

APPLICATION REPORT – 22/00511/LBC

Validation Date: 11 May 2022

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 (resubmission of 21/00622/LBC)

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

Case Officer: Mike Halsall

Applicant: Colin & Robert Barlow

Agent: Mr David Marsden

Consultation expiry: 8 June 2022

Decision due by: 16 September 2022 (Extension of time agreed)

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 16 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.
5. Planning permission and listed building consent was granted on 20 July 2021 (refs. 20/01087/FUL and 21/00622/LBC) for the redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings.

DESCRIPTION OF PROPOSED DEVELOPMENT

6. The current application seeks listed building consent for the same development as approved under 21/00622/LBC as follows:

- 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.
7. Access would be via the existing site access, which would be widened. To provide improved visibility splays the existing hedging along the boundary with the highway is to be removed with a new 900mm high timber post and panel fence to be erected at the rear of the splays with a new blackthorn hedge to be planted behind this.
8. The only changes proposed by this application in comparison to the previously approved proposal are that Units 5 and 6 have been increased in size to include a first-floor area in the roof void with a new one and a half storey design. Their built form/footprint has also been changed. The changes are explained in more detail within the Planning Considerations section of this report.

REPRESENTATIONS

9. No representations have been received.

CONSULTATIONS

10. Historic Buildings and Places: Have not responded on this occasion.
11. The Council for British Archaeology: Have not responded on this occasion.
12. Society for the Protection of Ancient Buildings (SPAB): Have not responded on this occasion.
13. The Georgian Group: Have not responded on this occasion.
14. The Victorian Society: Have not responded on this occasion.
15. Ulnes Walton Parish Council: Have not responded on this occasion.

PLANNING CONSIDERATIONS

Impact on designated heritage assets

16. The proposal would increase the maximum height of the approved buildings on units 5 and 6 by approximately 2m to a total height of approximately 6m and the overall new built volume at the site by approximately 555 cubic metres. The buildings on units 5 and 6 would be the furthers from the listed farmhouse.
17. 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;
18. 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.

19. 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. The Council's heritage advisors (Growth Lancashire) have reviewed the proposal and have noted that it remains much the same as the previously approved scheme and so have simply reiterated their comments made in relation to that application, as outline below.
20. 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.
21. This statement 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.
22. 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 Roecroft Farmhouse.
23. 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 the Framework, policy 16 of the Core Strategy and policy BNE8 of the Chorley Local Plan 2012 - 2026.

CONCLUSION

24. 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:** PERFPP **Decision Date:** 20 July 2021
Description: Redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings

Ref: 21/00622/LBC **Decision:** PERLBC **Decision Date:** 20 July 2021
Description: Application for listed building consent for redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings

Ref: 21/01290/FUL **Decision:** PERFPP **Decision Date:** 10 January 2022
Description: Section 73 application to vary condition no.1 (approved plans) of planning permission reference 20/01087/FUL (Redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings) to include a phasing plan for the development

Ref: 22/00509/FUL **Decision:** PDE **Decision Date:**
Description: Redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings (resubmission of 20/01087/FUL)

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 and the legislation of the Planning (Listed Buildings and Conservation Areas) Act 1990. The specific policies/ guidance considerations are contained within the body of the report.

Suggested Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Location Plan	D410/P10 Rev A	11 May 2022
Proposed Site Phasing Plan	D410/P22 Rev A	11 May 2022
Proposed Site Plan	D410/P08 Rev C	11 May 2022
Proposed Site Accessway Details	D410/P19 Rev A	11 May 2022
Proposed Buildings Floor Plans, Roof Plans &	D410/P09 Rev A	11 May 2022

Elevations (Sheet 1)		
Proposed Buildings Floor Plans, Roof Plans & Elevations (Sheet 2)	D410/P10 Rev A	11 May 2022
Proposed Buildings Floor Plans, Roof Plans & Elevations (Sheet 3)	D410/P11 Rev A	11 May 2022
Proposed Buildings Floor Plans, Roof Plans & Elevations (Sheet 4)	D410/P12	11 May 2022
Proposed Buildings Floor Plans, Roof Plans & Elevations (Sheet 5)	D410/P13	11 May 2022
Proposed Buildings Floor Plans, Roof Plans & Elevations (Sheet 6)	D410/P14	11 May 2022

3. Prior to the commencement of development samples/details of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained thereafter.

Reason: To ensure that the materials used are visually appropriate to the locality.

4. Prior to the commencement of development, full details of the proposed windows/doors, rainwater goods and roof-lights to be used shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained thereafter.

Reason: In the interests of the character and appearance of the site.

5. Before the development commences full details, in the form of a work methodology specification statement, shall be submitted to and approved in writing by the Local Planning Authority in relation to the remedial repair and repointing of any areas the existing brickwork/fabric of any retained buildings. The required details shall include the method for maintaining the existing brickwork in situ where possible and include the method of 'raking out' the existing joints, the type of mortar to be used and the finished profile of the pointing. The work shall only be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of the character and appearance of the site.

6. No site preparation, clearance or demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of (i) a detailed descriptive record of the building; and (ii) a full set of photographs of the building, inside and out, with a key plan showing the location and direction of all images. This work shall be carried out to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016). The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.