

APPLICATION REPORT – 20/00175/FULMAJ

Validation Date: 9 March 2020

Ward: Clayton East, Brindle And Hoghton

Type of Application: Major Full Planning

Proposal: Conversion of Great Barn (building 17) to wedding venue (sui generis) and ancillary use of outbuildings (buildings 1-16), including the flexible use of outbuildings within class E (E(a), E(b), E(c)(i), E(c)(ii) and E(g)(i). Reinstatement of building 5 and the temporary siting of portable toilets and catering facilities to rear of Great Barn.

Location: Great Barn Hoghton Tower Blackburn Old Road Hoghton Chorley PR5 0SH

Case Officer: Amy Aspinall

Applicant: de Hoghton Settled Estate - Lancashire Trust

Agent: Mr Richard Percy, Steven Abbott Associates LLP

Consultation expiry: 23 September 2020

Decision due by: 8 October 2021 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that planning permission is granted, subject to conditions.

SITE DESCRIPTION

2. The application relates to a group of buildings which are situated within the Hoghton Tower estate. Hoghton Tower itself is a grade I listed building and also a designated Historic Park and Garden (walled garden to Hoghton Tower). Within the same complex of buildings are the Coach house and Stables which are grade II listed and the Gate Piers which are grade II listed in their own right. The buildings subject of this planning application are the Great Barn, which is a grade I listed building, including its associated attached stables, and additional detached outbuildings. The Great Barn is a large agricultural building of late seventeenth century construction, which represents an exceptional example of vernacular agricultural architecture
3. The site is situated within the Green Belt, as defined by the Chorley Local Plan Policies Map.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for the change of use of the Great Barn to a wedding venue, including the ancillary use of existing outbuildings for this wedding use. In addition, flexible uses are also proposed for the outbuildings (1-16) to provide greater flexibility should they not be fully required for wedding purposes and to cater for any demands in the market / to attract businesses.
5. For the use of the Great Barn as a wedding venue, the main intervention would be the removal of a non-original mezzanine floor and other repair works as set out in the listed building consent application which mainly relate to essential repairs. To facilitate the use

of the Great Barn as a wedding venue, temporary facilities would be required in the form of portable toilets and catering trucks which would be sited outside of the building, to the rear. Should any works be required that have not been identified in the current applications, the necessary permission would need to be sought.

6. Building 5 is attached to the Great Barn and a portion of this building is in a dilapidated state. Extensive intervention and partial rebuilding is proposed.
7. The applicant considers that without a viable, beneficial use of the building they will not be able to either meet the very extensive costs involved in the essential repair works or to maintain the buildings in the long term. In addition, it is highlighted in the application that the repair works cannot all be carried out at the same time and that a phasing plan would need to be agreed.
8. This planning application is accompanied by a listed building consent application 20/00176/LBC
9. It should be noted that the application originally proposed the installation of a marquee within the Great Barn, however, this has been removed from the scheme.

REPRESENTATIONS

10. 2no. neighbour comments have been received. These are summarised below:
 - Both representations support the restoration of the building and investment.
 - Concern regarding impacts of noise generation and how it will be attenuated and managed
 - Already hear night-time noise, mainly live music from Hoghton Tower weddings and events

CONSULTATIONS

11. Lancashire County Council Highway Services: Have stated that they have no objection in principle but make a number of recommendations.
12. Regulatory Services - Environmental Health: No comments have been received.
13. Greater Manchester Ecology Unit: Recommend conditions.
14. Historic England: Advise that they are highly supportive of this application, which seeks to resolve current conservation concerns, and to secure the long term future of these buildings. Further information / clarification required. Some of which will need to be the subject of future applications.
15. Lancashire County Council Archaeology: Have no objection and recommend a condition to secure archaeological recording recommended.
16. SPAB: No comments have been received.
17. The Gardens Trust: No comments have been received.
18. Ancient Monuments Society: No comments have been received.
19. Twentieth Century Society: No comments have been received.
20. The Victorian Society: No comments have been received.
21. The Georgian Group: No comments have been received.
22. The Council For British Archaeology: No comments have been received.

23. Hoghton Parish Council: Have confirmed that they have no observations.

24. CIL Officers: Advise that the development is subject to the CIL Charge for 'All Other Uses' and Convenience Retail as listed in Chorley Council's CIL Charging Schedule.

PLANNING CONSIDERATIONS

Principle of the development

25. The application site is located within the Green Belt. The National Planning Policy Framework 2021 (The Framework) at section 13 confirms that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
26. Development will only be permitted within the Green Belt, in accordance with the Framework, if it is considered appropriate development or where very special circumstances can be demonstrated. The Framework confirms that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
27. The Framework at paragraphs 149 and 150 lists the certain forms of development which are not considered to be inappropriate development in the Green Belt, subject to specific tests as set out in the Framework.
28. The application includes the rebuilding of a portion of building number 5 which is in a dilapidated state. Whilst the buildings are named individually for the purposes of this application, building number 5 is part of a larger building. The Framework is clear that the construction of new buildings is inappropriate development in the Green Belt except where it satisfactorily accords with the exceptions. One of these exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Building number 5 would be rebuilt to its original state and would not be a disproportionate addition. This element of the proposal accords with exception (c).
29. The reuse of buildings in the Green Belt is acceptable under exception (d) of paragraph 150 and the proposed uses would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. Facilities such as car parks and pedestrian routes already exist in the Hoghton Tower estate and the application does not propose any additional built facilities to serve the proposed development. Portable toilet and catering unit facilities would be provided for the wedding use on a temporary basis, and this in itself would not be development. They would be sited within the courtyard which is encompassed by the existing buildings and would not harm openness. The openness of the Green Belt would be preserved and there would be no conflict with the purposes of the Green Belt, as set out at paragraph 138 of the Framework. The proposed development is not, therefore, inappropriate development in the Green Belt.
30. Flexible uses are also proposed for buildings 1-16 and whilst these constitute main town centre uses, the Framework at paragraph 89 is clear that sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. Whilst the application as a whole is a major development, the floor space of the proposed main town uses would be small-scale. The sequential test is not, therefore, required.
31. The principle of the development is considered to be acceptable, subject to other considerations as set out in this report.

Heritage

32. The Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) sets out the principle duty that a 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. Great weight and importance is attached to this duty.
33. The National Planning Policy Framework 2021 (The Framework) at Chapter 16 deals with conserving and enhancing the historic environment. It recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The following paragraphs contained therein are considered to be pertinent in this case:
34. The Framework at paragraph 197 states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
35. At paragraph 199 the Framework provides that 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
36. At paragraph 200 the Framework confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
37. Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
38. At paragraph 202 the Framework provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
39. 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.

40. Policy BNE8 (Protection and Enhancement of Heritage Assets) of the Chorley Local Plan 2012 - 2026 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.

41. 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.

42. The application seeks planning permission for the change of use of the Great Barn (building 17) to a wedding venue. This also includes the ancillary use of the buildings 1-16 for wedding venue purposes, although flexible uses for these buildings are also proposed dependant on the demands for their use in association with weddings and how viable this may be.

43. Building 5 is in a partial dilapidated state and requires extensive works with some rebuilding. In order to support the use of the Great Barn as a wedding venue, temporary facilities are proposed in the form of mobile toilets and catering units. The application identifies that these would be sited externally, adjacent to the northern elevation of the Great Barn.

44. Integral to the proposal is a number of essential repairs to the Great Barn and buildings 5-8. These are, however, covered in a separate application for listed building consent. For the other associated buildings, no works are proposed beyond the changes of use. It is acknowledged that consequential works may be required in order to facilitate the uses within the buildings, however, the necessary planning permission or listed building consent would be required at the relevant time and the application acknowledges this point.

45. The proposed development would ensure that the listed buildings are put into viable use and would secure the essential repairs and works necessary to sustain them into the future. Whilst extensive works are required to building 5, this is now inevitable due to its current deteriorated condition. The reinstatement of the building is a clear benefit and would prevent further fabric loss and loss of group value. Suitable planning conditions would secure a sympathetic reinstatement.
46. The proposal represents positive works for the Great Barn and its associated outbuildings and would also improve the overall setting of this group of buildings which form an important part of the Houghton Tower estate. Temporary toilet facilities and catering units are proposed externally to the northern side of the Great Barn. Whilst this would not be ideal in the long-term, it is a temporary solution which would facilitate a viable use and wider conservation benefits for the heritage assets.
47. When considering setting impacts of Houghton Tower, the Coach house and stables, and the gate piers, it is not considered the proposed development would be harmful to the historic setting; nor would it be harmful to the designated walled garden.
48. The Framework requires local planning authorities to consider the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation. It is considered that, subject to suitable conditions, the proposal would meet this objective and would accord with the provisions of policy BNE8 of the Chorley Local Plan and policy 16 of the Central Lancashire Core Strategy which both seek to sustain the significance of heritage assets.

Impact on neighbouring amenity

49. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
50. The application proposes to use the Great Barn and its associated buildings as a wedding venue. The estate itself is utilised as a heritage attraction with weddings already being hosted at Houghton Tower and various other events throughout the year. It already has a level of activity associated with it.
51. The application proposes to utilise the buildings first and foremost as a wedding venue but seeks flexibility on the uses of buildings 1-16 if they are not fully required for wedding purposes. The flexible uses fall within class E (E(a), E(b), E(c)(i), E(c)(ii) and E(g)(i)) and are typical main town centre uses.
52. Given the location of the site, neighbouring residential properties are some distance away from the Great Barn and associated buildings which are the subject of this application. At the time of report preparation two representations have been received from occupiers of 2 Long Barn Row and 6 Long Barn Row, which are situated some 300 metres from the Great Barn and beyond the railway line. These representations advise that they already experience issues with night-time noise from weddings and events, particularly live music, at Houghton Tower and are concerned that the situation would worsen with the proposed development. The representations seek assurances as to how noise would be managed and attenuated. It should be noted, however, that any existing issues are an Environmental Health matter and that residents should direct any noise complaints to them for investigation.
53. The application is not accompanied by a noise assessment and, therefore, the level of noise impact that would be associated with the proposed development is unknown, including the level of noise mitigation which may be required. It is also acknowledged that

typical mitigation solutions are not always appropriate or sympathetic to heritage buildings, in particular those of grade I listed status. It may well be the case that noise from music cannot be attenuated within the building envelope and that noise management is more appropriate i.e. time restrictions, sound limiters etc. Given the lack of technical data submitted with the application, it cannot be guaranteed that residents who live in the area would not hear such types of noise from the proposed development should the application be approved, given that two representations advise that they can hear noise. Despite the distances of neighbouring properties from the site, the potential for noise disturbance arising from the proposed use as a wedding venue is a shortfall of the scheme.

54. The application does, however, present a development which would not only secure a re-use of the building but also essential repairs and the reinstatement of building 5. These benefits are afforded substantial weight. Accordingly, in this particular case it is considered that the matter of noise could be dealt with by way of a condition which would secure the submission of a noise assessment, and, if deemed to be appropriate, mitigation and/or a noise management plan to ensure that any potential noise disturbance would not be to an unacceptable degree. This would apply only to the proposed development and would not seek to cover any existing uses at the Hoghton Tower estate.
55. The application also proposes flexible uses to the outbuildings, should they not be required for ancillary wedding use with the Great Barn. The uses would be relatively small scale given the size of the individual units and it is not considered that there would be any adverse harm to nearby residences or the amenities of the locality.
56. It is considered that the proposed development as a whole is a compatible form of development to the current uses at Hoghton Tower estate.

Highway safety

57. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.
58. The application does not propose any changes to the current access or parking arrangements at the site but seeks to utilise the existing facilities. Lancashire County Council Highway Services have assessed the application and advise that the existing parking provision is acceptable.
59. They do, however, request the provision of a layby along the internal access road of Hoghton Tower to a minimum of 15 metres long in order to accommodate a large wagon or 3 cars. LCC Highway Services advise that this is required to alleviate the queuing traffic on the exit road and for the four properties to access their dwellings when events are taking place. They also state that the access road to the Tower can only just accommodate two cars passing very slowly, but there is not sufficient width for a car and a wagon to pass.
60. The key concern with the requirement of a layby is the heritage status of Hoghton Tower which is grade I listed for its exceptional significance. It is set in a prominent and striking position within a designed landscape and the driveway frames the views of the Tower. It is not considered that the construction of a layby would be sympathetic to the principal entrance of the Tower. The applicant has confirmed that the existing wedding business at Hoghton Tower operates without large wagons and that deliveries are generally made by small delivery vans. They anticipate that this situation would remain for the proposed use and it is noted that LCC Highway Services confirm that two cars can

pass each other on the access road, thereby providing two-way traffic. Should there be a need for larger wagons to access the site, it is considered that the venue could control this to avoid event traffic. Although LCC Highway Services have requested a layby, the benefits of providing it in this case, are outweighed by the harm that it would cause to the heritage asset.

61. LCC Highway Services also request that the signage for the car park and one-way system are improved; and that improvements to the exit track are undertaken to encourage more vehicles to use it. It is considered that this is a reasonable request and that this could be secured by way of a condition.

Impact on ecological interests

62. Policy BNE9 (Biodiversity and Nature Conservation) of the Chorley Local Plan 2012 – 2026 stipulates that Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced; and that priority will be given to, among other things, protecting, safeguarding and enhancing habitats for European, nationally and locally important species. In addition, the policy states that development must adhere to the provisions which includes: where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, the developer will be expected to carry out all necessary surveys in the first instance; planning applications must then be accompanied by a survey assessing the presence of such habitats/species and, where appropriate, make provision for their needs.

63. Policy BNE11 (Species Protection) of the Chorley Local Plan 2012 – 2026 stipulates that planning permission will not be granted for development which would have an adverse effect on a priority species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a priority species planning conditions or agreements will be used to:

- a) Facilitate the survival of the individual species affected;
- b) Reduce the disturbance to a minimum; and
- c) Provide adequate alternative habitats to sustain the viability of the local population of that species.

64. The application is accompanied by a bat and barn owl survey and ecological survey which have been assessed by the Council's appointed ecologist at Greater Manchester Ecology Unit. The survey confirms the detection of 21 bat roost positions including 17 day roosts and 1 bat access / satellite roost used by three bat species (common pipistrelle, soprano pipistrelle and brown long-eared) at buildings 9, 11, 12, 14, 15 and 17 and 3 positions used by a brown long-eared maternity roost at building 17 (The Great Barn). The majority of roosts were present in building 17 (The Great Barn).

65. The Habitats Directive is imposed through the Conservation of Habitats and Species Regulations 2019 and all species of bats are European Protected Species under these regulations. The Regulations protect individual bats from killing, injury or disturbance and also protects their habitats, in this case the roost, even if the bat is not present in it at the time.

66. If a protected species is known to be present on site and impacted upon by the proposed development, which is the case here, a European Protected Species licence from Natural England would be required. Under the Habitats Directive a degradation licence may be applied for if certain criteria relating to maintenance of favourable conservation status, no satisfactory alternative and reasons of overriding public interest are satisfied.

67. This sets out the three derogation tests which must be considered, particularly having regard to how likely that Natural England would grant a licence.

68. Test 1 - Regulation 53(2) (e) states: a licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public

interest (IROPI) including those of a social or economic nature and beneficial consequences of primary importance for the environment”.

69. Test 2 - Regulation 53(9) (a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”,
70. Test 3 - Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.”
71. In respect of the first test, the proposed development would secure the re-use of the building but also essential repairs and reinstatement part of the building which is in a dilapidated state and of serious conservation concern. The significance of the building is expressed in its designation as grade I listed and is of national importance. The proposed development would bring significant heritage benefits which are of primary importance and would enable the heritage asset to be enjoyed by future generations. It is considered that the first test is satisfied.
72. The second test is satisfied as there is no other alternative but to secure a reuse of the building and the essential repairs and reinstatement which are necessary and are of serious conservation concern. The alternative is to ‘do nothing’ and this would put the heritage asset at further risk.
73. In terms of the third test, the ecological report submitted with the application proposes a mitigation strategy at section 5.4. This is a complex strategy to reflect the number, type and species roosting in the buildings and would need to be carried out under a Natural England licence. The mitigation strategy includes prescriptive measures for each roost type which include meetings between ecologist and principle contractor, tool box talks, specific timings of works, provision of alternate roost boxes within the trees of on the site, supervision of works by an ECoW, use of one way exclusion gates, and provision of new roosting features into the renovations. Greater Manchester Ecology Unit advise that if the mitigation measures are followed then there should not be a detrimental impact on the favourable conservation status of bats in this area, as a result of the works proposed in this application. The mitigation strategy and/or licence could be secured by way of condition. It is considered that the third test is passed.
74. During the surveys, no evidence of barn owls was identified, however, two jackdaw nests were present. A suitability worded condition to avoid the nesting season would be appropriate, in addition to the requirement to provide bird nesting opportunities elsewhere.
75. Subject to conditions, it is considered that the proposed development accords with policies BNE9 and BNE11 of the Chorley Local Plan 2012 – 2026.

CONCLUSION

76. The proposed development accords with the relevant exceptions of paragraph 149 and 150 of the National Planning Policy Framework and is not, therefore, inappropriate development in the Green Belt.
77. Houghton Tower is one of the most significant country houses in the county, with the Great Barn exhibiting a high level of constructional and architectural finesse, making it a highly important example of this building typology. The importance of the buildings is expressed in their designations as grade I listed buildings which are of national importance. The re-use of the Great Barn and associated buildings would bring forward considerable conservation benefit which would help sustain the significance of the historic buildings which form an important part of the Houghton Tower estate. The proposed development would enhance the special interest of the designated heritage assets and the works are adequately justified in conservation terms. Taking proposals as a whole, the benefits accrued means the application meets the duty to preserve.

78. Protected species are presented in the buildings, however, the three tests of derogation are passed and appropriate mitigation to maintain their favourable conservation status could be secured and implemented through a Natural England licence.
79. Whilst it is not possible to meet all of the requirements of Lancashire County Council Highway Service, in particular the provision of a layby along the principal internal road to leading up to the Tower, it is not considered that the proposed development would be detrimental to highway safety.
80. Neighbouring properties are some distance from the Great Barn, however, two representations have been received which raise concerns regarding noise from music at the proposed wedding venue, and also noise from events at Hoghton Tower. A technical noise assessment is absent from the application; however, it is considered that potential noise impacts could be controlled by condition.
81. The proposed development would deliver substantial benefits for the listed buildings and the application is recommended for approval, subject to conditions.

Suggested conditions

82. To follow.

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.

RELEVANT HISTORY OF THE SITE

Ref: 75/00571/FUL **Decision:** WDN **Decision Date:** 14 January 1976
Description: Garage, Coach-House and Store

Ref: 76/00447/FUL **Decision:** PERFPP **Decision Date:** 5 October 1976
Description: Application for renewal of 5/5/8820. Use of Hoghton Tower as Licensed Restaurant, Banqueting Suite and Conference Centre

Ref: 82/00303/FUL **Decision:** WDN **Decision Date:** 15 March 1984
Description: Widening the central doorway in the west gable

Ref: 83/00651/COU **Decision:** PERFPP **Decision Date:** 20 December 1983
Description: Change of use of walled garden to car park

Ref: 83/00652/LBC **Decision:** PERFPP **Decision Date:** 6 February 1984
Description: Change of use of walled garden to car park

Ref: 98/00805/LBC **Decision:** WDN **Decision Date:** 4 March 1999
Description: Listed building application for the partial demolition including removal of roof and first floor walls to attached cottage and stables to east part of Great Barn

Ref: 01/00230/LBC **Decision:** PERLBC **Decision Date:** 20 June 2001
Description: Application for listed building consent to dismantle part of roof and upper walls

Ref: 05/00091/LBC **Decision:** PERLBC **Decision Date:** 22 March 2005
Description: Rebuilding of existing stone three flue chimney stack on 'East Wing'

Ref: 06/00292/LBC **Decision:** WDN **Decision Date:** 21 June 2006
Description: Change of use of existing disused stable block to visitor reception/shop etc

Ref: 06/00293/COU **Decision:** PERFPP **Decision Date:** 2 August 2006
Description: Change of use of existing disused stable block to visitor reception/shop etc

Ref: 06/00319/LBC **Decision:** PERLBC **Decision Date:** 8 May 2006
Description: Retrospective application for emergency repairs to two separate three flue chimney stack on ridge line of south wing

Ref: 07/01141/LBC **Decision:** PERLBC **Decision Date:** 14 December 2007
Description: Retrospective application for emergency repair/rebuilding one flue chimney stack and lead repairs to behind single flue chimney stack on west range and repairs and minor rebuilding to two single chimney stacks on south wing

Ref: 09/00091/LBC **Decision:** WDN **Decision Date:** 5 September 2013
Description: Listed building consent for rebuilding and restoration of semi-derelict stables and loose boxes to the north of the Great Barn for use as a multi-purpose commercial/exhibition space, including toilet provision and disabled facilities

Ref: 09/00092/FUL **Decision:** WDN **Decision Date:** 5 September 2013
Description: Rebuilding and restoration of semi-derelict stables and loose boxes to the north of the Great Barn for use as a multi-purpose commercial/exhibition space, including toilet provision and disabled facilities

Ref: 10/00589/FUL **Decision:** PERFPP **Decision Date:** 4 October 2010
Description: Change of use on the north wing from single dwelling to holiday accommodation

Ref: 10/00622/LBC **Decision:** PERLBC **Decision Date:** 4 October 2010
Description: Conversion of the north wing from a single dwelling to holiday accommodation including internal alterations

Ref: 20/00176/LBC **Decision:** PCO **Decision Date:** Pending
Description: Conversion of Great Barn (building 17) and ancillary buildings (buildings 5-8), including associated repair and restoration works

Ref: 20/00972/LBC **Decision:** PERLBC **Decision Date:** 24 November 2020
Description: Application for listed building consent for repairs to the roof of the Victorian extension to replace the lead roof finish with a liquid applied membrane system