

APPLICATION REPORT – 23/00713/LBC

Validation Date: 23 August 2023

Ward: Clayton East, Brindle And Hoghton

Type of Application: Listed Building

Proposal: Application for listed building consent for the conversion of barn to form 4no. dwellings.

Location: Head O'th Marsh Farm Sandy Lane Brindle Chorley PR6 8PQ

Case Officer: Chris Smith

Applicant: Mr and Mrs R & CJ Ormisher

Agent: PWA Planning

Consultation expiry: 21 September 2023

Decision due by: 22 December 2023

RECOMMENDATION

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

SITE DESCRIPTION

2. The application site is located within the Green Belt as defined by the Chorley Local Plan 2012-2026 on the southern side of Sandy Lane in the rural locality of Brindle. The site contains a cluster of buildings of varying age, type, and construction most of which have been used for agriculture and one for non-agricultural use. To the east the site is bounded by a building known as 'the Farmshop' which benefits from an extant planning permission to be converted to 2no. dwellings (ref. 22/00023/FUL). The grade II listed building Head O'th Marsh Farmhouse is also located immediately to the east of the site.
3. The immediate locality is predominantly rural characterised by agricultural land, farmsteads, and individual dwellings. The M65 is approximately 300m to the south of the site and the settlement of Brindle is approximately 1.3km to the south west.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks listed building consent for the conversion of a barn to form 4no. dwellings. The barn is located approximately 14m to the north west of the grade II listed dwelling Head O'th Marsh Farmhouse and due to its position within the residential curtilage of the dwelling it is a curtilage listed building.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. Brindle Parish Council – Have stated that they object to the proposed development for the following reasons:

- Traffic and highway safety.
- Impact on the Grade II listed property Head O'th Marsh Farm.
- Overdevelopment of the site which will create a small housing estate.
- Lack of infrastructure for the development.
- Insufficient parking provision.
- Design and materials would be out of keeping with the character of the area.
- Impact on the Green Belt.
- Building B does not constitute previously developed land.

PLANNING CONSIDERATIONS

7. 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 principal act, which states the following;
8. 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.
9. 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;
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
10. Paragraph 199 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.
11. Paragraph 200 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.
12. Paragraph 202 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.
13. Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
14. 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.

15. Chorley Local Plan 2012 - 2026 policy BNE8 (Protection and Enhancement of Heritage Assets) 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;
- v. 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.

16. 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.

Assessment

17. The key considerations in respect of the proposal on the heritage asset are:

1. Whether the proposed works would harm the significance of the curtilage listed buildings;
2. Whether the works taken as a whole would cause harm to the contribution made by the setting to the significance of Head O'th Marsh Farmhouse and;
3. If so, can the proposed works be justified by any public benefits delivered by the scheme?

18. As a group of buildings, it is considered that the barn, in particular the early stone element, and single storey stables contribute positively to the setting of the Farmhouse. These buildings frame the view of the Farmhouse which sits at the rear of the eastern section of the farmyard. The western section of the farmyard, including the later brick cattle shed which connects to the combination barn is of less interest and is largely visually separated from the Farmhouse.

19. The conversion of the stone barn would help to sustain its important relationship with the farmhouse, which lies to the south and the design and external treatments required in order

to facilitate the conversion would be appropriate. Proposed changes to the attached brick building on the western side would represent an improvement and any direct harm or loss of significance to the curtilage buildings would be minimal.

20. Any limited harm caused by the conversion works to the barn would be very low (less than substantial) in scale and it is considered that this harm would be outweighed by the benefits of providing a new sustainable use for the retained buildings and the improvements brought about to the immediate setting to the farmhouse. As the benefits provided by the scheme gained to the setting to the listed building outweigh the limited harm the development would meet the requirements of Chapter 16 of the NPPF and would be in accordance with Policies BNE1(e) and BNE8 of the Chorley Local Plan 2012-2026 and Policy 16 of the Central Lancashire Core Strategy.

CONCLUSION

21. The less than substantial harm to the significance of the identified heritage asset would be outweighed by the public benefits of the proposal. The statutory duty to preserve is met and the application accords with the Framework at Chapter 16, Central Lancashire Core Strategy policy 16 and policy BNE8 of the Chorley Local Plan 2012 – 2026. Consequently, it is recommended that the application is approved, subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 83/00819/FUL **Decision:** PERFPP **Decision Date:** 23 January 1984
Description: Proposed dairy unit and slurry store and relocation of septic tank

Ref: 91/00447/FUL **Decision:** PERFPP **Decision Date:** 9 July 1991
Description: Erection of replacement store and animal housing unit with underground water store

Ref: 02/00210/FUL **Decision:** WDN **Decision Date:** 8 October 2002
Description: Demolition of existing rear porch and erection of replacement rear porch,

Ref: 02/00211/LBC **Decision:** WDN **Decision Date:** 8 October 2002
Description: Listed Building Consent for demolition of existing rear porch and erection of replacement rear porch,

Ref: 06/00022/COU **Decision:** PERFPP **Decision Date:** 17 March 2006
Description: Change of use from a redundant farm building to a farm shop and parking area in existing yard

Ref: 06/01273/COU **Decision:** PERFPP **Decision Date:** 9 January 2007
Description: Retrospective application for the change of use from agricultural storage barn to the storage of up to 14 caravans

Ref: 11/00349/FUL **Decision:** PERFPP **Decision Date:** 15 June 2011
Description: Construction of a temporary widened access and a temporary site compound in relation to maintenance works on the Thirlmere Aqueduct.

Ref: 13/00781/FUL **Decision:** PERFPP **Decision Date:** 14 November 2013
Description: Barn conversion to single residential dwelling

Ref: 17/00861/FUL **Decision:** PERFPP **Decision Date:** 11 January 2018
Description: Conversion of barn to form 2no. dwellings, including new access and erection of carport/garage.

Ref: 19/00067/DIS **Decision:** PEDISZ **Decision Date:** 11 March 2019
Description: Application to discharge condition nos. 4 (archaeological recording), 5 (scheme for foul sewers and surface water drainage) and 10 (boundary fences and walls) attached to

planning permission 17/00861/FUL (Conversion of barn to form 2no. dwellings, including new access and erection of carport/garage).

Ref: 19/00776/FUL **Decision:** PERFPP **Decision Date:** 4 October 2019
Description: Erection of three garages and associated works in relation to development approved by application 17/00861/FUL (conversion of barn to form 2no. dwellings, including new access and erection of carport/garage)

Ref: 20/00708/DIS **Decision:** PEDISZ **Decision Date:** 1 October 2020
Description: Application to discharge condition no.7 (fenestration and joinery details) attached to planning permission ref. 17/00861/FUL (Conversion of barn to form 2no. dwellings, including new access and erection of carport/garage)

Ref: 20/01107/FULHH **Decision:** WDN **Decision Date:** 21 June 2022
Description: Single storey side extension with glazed link. Demolition of existing single storey kitchen/utility to rear and single storey side lean-to.

Ref: 20/01108/LBC **Decision:** WDN **Decision Date:** 21 June 2022
Description: Application for listed building consent for 1) Single storey side extension with glazed link. 2) Demolition of existing single storey kitchen/utility to rear and single storey side lean-to. 3) Relocation of internal staircase.

Ref: 20/01114/FULMAJ **Decision:** WDN **Decision Date:** 22 December 2021
Description: Conversion of former farm shop building to form 2no. dwellings; conversion of barn to form 5no. dwellings; and erection of 4no. dwellings following demolition of various buildings

Ref: 20/01115/LBC **Decision:** WDN **Decision Date:** 22 December 2021
Description: Application for listed building consent for conversion of former farm shop building to form 2no. dwellings; conversion of barn to form 5no. dwellings; and erection of 4no. dwellings following demolition of various buildings

Ref: 22/00004/LBC **Decision:** APPRET **Decision Date:**
Description: Removal of existing stone building, conversion and extension of former farm shop to form 2no. dwellings

Ref: 22/00023/FUL **Decision:** PERFPP **Decision Date:** 28 February 2022
Description: Conversion and extension of former farm shop to form 2no. dwellings

Ref: 23/00712/FUL **Decision:** PCO **Decision Date:**
Description: Conversion of barn to form 4no. dwellings, erection of 3no. dwellings and detached car port (following demolition of 5no. existing buildings)

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

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:

Title	Plan Ref	Received On
Location Plan	505 Revision B	23 August 2023
Proposed Site Plan	507 Revision D	11 December 2023
Building 4 Ground Floor and First Floor Plans	503 Revision A	23 August 2023
Building 4 Elevations	504	23 August 2023

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