

---

**ITEM 3b - 20/00175/FULMAJ – The Great Barn Hoghton Tower, Blackburn Old Road**

**The recommendation remains as per the original report.**

**The following consultee responses have been received:**

Regulatory Services - Environmental Health

No objections have been raised. The Environmental Health Officer advises that that careful consideration should be given to the lighting scheme as no specific detail have been provided, to prevent nuisance from artificial light.

In respect of noise they advise that they do not consider this to be a significant issue due to the location of the site and that no noise complaints have been received in relation to events at Hoghton Tower. Notwithstanding this, and based on the two objections received, they advise that the assessment of noise levels and management is useful.

### **Typographical error**

The original report contains an error in the ecological section at paragraphs 65. 68. 69 and 70. The reference to the Habitats Regulations should be 2017 (as amended) and not 2019 as stated. In addition, the regulation for the three tests is 53 and not 55 as stated. This does not have any impact upon the assessment of bats; and the tests are passed.

**The following conditions are recommended:**

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 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

*Reason: For the avoidance of doubt and in the interests of proper planning*

Title	Plan Ref	Received On
Proposed door and window details Buildings 5 to 8	11B	26 October 2020
Proposed repairs to Building 5 to 8 Elevations	07 B	26 October 2020
Proposed repairs to Building 5 to 8 and the Great Barn (Building 17) Plans	05 B	26 October 2020
Proposed roof details Buildings 5 to 8	12	26 October 2020
Proposed repairs to Buildings 5 to 8 Sections showing new floor and roof construction	13	26 October 2020
Proposed repairs to Great Barn (Building 17) Elevations	06	20 February 2020
Existing Elevations Great Barn Building 17	02	20 February 2020
Existing Elevations buildings 9 to 16	04	20 February 2020
Existing plans buildings 1 to 17	01	20 February 2020

3. Except where specified in any condition below, the works shall take place in conformity with the submitted documentation:

- Document Buildings 5 to 8 associated with The Great Barn at Hoghton Tower 'Specification of materials and workmanship for conservation and repairs' dated September 2020 and received by the Local Planning Authority on 26th October 2020
- Schedule of Essential repairs received by the Local Planning Authority on 20th February 2020.

*Reason: For the avoidance of doubt.*

4. No works shall commence until the following has been submitted to the Local Planning Authority:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development go ahead: or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license

*Reason: Due to the known presence of bats and their roosts.*

5. No works shall commence until a mitigation strategy for bats, which shall be informed by up-to-date bat surveys has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved mitigation strategy.

*Reason: To provide adequate mitigation for bats which are a protected species; and to avoid detrimental impacts on the favourable conservation status of bats in this area, as a result of the works proposed.*

6. No works shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

*Reason: To ensure and safeguard the investigation and recording of matters archaeological/historical importance associated with the development.*

7. The use of the Great Barn (building 17) as a wedding venue shall not commence until a noise assessment has been submitted to and approved in writing by the Local Planning Authority. This shall include any recommendations for acoustic mitigation and/or a noise management plan.

The use of the Great Barn as a wedding venue shall only operate in accordance with the approved details.

*Reason: This information is necessary in the interests of preventing adverse impacts of noise disturbance to neighbouring residential properties from the use as a wedding venue.*

8. Notwithstanding any detail shown on the submitted plans, prior to the installation of any external lighting associated with the development hereby approved, a scheme for the

provision of external lighting together with a lighting assessment shall be submitted to and approved in writing by the Local Planning Authority.

This shall include a plan to show the location of the lighting and full details of the design, materials, size, technical specifications and illuminance.

The scheme shall also be accompanied by full details to include the following:

a) to identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) to demonstrate how and where external lighting will be installed to ensure that any external lighting does not disturb or prevent the bats from using their territory or having access to their breeding sites and resting places.

The lighting scheme shall only be implemented in accordance with the approved details.

*Reason: This information is required to ensure that the lighting scheme is designed so that it does not adversely affect bats, which are known to be present and are a protected species. The information is also required to ensure that the lighting scheme is sympathetic to the sensitive heritage setting and rural location.*

9. No works that would affect habitats suitable for use by nesting birds shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and that appropriate measures put in place to protect nesting bird interests on site.

*Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).*

10. The use of the Great Barn (building 17) as a wedding venue shall not commence until a scheme for improvements to traffic signage for the car park and one-way system has been submitted to and approved in writing by the Local Planning Authority . The approved signage scheme shall be implemented in full prior to the first use of the Great Barn as a wedding venue.

*Reason: To encourage vehicles to use the one-way system.*

11. The use of the Great Barn (building 17) as a wedding venue shall not commence until a scheme for improvements to the surfacing of the exit track have been submitted to and approved in writing. The surfacing implements shall be implemented in full prior to the first use of the Great Barn as a wedding venue.

*Reason: Improvements to the surfacing of the exit track are required to encourage more vehicles to use it.*

12. Where replacement external facing and roofing materials are required (specifically masonry and roof slates) and cannot be salvaged from the site, full details shall be submitted to and approved in writing by the Local Planning Authority, and samples shall be provided on site. The works shall be carried out only in accordance with the approved details, unless any variation is subsequently agreed in writing by the Local Planning Authority.

*Reason: To ensure that the materials are sympathetic to the heritage asset.*

13. Prior to its use for each required area, full details of the proposed mortar shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details, unless any variation is subsequently agreed in writing by the Local Planning Authority.

*Reason: To ensure that the materials are sympathetic to the heritage asset.*

14. Notwithstanding any detail on the approved plans, planning permission is not granted for the erection of a marquee within the Great Barn.

*Reason: For the avoidance of any doubt as this was removed from the scheme.*

15. Prior to the provision of any guard / handrail to the external steps, full details shall be submitted to and approved in writing by the Local Planning Authority. The guard / handrail shall be provided only in accordance with the approved details.

*Reason: To ensure that such details are sympathetic to the heritage asset.*

16. Notwithstanding any details shown on the submitted plans, door DG4 on the Great Barn (building 17) as indicated on drawing number 05B shall only be provided in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that the details are sympathetic to the heritage asset.*