

<b>Agenda Item</b> A6	<b>Committee Date</b> 27 <sup>th</sup> June 2016	<b>Application Number</b> 16/00399/LB
<b>Application Site</b> Whittington Farm Main Street Whittington Carnforth	<b>Proposal</b> Listed building application for internal and external alterations to facilitate the change of use of barn to a mixed use comprising of a dwelling and shop/tearoom and removal of the site entrance walls.	
<b>Name of Applicant</b> Mr Edward Mackereth	<b>Name of Agent</b> Mrs Lisa Allison	
<b>Decision Target Date</b> Time extension agreed until 30 <sup>th</sup> June 2016	<b>Reason For Delay</b> Committee Cycle	
<b>Case Officer</b>	Mr Mark Potts	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

## **1.0 The Site and its Surroundings**

- 1.1 The wider site, its surroundings and the buildings are as described in the accompanying planning application, 16/00397/OUT, which also appears on this Planning Committee Agenda.
- 1.2 The proposal is located off Main Street in Whittington, adjacent to Wayside which is a Grade II listed farmhouse constructed of sandstone rubble and a slate roof of two storeys in height, with gable chimneys. The barn to be converted to a tearoom/café is Grade II listed (curtilage listed as part of Wayside). With the other barn and boundary walls also curtilage listed as they would have been ancillary to the Grade II listed Farmhouse Wayside.

## **2.0 The Proposal**

- 2.1 The proposed development involves internal and external alterations to a barn that is Grade II listed (by virtue of being curtilage listed) associated with Wayside, which the current barn links too. Works are proposed to a rather dilapidated barn which is principally used for the storage of farm machinery. The proposal is to convert this barn to a shop on the ground floor with a tea rooms on the 1<sup>st</sup> floor. The proposal seeks to include windows on the ground and first floor, and a sliding door would be replaced by a timber and glazed insertion. Internally a 1<sup>st</sup> floor would be installed together with a new staircase and re-roofing.
- 2.2 The scheme also proposes the conversion of a redundant barn (which the view of officers is curtilage listed associated with Wayside) to a 3 bedroom home, and whilst this would be a conversion, there would in essence be a complete rebuild together with the provision of a new roof, raising the existing building roofline by circa 2.5 metres.
- 2.3 To facilitate access there will be amendments to the current wall that abuts the highway of which is deemed to be curtilage listed, with approximately 20 metres taken down however replaced to allow access to be facilitated and the required visibility splays achieved.

### **3.0 Site History**

3.1 The planning history is noted within the full application and there are no historic heritage-related applications that are of relevance.

### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory and non-statutory consultees:

<b>Consultee</b>	<b>Response</b>
<b>Lancashire Archaeology Service</b>	<b>No Objection</b> , recommend a planning condition regarding archaeological recording and analysis.
<b>Historic England</b>	Not necessary for Historic England to be consulted.
<b>Conservation Officer</b>	<b>No objection</b> , subject to conditions concerning building materials.

### **5.0 Neighbour Representations**

5.1 No comments have been received during the statutory consultation period.

### **6.0 Principal National and Development Plan Policies**

#### **6.1 National Planning Policy Framework**

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 14). The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraphs 129, 131, 132 and 134 – Heritage and Conservation

#### **6.2 Development Management DPD**

Policy DM30 – Development Affecting Listed Buildings  
Policy DM31 – Development affecting Conservation Areas  
Policy DM32 – The setting of Designated Heritage Assets  
Policy DM34 – Archaeology

### **7.0 Comment and Analysis**

7.1 The NPPF states that when considering the impact of a proposed development on the significance of a designed heritage asset, great weight should be given to the assets conservation. Similarly, the local planning authority in exercising its planning function should have regard to s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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”*. Paragraph 132 of the NPPF seeks to express the statutory presumption set out in S66(1) of the 1990 Act. How the presumption is applied is covered in the following paragraphs of the NPPF, though it is clear that the presumption is to avoid harm. The exercise is still one of planning judgment but it must be informed by the need to give special weight to the desirability to preserve the heritage asset.

7.2 The conversion of the barn to a shop and tearoom is considered to represent a good re-use of this building which has fallen into a state of disrepair (which contains an asbestos cladded roof) and subject to materials being agreed can be supported by officers. As noted in paragraph 2.2 there will be some re-building required in relation to the 3 bedroom barn conversion which has sought to incorporate agricultural features well but there was some concern regarding glazing adjacent to the front door and this has since been amended. It is considered appropriate to condition that this is a

like for like replacement of materials and precise details and methods for repair/re-building works can be controlled by condition. Development proposals should only be supported to listed buildings where they would not harm the significance of the heritage asset and it is considered that the development proposals (barn conversions and amendments to the existing walling) are complimentary to the existing historic buildings, and whilst the proposals will alter the character of the heritage asset and will lead to some minor loss, such loss is not considered substantial. An archaeological building recording condition is necessary to ensure an appropriate historic record is secured which helps in understanding how agricultural practices have changed over time. Precise construction and finish details can also be controlled by condition, such as details of the re-pointing of the buildings and precise details of new windows and doors. Given the listed status of the development, conditions are considered necessary to safeguard and preserve features of special architectural or historic interest that the building possesses.

## **8.0 Planning Obligations**

8.1 There are no planning obligations to consider as part of this application.

## **9.0 Conclusions**

9.1 The conversion of the listed barn to a tearoom/shop would assist in the re-use of an existing dilapidated barn, and the conversion/rebuild of the barn to a three bedroom property has been designed, that the setting and appearance of the buildings would not be undermined or lead to substantial harm to the significance of the heritage asset. The proposals are considered compliant with Policy DM30 and DM31 of the Development Management DPD and Section 12 of the NPPF. On this basis, Members are advised that this listed building application can be supported.

## **Recommendation**

That Listed Building Consent **BE GRANTED** subject to the following conditions:

1. Standard 3 year timescale
2. Development in accordance with approved plans – list
3. Materials (including finishes and colours) –
  - stone (including mortar, pointing and coursing);
  - windows and doors
  - roof (including trims and soffits);
  - surfacing treatments
  - re-use of stone wall materials and samples of new stone/slate to be agreed.
4. Details –
  - window and door setbacks;
  - stone panel joint finishes;
  - floor edge trims;
  - rainwater goods;
  - roofing detail;
5. Programme of archaeological work
6. Hours of demolition, construction and fit-out, including associated deliveries (Mon to Fri 0800-1800 and Sat 0800-1400 only)

## **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

In accordance with the above legislation, the City Council can confirm the following:  
Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

## **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

## **Background Papers**

None.