

Item B. 1 & B. 2 06/00449/FUL Permit (following outcome of application 06/00450/LBC)

 06/00450/LBC Permit (following referral to Government Office for the North West)

Case Officer **Caron Taylor**

Ward **Astley And Buckshaw**

Proposal **Change of use to domestic dwelling and alterations to form habitable layout, partial demolition of outbuilding and repair of Buckshaw Barn, formation of new access and associated landscaping**

and

Listed Building Consent for change of use to domestic dwelling and alterations (including demolition of one chimney) to form habitable layout, partial demolition of outbuilding and repair of Buckshaw Barn, formation of new access and associated landscaping

Location **Buckshaw Hall Central Avenue Buckshaw Village Euxton Lancashire**

Applicant **Barratt & Redow**

Background: Buckshaw Hall is a Grade II* listed building currently on English Heritage's buildings at risk register. It is situated on the former Royal Ordnance Factory site that is currently being redeveloped and has been unoccupied since World War II.

It is sited in a prominent position next to Central Avenue, highly visible from the new bridge over the railway as Buckshaw Village is approached from Euxton Lane.

The Hall itself is a timber framed former manor house dating from the early C17 and restored in 1885. Some urgent repairs have been carried out to secure the building and make it weatherproof. At the time it was listed in 1975, the listing description stated that *'though now in poor condition, propped in some places and with a large hole in the rear wall, the building is probably the finest of its type in the present County of Lancashire'*.

To the north of the Hall are a series of brick outbuildings including a two-storey barn, a single storey former open shed and an range of two-storey outbuildings arranged in an 'L' shape. Together they form a 'U' shaped courtyard open to the west side. They are shown on the 1st Edition OS map surveyed in 1844-7. Unfortunately, the barn has relatively recent unsympathetic additions.

ROF Chorley was established in the 1930's. The Hall was initially used as offices, but after the war was abandoned and marked for

demolition. The Ministry of Works recorded the building in 1954 in light of its planned demolition. However, this was never carried out and the building was listed in 1975. However, the outbuildings were not recorded at the same time and less is known about them. They are not listed in their own right, but they sit within the curtilage of a listed building. However, they were comprehensively altered for their use as offices, workshops and ancillary accommodation as part of the ROF site.

Proposal:

This report relates to two applications, Listed Building Consent (application no. 06/00450/LBC) and planning permission (application no. 06/00449/FUL) for a change of use application of the Hall to a domestic dwelling and alterations (including demolition of one chimney) to form a habitable layout, partial demolition of outbuilding, repair of Buckshaw Barn and formation of new access and associated landscaping. Regarding restoration of the hall much of this work has previously been approved by an earlier consent for shell repair. However, some work previously approved is altered and other work has been added to the scheme. The additional/revised work is shown in bold on the drawings.

Planning History:

03/00871/LBC: Application for Listed Building Consent to repair the shell of the building to make watertight, including removal of porch structure.
Permitted 31 October 2003

03/01200/FUL: External alterations, including repairs to make weatherproof and removal of porch structure.
Permitted 15 December 2003

Planning Policy: GN2: Royal Ordnance Site, Euxton
HT2: Alterations and Extensions to Listed Buildings
HT3: The Setting of Listed Buildings
HT4: Buildings at Risk
HT6: The Recording of Listed Buildings

Applicant's Case:

A document accompanies the application providing a justification for the proposed work to the outbuildings (which will be partially demolished) and outlines their known history.

The barn appears to have been used for some form of large-scale industrial operation, and has a substantial reinforced concrete floor at first floor supported on steel columns, with a heavy-duty steel lifting gantry over. Attached to the east side of the barn is a brick shed, originally open with a central brick pier with bull-nosed bricks on a stone plinth. The opening has been fully bricked in and a central partition divides the two offices. Overall the building is in poor condition and the alterations have a detrimental effect on its historic character.

The 'L' shaped buildings extend from the north west corner of the barn to form a 'U' shaped courtyard, and have undergone substantial unsympathetic alteration to fulfil their role as office and ancillary accommodation for ROF Chorley, to the extent that their original agricultural role is barely recognisable. Very little of their historic character remains and they are in a poor condition. Attached on the north elevation is a modern lean-to extension, crudely built with a Perspex and asbestos board roof, in a state of advanced dereliction and dangerous. A solid full width brick wall

exists between the barn and outbuildings, suggesting that the two structures may have been constructed independently.

It is proposed that the barn is retained and restored (the modern extension removed) to retain the historic setting to the north of the Hall, and provide ancillary space for the occupants of Buckshaw Hall, thereby reducing the need for future extensions to the Hall or new buildings within its curtilage. The retention of the barn will also provide a buffer between Buckshaw Hall and the wider development of Buckshaw Village to the north. The former open-shed will also be restored to create undercover storage.

With regards to the 'L' shaped outbuildings, the amount of work required to make them safe and usable cannot be justified. There are very few features remaining which give the building any historic character, and removal of all the negative features would require substantial rebuilding of the facades. Although conversion of these buildings to other uses has been considered, the plan form of the building does not lend itself well to economically viable alternative uses. Conversion to other uses such as workshop or office accommodation would not justify the quantity of work required to restore the buildings and might have a detrimental effect on the desired residential use of Buckshaw Hall. It is therefore proposed that the 'L' shaped outbuildings are removed.

Consultations:

Council's Conservation Officer

A remarkable number of the original features and fittings of the building have survived intact but the hall has long been on the English Heritage Register of Buildings at Risk and, in principle, its restoration is therefore to be welcomed.

Curtilage

After much debate about the historic setting of the hall the revised plans pay heed to evidence from old OS sheets that show the surroundings, providing for the restoration of a walled 'kitchen garden' and extended 'orchard area', with the benefit of open space beyond to complement the immediate setting of the house. The access arrangements, walling and railing boundary treatment are also satisfactory, along with the provision of hedging – all should be conditioned, along with further landscaping (shown notionally on plans). Removal of trees identified on plan is acceptable on basis of health of building and re-use.

Demolition of Barns

The retention of the barn nearest the house is to be welcomed. It will provide space for garaging/equipment storage/even stabling and thus avoid the need for new buildings around the hall. It will also serve as a visual buffer between the hall and the new estate to the north. This is all to the good, although its use should be tied to the hall.

The proposed alterations to the barn are sympathetic and informed by historical evidence. There is no objection to the demolition of the mono pitch, lean-to addition on the north elevation. The previously open sided shed to the east side is to be retained and restored.

Accepting partial demolition, conditions should be attached regarding submission of details.

Restoration of Hall

Much of this work has previously been approved by an earlier consent for shell repair. Much of the work described is uncontroversial and will safeguard/restore historic fabric. New material is to be limited and is generally carefully detailed.

English Heritage

The concern that English Heritage have identified originally was with regard to the setting of the grade II* listed building. Their understanding is that the Hall enjoyed a setting, which included an orchard or paddock on the east side and another adjacent area that may have been a kitchen garden. Although this land was altered unsympathetically in twentieth century development of the area, it is important that the opportunity of reclaiming the immediate setting of the building is taken. This should include sympathetic treatment of the boundaries using traditional treatments, and most importantly, allowing the building to 'breathe' in a way that helps to bridge the transition between new development and the older elements represented by the house and barn. With this in mind they recommend that historical evidence which has been recovered by map regression is used to recreate a sympathetic setting, and in particular that the area to the east which was part of the Hall's grounds are restored to it.

Buckshaw Hall is a building of great quality and historic importance, and these qualities could be eroded if its setting is not given the careful consideration it deserves.

Response to Amended Plans

In response to the amended plans English heritage state that the submitted landscape plan does satisfy the concerns English Heritage previously expressed about the setting of the Hall, but agreement on a detailed hard and soft landscaping scheme should be a condition of any listed building consent.

LCC Archaeology:

The Hall

The Hall was recorded by the Ministry of Works in 1954 and was the subject of further Archaeological and Architectural Analysis in 2001 (PRN 25127) by Richard K Morriss & Associates. It should, however, be noted that the nature, extent and whereabouts of this record has not been provided and subsequently Lancashire County Archaeology Service (LCAS) cannot make any determination as to whether it could constitute a definitive record of the building, or meets the usual building recording requirements set out in current English Heritage guidance (Understanding Historic Buildings: A guide to good practice, 2006). Richard Morriss's report concluded that the building was '*not only a fairly rare and intact example of a building of its status and period within the region, but one that has retained virtually all of its original plan form and much of its fabric in a relatively unaltered state*'. The report also stated that due to the parlous condition of the building that the report could only be considered '*an interim report and further work would be needed later in the form of a watching brief to assess those elements that are presently inaccessible*'.

The Barn and Outbuildings

The barn to the north of the Hall is shown on the 1st Edition OS map (Lancashire Sheet 77), surveyed 1844-7. The building is therefore of historical interest demonstrating changes in

agricultural economics and management in the changes in the building. The proposed development will have a significant effect on the historic character of the building and may result in the loss of some historic fabric.

The relatively recent additions to the barn are not considered of sufficient interest to merit preservation in situ. LCAS therefore has no objections to their removal from the site.

Previous comments made by LCAS in September 2003 with regard to an application to repair the shell of the building indicated that works to this building should be carried out under archaeological supervision, both in order to complete the recording of the standing building, to record any significant details which may be revealed when parts of the building are dismantled, to record construction and carpentry details which may be concealed within the frame and to identify areas of historic repair and inform the repair and conservation process. Any ground excavations, either for investigative purposes or to carry out restoration works should also be carried out under archaeological supervision.

Should the Local Planning Authority be minded to grant permission, LCAS would recommend that an archaeological record of the buildings be made, and that a condition should be attached requiring a programme of archaeological work has been implemented in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Response to Amended Plans

In response to the amended plans LCC Archaeology state that their comments remain the same, that recording of the Hall and barn need to be undertaken. Furthermore, an archaeological watching brief should be carried out during the building conversion works to record features of interest, as well as on any proposed below-ground disturbance.

County Env Directorate (Highways)

Have no objection to the proposal.

CBC Highways

Access from the new road running east from the roundabout must be at the agreed new position. The original and now redundant access will not be accepted for any access.

Lancashire County Ecologist

An Ecological Report and Bat Mitigation Method Statement have been submitted with the application.

The LCC Ecologist states that in their opinion, provided that the recommendations of the Method Statement provided by the Eric Bennett Consultancy are implemented in full, it seems unlikely that there will be a significant impact on the conservation status of the bat population.

Director of Streetscene, Neighbourhood and Environment

States that the building lies within 50m of a former landfill site (RO Tip 3). However, based on what is know about the site and due to

the nature of the fill the risk from landfill gas migration is considered low.

Society for the Protection of Ancient Buildings

With regards to the work associated with the listed building they do not wish to make any comments. However, they note the contents of the justification report where it mentions that the demolished outbuildings are to be replaced with a more sympathetic residential development...and would be the subject of a separate future planning application. This new development is slightly beyond the Society's general area of comment but they would hope that the setting of this proposed new building would be considered carefully so as to avoid impacting upon Buckshaw Hall.

South Ribble BC – Planning

Have no objections to the application.

Third Party

Representations:

None received

Assessment:

Royal Ordnance Site

Policy GN2 covers the Royal Ordnance Site and states that the development of the site should make provision for the retention and enhancement of the Listed Buildings and their settings. It is considered that the proposals comply with this policy as they will safeguard the building.

Impact on the Listed Building

It is considered that overall the proposals will safeguard and restore historic fabric of the building and secure the future of the building in line with policy HT2.

The Setting of the Listed Building

With regards to the buildings setting, it is considered that policy HT3 has also been complied with as the extended curtilage allowed for on the amended plans draws from historical evidence of the hall's original curtilage and will provide a buffer between the building and further development on the site.

Buildings at Risk

Policy HT4 states that the Council will seek to secure the preservation, repair and continued use of all Listed Buildings especially those considered to be at risk from neglect or decay. It is considered that use of the building as a single dwelling is the most appropriate use for the building and one that is most likely to retain the special architectural and historic interest of the building.

Building Recording

A condition will be applied to any permission regarding the recording of the property in line with policy HT6.

Trees

A tree preservation order has been placed on a number of trees forming a border between the Hall and outbuildings and Central Avenue, although it is accepted that four trees on the site will need to be removed. Three are very close to the property, while the root ingress of another is causing damage to the building. The Councils Conservation and Arboricultural Officers concur with this view.

Neighbour amenity

There are no issues surrounding neighbour amenity as the building currently has no surrounding development.

Conclusion: In summary, the proposals represent an opportunity to facilitate significant improvement to the historic fabric of this nationally important building and will secure its future. As such it is considered that both the planning and listed building consent applications should be approved subject to conditions.

As the application for listed building consent is for works to a Grade II* listed building the Council are required to notify the Secretary of State (Government Office for the North West) of the application.

However, the determination of the planning application should not precede the consideration of the listed building application. As that application has to be referred to Government Office, it is not possible to issue a decision at this time on the planning permission.

Recommendation Listed Building Consent Application (06/00450/LBC):

Based on the assessment made in the preceding report, it is recommended that the listed building consent be referred to the Government Office with the indication that the Development Control Committee resolved to grant listed building consent.

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 following submitted documents:

- Donald Insall & Associated drawing reference: BHC41001 RevC, BHC41006 RevB, BHC41002, BHC41003, BHC41009, BHC41010, BHC41203, BHC41204, BHC41205, BHC43205, BHC43206, BHC43209
- Justification for the Proposed Work to the Outbuildings (stamped 4th April 2006).

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

3. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the materials to be used for the infill panels and their fixing. These details shall include samples of the materials to be used.

Reason: In the interests of the character and appearance of the Listed Building.

4. The mix and form of wattle and daub used in repairs shall match the existing wattle and daub.

Reason: In the interests of the character and appearance of the Listed Building.

5. Before development commences, full details of the proposed rainwater goods, including the eaves detail, hoppers and fixings to be used on the buildings (with cross section drawings), 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 Listed Building.

6. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees

and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped and details of the French drain; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

8. The stone trough shall be retained as shown on plan BHC41001 RevC.

Reason: In the interests of character and appearance of the listed building.

9. Where the approved plans indicate that further investigation is required on site:

- a) full details of the methods of these proposed investigations shall be submitted to and approved in writing by the local planning authority before these investigations are undertaken; and
- b) details of the works proposed in these areas following investigation shall be submitted to and approved in writing by the local planning authority before these works are undertaken; and
- c) a programme or archaeological recording in respect of those area affected by the works proposed under b) shall be submitted to and approved in writing by the local planning authority before the works approved under b) are undertaken; and
- d) the programme of archaeological recording approved under c) shall be undertaken and a copy supplied to the local planning authority before completion of the development

unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the Listed Building.

10. Buckshaw Barn, shall only be used for purposes incidental to the enjoyment of Buckshaw Hall, including the parking of cars. The Barn shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HT3of the Adopted Chorley Borough Local Plan Review.

11. 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. Notwithstanding the General Permitted Development Order 1995 no additional openings (including rooflights) shall be formed in the hall or outbuildings without the express consent of 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.

12. Unless otherwise agreed in writing by the Local Planning Authority, 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.

13. 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 all buildings and building works, including boundary walls. 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.

14. All materials if/where required shall match in colour, form, texture and dimensions to those on the existing buildings, unless otherwise specified and agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

15. Notwithstanding any details already submitted, details of the construction of the subfloor (under the stone flags) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the Listed Building and in accordance with policy HT2 or the adopted Chorley Borough Local Plan Review.

16. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

17. The recommendations of the bat Mitigation Method Statement provided by the Eric Bennett Consultancy Ltd dated August 2006 shall be implemented in full, unless agreed otherwise in writing with the Local Planning Authority.

Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.

Recommendation Planning Application (06/00449/FUL):

With regards to the planning application it is therefore recommended that the determination of the planning application be delegated to officers pending the referral of the listed building application and that all matters arising be delegated to officers.

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 following submitted documents:

- Donald Insall & Associated drawing reference: BHC41001 RevC, BHC41006 RevB, BHC41002, BHC41003, BHC41009, BHC41010, BHC41203, BHC41204, BHC41205, BHC43205, BHC43206, BHC43209
- Justification for the Proposed Work to the Outbuildings (stamped 4th April 2006).

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

3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped and details of the French drain; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

5. Buckshaw Barn, shall only be used for purposes incidental to the enjoyment of Buckshaw Hall, including the parking of cars. The Barn shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HT3of the Adopted Chorley Borough Local Plan Review.

6. All materials if/where required shall match in colour, form, texture and dimensions to those on the existing buildings, unless otherwise specified and agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

7. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

8. The recommendations of the bat Mitigation Method Statement provided by the Eric Bennett Consultancy Ltd dated August 2006 shall be implemented in full, unless agreed otherwise in writing with the Local Planning Authority.

Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.
