

Item B. 3 **06/00535/LBC** **Permit Full Planning Permission**

Case Officer **Miss Nicola Bisset**

Ward **Adlington & Anderton**

Proposal **Conversion of barn to dwelling with offices**

Location **Tan Pits Farm New Road Anderton Lancashire PR6 9HG**

Applicant **Mr M Lally**

Proposal The application relates to Listed Building Consent for the conversion of the barn at Tan Pits Farm. The conversion comprises of a live/work unit splitting the barn approximately 50:50 between the two uses.

The barn is opposite Tan Pits Farmhouse, which is a Listed Building. As the barn is part of the same complex of buildings as the farmhouse it is also listed by virtue of being a curtilage building. A Planning application has been submitted in conjunction with this application for the conversion of the barn and the erection of a detached garage (06/00534/FUL), which is reported elsewhere on this Agenda.

The site is approached via a long private road, which takes access off a private road, which serves the Anderton Centre. The site and the surrounding area is designated as Green Belt.

The only immediate neighbour to the barn is the farmhouse opposite the barn. The property is currently unoccupied but renovation works are currently underway and planning permission has been granted for an extension at the property. As the residential property is within close proximity to the barn the amenities of the residents is a consideration when assessing the impact of a live/work unit within the barn.

Planning Policy **HT2- Alterations and Extensions to Listed Buildings**

Planning History **97/00463/COU-** Conversion of existing barn to environmental classroom and residential water sports training centre, erection of storage building, provision of new footpath to boathouse and reservoir, provision of car parking area and landscaping. Withdrawn
97/00464/LBC- Application for listed building consent for the conversion of barn, provision of new storage shed, car park and landscaping. Withdrawn
00/00812/COU- Change of use of barn to dwelling. Withdrawn
00/00813/LBC- Listed Building Consent for alterations to barn to form dwelling. Withdrawn
01/00910/COU- Change of use from barn and storage to residential dwelling with workshop/garage. Permitted February 2002
02/00053/LBC- **Listed** building consent for change of use of barn

and storage to residential dwelling with workshop/garage.
Permitted March 2002

05/00748/FUL- Alterations to façade and erection of detached double garage. Withdrawn.

05/00749/LBC- Listed Building Consent for alterations to façade and erection of detached double garage. Withdrawn

06/00180/FUL- Conversion of barn to dwelling and offices and construction of detached garage. Refused

06/00534/FUL- Conversion of barn to dwelling with offices and construction of a detached garage. To be considered concurrently with this Listed Building Consent.

Representations

Anderton Parish Council wish to raise the same objections as they have on the previous applications. The objections are as follows:

- The conversion of the barn would appear contrary to Green Belt policy on rural building conversion DC7A
- The existing farmhouse and pigsty are listed buildings representative of early 18th Century farmhouse construction. The extent of the proposed development would not permit the architectural value to be preserved
- Although not listed, the adjacent barn is an integral part of the farm dwelling and its conversion to residential use would further detract from the significance of the farmstead
- The establishment of an additional dwelling at this location has the potential to further increase vehicle access from New Road, which is already a road traffic concern.

The Parish Council are also concerned about the extent of work which occurred on site to both the barn and farmhouse prior to the deadline for submission of planning comments.

Consultations

The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection) has no objections to the proposal.

Lancashire County Council (Highways) has no objection to the proposal.

Assessment

This application for Listed Building Consent is the third recent submission involving the change of use of the barn. The first application (05/00749/FUL) was submitted in July 2005. The proposal incorporated alterations to the façade. This application proposed implementing an earlier listed building consent, which was granted in 2002 to the convert the barn to a live/work unit (02/00053/LBC) with alterations to the façade. However after a site visit it was clear that work has started on site prior to discharging any of the conditions attached to both the 2002 planning permission and listed building consent. Also the submitted proposal incorporated an entire residential unit with no workspace. It was not considered that the proposal was an amendment to the previous planning permission or Listed Building Consent. The applicant was advised to cease work on site and the application was withdrawn.

Following the withdrawal of the first application two further applications were received for planning permission (06/00180/FUL) and listed building consent (06/00181/LBC) to

convert the barn into residential accommodation with offices and a detached garage. The applications proposed a similar live/work split to the previously approved applications however this application incorporated numerous offices whereas the previously approved application incorporated a workshop and integral garage.

It was considered that the applications did not retain the simplicity of the barn building as a large number of new openings were proposed along with modern features including the treatment of the cart door openings. Internally a significant amount of partitions were proposed which would have detracted from the traditional open character of the barn. The listed building consent application was refused due to unacceptable design details, which did not respect the special architectural character and historic interest of the listed building. The reason for refusal is stated above.

The design details of the scheme originally submitted with this application were considered to be inappropriate and following a number of meetings and exchanges of correspondence amended plans were received on 7th July 2006. The amended plans incorporated the suggested design details and removed features, which were not considered to be appropriate.

The amended plans included altering the design of the cart door openings to create a more sympathetic design. There are some details still missing, which include window and door details but the agent has been made aware of this and the details are expected.

It is considered that the amended plans are appropriate in terms of design and respect the special architectural and historic character of the Listed Building. The number of new window openings has been kept to a minimum and the new window openings, which are proposed respect the character of the barn. The cart doors will have deeply recessed windows with replica cart doors in front of the glazed area. The replica cart doors retain the appearance of a barn whilst acting as a security measure for the barn.

Internally the office accommodation has been designed to create large open offices. There are internal subdivisions within the living accommodation however the number of bedrooms has been reduced in order to keep the number of new openings to a minimum and to utilise the number of existing openings. The office accommodation will gain natural light through the large cart door openings.

It is considered that the proposed amendments will have a minimal impact on the historic fabric of the Listed Building and as such the proposal complies with Policy HT2.

**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. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
K159/100D	7 th July 2006	Proposed Site Plan
K159/110E	7 th July 2006	Proposed Ground and First Floor Plans
K159/111D	7 th July 2006	Proposed Elevations
K159/108A	5 th June 2006	Existing Ground and First Floor Plans
K159/109	5 th June 2006	Existing Elevations
	9 th May 2006	Site Location Plan

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. 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.

4. 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.

5. 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.

6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans 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, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.