

**Item 3L**                      **14/01304/LBC**

**Case Officer**              **Ian Heywood**

**Ward**                         **Pennine**

**Proposal**                    **Conversion of barn to residential use**

  

**Location**                    **Morris Farm**  
**Hollin Lane**  
**Heapey**  
**PR6 9DH**

  

**Applicant**                    **Mr Derek Smith**

**Consultation expiry:**    **3 February 2015**

**Decision due by:**        **11 March 2015**

**Recommendation**        **Permit Listed Building Consent**

#### **Executive Summary**

**The main issues to consider are whether the proposals accord with the policies contained within the current and emerging Local plan. For the reasons set out below it is considered that the proposals are consistent with the aims of the development plan and the Framework and represent a sustainable form of development within the Parish of Heapey.**

**Representations**

No representations have been received.

**Consultees**

<b>Consultee</b>	<b>Summary of Comments received</b>
Lancashire County Council Highways	No objections to the proposed development
Greater Manchester Ecology Unit	Conditions proposed
Lancashire County Council Archaeology	Condition proposed

#### Policy Position with regard to the emerging Chorley Local Plan 2012 – 2026

1. The Inspector has issued her Partial Report on her findings into the soundness of the Chorley Local Plan which is a material consideration in the consideration of any planning application.
2. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies & Travellers.
3. Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*
4. The Council accepted the Inspectors modifications for Development Control purposes at its Executive Committee on 21st November 2013 and as such the policies referred to below can be afforded significant weight.

#### **Description of the site**

5. The site is located within the rural Parish of Heapey, in the ‘Area of Open Countryside’ as defined in the Adopted Chorley Borough Local Plan Review (2003). It is situated approximately 330 metres south west of the rural hamlet of White Coppice and the conservation area of the same name.
6. The nearest neighbouring properties, apart from Morris Farm farmhouse which is in the ownership of the applicant, are both approximately 360 metres from the site at Warth Farm, White Coppice to the north west and Rough Lee Farm to the south west of the site.
7. The topography is set on a generally falling grade in a roughly south west to north east direction.
8. The site is accessed from Hollin Lane, a rural lane that leads from Higher House Lane to White Coppice, via a short, approximately 75 metre long, single track drive. All the aforementioned routes are generally set within cuttings lined by raised banks, mature native hedges and trees.
9. It comprises a traditional vernacular historic barn and a more modern single storey storage building that approximates in size to a domestic double garage, that sit within the curtilage of a 17th Century grade II\* listed farm house. The barn has been altered and extended throughout its life, with the majority constructed from local stone and later additions and repairs being constructed of brick. Other, more modern, agricultural style open fronted storage sheds are located to both the south and west of the site.
10. Farming operations continue on the site, essentially using the other more modern buildings as the subject of this application is no longer fit for purpose as it is not compatible with modern farming practices.
11. S.1(5)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines that buildings that were part of the land prior to 1 July 1948 and which are located within the curtilage of a building included on the list of buildings of historic interest compiled under the authority of the Secretary of State (i.e. the list of listed buildings now maintained by English Heritage) are to be included as a part of the listed building even where they are not physically attached to that building.
12. Annex 2 to the Framework defines listed buildings as ‘designated heritage assets’.

#### **Assessment**

##### Impact on the significance of a designated heritage asset

13. The relevant legislation is the Planning (Listed Buildings and Conservation Areas) Act 1990 hereafter referred to as the P(LBCA).

14. Paragraphs 66 and 72 of the P(LBCA) are relevant to the '*Special considerations affecting planning functions*'.  
Section 66 states:  
*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.*
- Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provision of sections 232, 233 and 235(1) of the principal act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.*
- Section 72 states:  
In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.  
The provisions referred to in subsection(1) are the planning acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953.
15. Pertinent Policies are: Adopted Central Lancashire Core Strategy (2012), Policy 16; Emerging Chorley Local Plan 2012 – 2026, Policy BNE8. Also of relevance is the National Planning Policy Framework, hereafter referred to as the Framework, Section 12.
16. Within the Framework paragraph 129 states that, 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'
17. Paragraph 132 states, 'When considering the impact of a proposed development 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'
18. The Adopted Central Lancashire Core Strategy (2012), policy 16 refers to Heritage Assets. This policy mirrors that given in the Framework and states that it seeks to, 'Protect and seek opportunities to enhance the historic environment, heritage assets and their setting by:  
a. *Safeguarding heritage assets from inappropriate development that would cause harm to their significances.*'
19. The emerging Chorley Local Plan 2012 – 2026, Policy BNE8 refers to the Protection and Enhancement of Heritage Assets. Essentially this policy mirrors the Framework. Paragraph b, states that, '*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: iii, The Conservation and, where appropriate. The enhancement of the setting of heritage assets.*'
20. The significance of the designated heritage asset, or the character and appearance of the listed building – the barn – is derived from its association to Morris Farm

farmhouse, i.e. the traditional farmstead layout, and the design and materials used in the principal elevations, i.e. those facing the access lane and which are seen in the same context as the farmhouse. It is also derived from the sylvan, rural, agrarian setting.

21. As such the removal of later additions and extensions is to be welcomed, particularly as they are to be replaced by structures and an extension of reduced scale that are of more sympathetic appearance and which use appropriate materials.
22. Consequently it is considered that the appearance of the barn building and the relationship to and setting of the listed farmhouse will be enhanced. It therefore follows that the proposed development achieves the aim of S.66 of the P(LBCA).
23. It is also considered that the significance of the designated heritage assets will be enhanced and that therefore the proposed development will accord with the Framework, Policy 16 of the Adopted Central Lancashire Core Strategy DPD (2012) and Policy BNE8 of the emerging Chorley Local plan 2012 – 2026.

#### **Overall Conclusion**

24. It is considered that the proposed development will accord with local and national policy in terms of heritage assets. Consequently the application is recommended for approval.

#### **Planning Policies**

25. 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 Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

#### **Planning History**

**Ref:** 84/00161/LBC **Decision:** REFFPP **Decision Date:** 22 May 1984  
**Description:** Application for listed building consent for conversion of barn to dwelling part demolition alterations extension to form porch and installation of septic tank

**Ref:** 84/00134/FUL **Decision:** REFFPP **Decision Date:** 22 May 1984  
**Description:** Conversion of barn to dwelling extension to form porch and installation of septic tank

### **Proposed Conditions**

<b>No.</b>	<b>Condition</b>
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p><b>Drawing: SD/14/152 Rev W Proposed S &amp; E Elevations Dated 11/01/2015</b>  <b>Drawing: SD/14/151 Rev W Proposed N &amp; W Elevations Dated 11/01/2015</b>  <b>Drawing: SD/14/154 Rev W Proposed GF Plans Dated 11/01/2015</b>  <b>Drawing: SD/14/153 Rev Proposed FF Plans Dated 07/12/2014</b>  <b>Drawing: SD/14/150 Rev Proposed Garage</b></p> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>
3.	<p>The development hereby permitted shall not commence unless and until samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality</i></p>
4.	<p>Before the commencement of any works, 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. All works undertaken on site should be strictly in accordance with the approved details.</p> <p><i>Reason: In the interests of the character and appearance of the building</i></p>
5.	<p>Prior to any works commencing details of the proposed fenestration (windows, doors and other joinery), to include full details at a scale of not less than 1:10 shall be submitted to and agreed in writing by the Local Planning Authority. All works shall then be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To maintain the integrity of the historic building</i></p>
6.	<p>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 (Chorley Council). Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.</p> <p><i>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building</i></p>