

Item B. 2	06/00163/COU	Permit Full Planning Permission
Case Officer	Mrs Wendy Gudger	
Ward	Heath Charnock And Rivington	
Proposal	Change of use and alterations to Farmhouse and Barn to form extension to existing Farmhouse	
Location	Holland Fold Farm Long Lane Heath Charnock LancashirePR6 9EF	
Applicant	Mr G Berry	
Proposal	<p>The proposal involves the conversion of this Grade II listed barn to a residential extension to the existing listed farmhouse. It involves the partial demolition and rebuilding of the large entrance porch together with the partial demolition and rebuilding of the single storey tool store. Although not part of this submission the applicant also intends to apply for permission to restore the remaining detached barn as a home/workplace office to carry out his commercial property business.</p>	
History	<p>95/00709/LBC Listed building consent for repair works 06/00064/LBC Installation of new replacement boiler</p>	
Policy	<p>HT2 Preservation of Listed Buildings HT3 Development affecting the setting of a listed building HT4 Changes of use of listed buildings DC7 Re-use of buildings located within the Green Belt DC8 Extensions to dwellings within the Green Belt SPG Conversion of Dwellings within the Green Belt SPG Proof of Marketing Policy Protection of Employment facilities in Rural Areas PPG2 Green Belts PPG15 Planning and the Historic Environment</p>	
Consultee Responses	<p>Parish Council has no objections</p> <p>LCC Archaeological In the listing (1967)Holland Fold Farm is a grade II listed building and is described as an unusually complete survival of a late 17th Century farmhouse and the barn forms part of the listed building. The proposed refurbishment will require the removal of original fabric as well as alterations to the internal layout, the modification of existing openings as well as a number of new openings. Should permission be granted then it is recommended that an archaeological record of the building be made prior to conversion commencing</p>	

Conservation Officer has made the following comments:-

It is very important to note that the proposed extension of the house into the barn will only be acceptable in conservation terms if associated alterations can be achieved without harm to the special

interest of the listed buildings (house and barn). In this instance, the character of the house is clearly distinct from its attached long barn.

Link to house and subdivision

There may be potential to create a ground floor opening between house and barn where the wattle and daub has been replaced by brick. As there appears to be no similar 'soft' spot at first floor level however, a link here would be less easy to achieve. The creation of a sweeping staircase and gallery (prominently sited), a bedroom and a bathroom, all subdividing the large volume of space within the barn adjacent to the house, along with the associated addition of window openings (number, style and distribution) would radically and unacceptably alter the character of the barn and would be totally unacceptable.

In principle, use of the central part of the build as a single living area, with roof timbers remaining exposed, could be viewed more sympathetically and would largely do away with the need to insert additional window openings.

Window openings

The proposed creation of new openings – especially on the rear (garden) elevation is unacceptable – blurring the distinction between house and barn (even as designed on the amended plans).

The proposed design shown for the cart openings is not unattractive, although the glazing must be deeply recessed and the detailing of glazing and associated timbers and fixings should be conditioned in any consent, notwithstanding details shown on the submitted plans. The provision of traditional doors on the external face would help to reduce the impact of the glazing, especially with lights at night, and would provide a security bonus.

Stabling and hayloft

In principle, and again from a conservation standpoint, the provision of living accommodation on two floors in the area previously used for stabling and hay-loft can be considered less controversial. However, the proposed protrusion of the Aga flue is unacceptable, as any chimney or flue would be, and the proposed modification of the window to serve the proposed kitchen does not appear to be clearly informed by historical investigation. I would suggest that the two openings should differ from one another. It is also unlikely that an opening in the barn would have been detailed in the manner of the house, so any such modification should respect the agricultural character of the barn. Thirdly, the means of access to any first floor accommodation should be resolved in a manner that will not result in a back-lit staircase/gallery feature. To resolve this issue, it is likely that the access would have to be accommodated within the subdivided area rather than projecting into the open area of the barn and across the cart openings.

The proposed sitting area is located in a potentially more flexible section of the building. It is understood that the main roof of this section of the building would be slightly raised and that both sections of the roof would be recovered in stone slates. I can see no reason to object to either of these alterations. The break through from the barn, however, is too wide and should be reduced in width.

As to the provision of glazing in this area of roof, there is no objection in principle to the modern approach suggested and amended plans show the separation of the proposed rooflights from the end wall of the main barn, which is an improvement on the original scheme. However, this comment is subject to the proviso that the glazing can be married in, satisfactorily, with the stone slates

New porch

With regard to the modern porch/conservatory that has been attached to the elevation of the house facing the yard, there is no record of this addition in our records and certainly its replacement by another extension, albeit of more sympathetic design, needs to be justified in terms of its impact on the listed building. Important considerations include the bulk and form of the extension proposed – including its footprint, the way in which it relates to the main build and the pitch of the roof. As currently proposed, the design is unsatisfactory in relation to the plan form and features of house and barn.

Third Party Representations

Two letters of support from nearby residents and refer to the semi derelict and derelict state of the barns.

Assessment

In assessing the proposal, the key issues are:

- The impact of the conversion on the listed building
- The marketing of the barn
- Impact on the green belt

Impact of the conversion on the listed building

The starting point in any consideration must be the importance of protecting the listed building from inappropriate alterations which impact on its character and appearance. Consideration must also be given (PPG15) to the view that there needs to be recognition of the need for flexibility where new uses have to be considered to secure a buildings survival.

In this case there are a number of components to the development. English Heritage in their document "The conversion of historic farm buildings" acknowledges that there are problems of residential conversion. It considers that when an application for such a proposal is received the authority should specify the essential features of the building and assess the aggregate effect of the proposed conversion on them. If there is a significant loss of essential features, especially of the original fabric, authorities should have no hesitation in rejecting the application. The essential features in this respect are considered to be the relatively simple lines of the unpunctuated roof, the relatively unfenestrated barn elevations, the open plan area of the main barn and stray and the wattle and daub walls.

The Porch

It appears relatively certain that the existing porch structure although not necessarily in its current form (glazing and roof) existed at the time of the listing in 1967. The listing refers to lean-to additions at the rear at ground floor and the existing stonework appears to support this. If necessary the applicant will provide sworn affidavits to that effect. Even if that were not the case the

Council has been aware of the structure for a considerable time and although there are no time limits for enforcement action against listed buildings it is unlikely that any prosecution would be successful.

Taking a more pragmatic approach the porch structure has been in existence for a considerable period of time and comprises a structure of significant glazing with modern leaded details and shallow pitch with a concrete tiled roof and comprises an inappropriate structure attached to the listed building. The proposal by the applicant to remove the existing inappropriate structure and replace it with a more simple designed stone built extension incorporating a stone slab roof with a greater pitch, a simple close boarded door and a reduction in areas of glazing is more appropriate and a significant improvement on the existing structure.

The Barn

The barn has very simple proportions with limited openings and evidence suggests that it is structurally intact with a small proportion of rebuilding required. The barn comprises a number of components but in the main these are the Shippons and main barn and stray. The barn internally has already been partitioned off at some point to form the Shippons and bull pen leaving the remaining barn and stray area as an area of open plan space. A single storey structure has been added at some point in the barns history and forms a stone/brick structure with a tiled roof which is inappropriate in the context of the listed barn (the tool store)

The proposal involves partitioning off the stray area to form a lounge area on the ground floor which would remain open to the main barn area and a bedroom with landing area connecting the first floor bedrooms which would be served by a staircase accessed from the main barn area. An important part of the character of the barn must be its open plan space. However this openness has already been reduced when the shippons/bull pen and hayloft were provided and there are no long sightlines within the barn.

The landing and staircase would be visible through the cart door openings. Although the Conservation Officer has raised concerns relating to the provision of a backlit staircase/landing, there is the practicality of accessing the first floor bedrooms which requires consideration. Although the openness of the barn is a part of its character a significant part would still remain open. In practical terms access needs to be provided to link the bedroom areas as well as providing access to both floors. The issue is whether in providing this access it compromises the integrity of the open character of the barn to such a degree that would justify refusal of consent. The landing and staircase clearly would be visible through the cart doors and impact on the open plan character however these structures are not considered to be so substantial to detract from the openness of the barn. On balance it is not considered that the proposed staircase and gallery landing would have such a significant impact on the listed building which would justify a refusal of consent.

Five new window openings are proposed. One adjoining an existing window and which is situated within a larger opening which has been previously blocked , one to the lounge area, one to a first floor bedroom , one to a first floor landing and one to an ensuite in

the gable elevation. No new window openings are proposed to the master bedroom and this will rely significantly on borrowed light from the proposed sitting area which will be formed by the alteration of the adjoining single storey structure. The opening from the gable into the sitting area has been widened to allow as much light to penetrate through. The Conservation Officer has raised concerns about the width of the opening. However given that there are no objections to the alterations to the single storey barn including raising of the height of the roof structure with roof glazing I do not consider that the integrity of the listed barn would be compromised by the opening from the master bedroom to the sitting area.

The proposed openings to the lounge and bedroom (front elevation) have been reduced in scale and the design has been amended to reflect those of the barn rather than the farmhouse so that it does not appear that the barn forms a part of the farmhouse but appears as part of the barn which it previously didn't. No rooflights are proposed which would destroy the simple uninterrupted line of the replaced roof which will be a significant enhancement to the listed building. The new window openings will provide essential light that cannot be gained from elsewhere. The new openings will not destroy the integrity of the simple barn structure especially when seen from the main approach to the barn (rear elevation) which retains its simple appearance. An existing shed used for garden storage which is attached to the barn and which is in a derelict state is to be removed as part of the proposal. There are no records of consent for that structure and it is unauthorised but it clearly has been in existence for a considerable period of time. Its removal would improve the appearance of the barn from the front but more private elevation allowing an uninterrupted view of the barns elevation.

Wattle and Daub Walls

There is clear evidence that there has already been a breach of the wattle and daub wall at ground floor level and this is shown in photographic evidence. The proposal to break through at ground floor level in this position would not affect the integrity of the wattle and daub wall in this location. The proposal to break through (one door opening) at first floor level would impact on an area of wattle and daub wall which has been undisturbed. However overall the majority of the wattle and daub wall will remain and be protected in situ.

Single Storey Shippon

The single storey shippon will be raised in height by 600mm and will incorporate glazing to a part of the roof. The existing tiled roof will be replaced by a stone roof to match the barn and farmhouse and the brick walls will be replaced with stone. Although the proposal involves an alteration to the roof overall the proposal will result in a significant visual improvement which will enhance the overall appearance of the listed building. It is proposed to provide a flue through the roof of this structure close to the gable wall of the barn. The roof to the barn and single storey shippon is unpunctuated by chimneys or flues. The Conservation Officer has raised concerns relating to the flue however given the substantial alterations to this building and the slim nature of the flue this is not considered to be objectionable and will not penetrate through the roof of the main barn. It would be possible to colour the flue and this can be conditioned.

Impact on the Geen Belt

The site is located within the adopted Green Belt and the conversion of redundant buildings is considered to be appropriate development and therefore acceptable in policy terms (PPG2). The proposal would not impact on the openness of the Green Belt.

Marketing of the Barn

Adopted SPG on the conversion of rural buildings is also relevant. Certain criteria needs to be met and this includes either a statement of marketing of the property to confirm that best efforts to secure a business use has been unsuccessful, or the conversion is ancillary to a business use or the building is demonstrably unsuitable for a business use. Evidence has been produced which shows that the site has been marketed for 12 months up to August 2005 at an asking price of £60,000. Although the statement of marketing efforts has not been in complete accordance with the SPG it is clear that the proposal has been marketed and details of how the property was marketed have been provided together with a list of individuals that information was supplied to. There was one prospective purchaser identified but that sale fell through in 2004. Subsequently the barns and farmhouse were purchased by one individual, the current applicants in late 2005.

Committee may also recall an appeal decision at Finney Barrs farm relating to the conversion of a barn to residential use where the barn had not been marketed in accordance with relevant criteria. The Planning Inspector considered that a proposal for commercial use was likely to have significant impacts on the adjoining residential uses(barn conversions) and this would not be acceptable. Planning permission was subsequently granted for the barn conversion.

This is a similar situation in that if the barn were now to be used separately by another user this would be likely to create significant disturbance to the amenities of the residents in the farmhouse and would be unsuitable for business use and is a material consideration. It is also the applicants intention to apply for consent for the remaining detached barn, which falls within the listing and is in a state of disrepair, as a home office for his commercial property business. Without such investment it is considered that the structural integrity and life of the barns would be at risk. As such it is considered that such a proposal would satisfy the SPG.

Conclusion.

The proposals although making alterations to the listed barn would not be so detrimental as to justify the refusal of permission. The building without investment is likely to deteriorate and fall into significant disrepair. One detached barn within the curtilage has already suffered collapse and a second is likely to share the same fate without such investment from the applicants. I consider that it complies with advice contained within PPG15 and within English Heritages document "the conversion of historic farm buildings". As such a favourable recommendation has been put forward.

**Recommendation: Permit Full Planning Permission
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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on

Reason: To define the permission and ensure a satisfactory form of development.

3. The permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the building to be converted, except as may be delineated on the approved plans or specifically approved in writing by the Local Planning Authority before the works of conversion are first commenced.

Reason : To define the permission and to prevent inappropriate rebuilding or new build within an area subject to policies of development restraint and in accordance with Policy Nos. DC7A, DC7B, HT2 and HT7 of the Adopted Chorley Borough Local Plan Review.

4. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

5. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

6. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.

7. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.

Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building(s) (notwithstanding any detail shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

9. Before development commences details of a scheme for painting/powder coating the proposed flue shall be submitted to and approved by the Local Planning Authority. Such a scheme as approved shall be implemented in full and retained thereafter.

Reason: In the interests of the appearance of the listed building and in accordance with policy HT2 of the Adopted charley borough Local Plan Review

10. Before development commences full details of natural stone roofing material to be used on the proposed porch shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented in full and retained thereafter.

Reason. In the interests of the appearance of the listed building and in accordance with policy HT2 of the Adopted Chorley Borough Local Plan Review.
