy BNE8, 'Protection and Enhancement of Heritage Assets' of the Adopted Chorley Local Plan 2012 - 2026 seek to protect and enhance the Borough's heritage. Also of relevance is the Framework (National Planning Policy Framework), section 16.

#### **RELEVANT HISTORY OF THE SITE**

**Ref:** 75/00571/FUL      **Decision:** WDN      **Decision Date:** 14 January 1976  
**Description:** Garage, Coach-House and Store

**Ref:** 76/00447/FUL      **Decision:** PERFPP      **Decision Date:** 5 October 1976  
**Description:** Application for renewal of 5/5/8820. Use of Houghton Tower as Licensed Restaurant, Banqueting Suite and Conference Centre

**Ref:** 82/00303/FUL      **Decision:** WDN      **Decision Date:** 15 March 1984  
**Description:** Widening the central doorway in the west gable

**Ref:** 83/00651/COU      **Decision:** PERFPP      **Decision Date:** 20 December 1983  
**Description:** Change of use of walled garden to car park

**Ref:** 83/00652/LBC      **Decision:** PERFPP      **Decision Date:** 6 February 1984  
**Description:** Change of use of walled garden to car park

**Ref:** 98/00805/LBC      **Decision:** WDN      **Decision Date:** 4 March 1999  
**Description:** Listed building application for the partial demolition including removal of roof and first floor walls to attached cottage and stables to east part of Great Barn

**Ref:** 01/00230/LBC      **Decision:** PERLBC      **Decision Date:** 20 June 2001  
**Description:** Application for listed building consent to dismantle part of roof and upper walls

**Ref:** 05/00091/LBC      **Decision:** PERLBC      **Decision Date:** 22 March 2005  
**Description:** Rebuilding of existing stone three flue chimney stack on 'East Wing'

**Ref:** 06/00292/LBC      **Decision:** WDN      **Decision Date:** 21 June 2006  
**Description:** Change of use of existing disused stable block to visitor reception/shop etc

**Ref:** 06/00293/COU      **Decision:** PERFPP      **Decision Date:** 2 August 2006  
**Description:** Change of use of existing disused stable block to visitor reception/shop etc

**Ref:** 06/00319/LBC      **Decision:** PERLBC      **Decision Date:** 8 May 2006  
**Description:** Retrospective application for emergency repairs to two separate three flue chimney stack on ridge line of south wing

**Ref:** 07/01141/LBC      **Decision:** PERLBC      **Decision Date:** 14 December 2007  
**Description:** Retrospective application for emergency repair/rebuilding one flue chimney stack and lead repairs to behind single flue chimney stack on west range and repairs and minor rebuilding to two single chimney stacks on south wing

**Ref:** 09/00091/LBC      **Decision:** WDN      **Decision Date:** 5 September 2013  
**Description:** Listed building consent for rebuilding and restoration of semi-derelict stables and loose boxes to the north of the Great Barn for use as a multi-purpose commercial/exhibition space, including toilet provision and disabled facilities

**Ref:** 09/00092/FUL      **Decision:** WDN      **Decision Date:** 5 September 2013  
**Description:** Rebuilding and restoration of semi-derelict stables and loose boxes to the north of the Great Barn for use as a multi-purpose commercial/exhibition space, including toilet provision and disabled facilities

**Ref:** 10/00589/FUL      **Decision:** PERFPP      **Decision Date:** 4 October 2010  
**Description:** Change of use on the north wing from single dwelling to holiday accommodation

**Ref:** 10/00622/LBC      **Decision:** PERLBC      **Decision Date:** 4 October 2010  
**Description:** Conversion of the north wing from a single dwelling to holiday accommodation including internal alterations

**Ref:** 20/00972/LBC      **Decision:** PERLBC      **Decision Date:** 24 November 2020  
**Description:** Application for listed building consent for repairs to the roof of the Victorian extension to replace the lead roof finish with a liquid applied membrane system

**Ref:** 20/00175/FULMAJ      **Decision:** PCO      **Decision Date:** Pending  
**Description:** Conversion of Great Barn (building 17) to wedding venue (sui generis) and ancillary use of outbuildings (buildings 1-16), including the flexible use of outbuildings within class E (E(a), E(b), E(c)(i), E(c)(ii) and E(g)(i). Reinstatement of building 5 and the temporary siting of portable toilets and catering facilities to rear of Great Barn.