

**TITLE: APPLICATION 2005/526 & 2005/569LBC  
CONVERSION OF AGRICULTURAL BUILDINGS TO FIVE DWELLINGS  
AND ASSOCIATED OUTBUILDINGS  
COCK HALL, OFF WATER STREET, WHITWORTH**

**TO/ON: DEVELOPMENT CONTROL COMMITTEE - 7 FEBRUARY 2006**

**BY: TEAM MANAGER DEVELOPMENT CONTROL**

**APPLICANT : RURAL BUSINESS HOMES LTD**

**DETERMINATION EXPIRY DATE : 2/11/05 & 1/12/05**

### **Human Rights**

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights: -

#### **Article 8**

The right to respect for private and family life, home and correspondence.

#### **Article 1 of Protocol 1**

The right of peaceful enjoyment of possessions and protection of property.

### **Background**

These applications were first reported to the meeting of Committee on 10 January 2006, with the comments of the Rossendale Civic Trust appearing on the Late Items Up-Date Report, having been received after the report appearing on the main agenda had been prepared. Committee deferred decision on the applications. The report which appears below now incorporates the comments of Rossendale Civic Trust.

Since 10 January the applicant has met with 13 or so residents who had expressed concern about the impact the proposed development would have upon the unadopted length of highway between Hall Fold and the drive to Cock Hall Farm, the width, surface-material and condition of which is variable and in places poor.

The applicant has written indicating that the present owner of the complex of buildings at Cock Hall Farm, and his successors in title, "have a right (but not an obligation) to repair the road, as do the householders".

In an effort to address the concerns of the neighbours in respect of this road, the applicant has investigated what it would cost to improve it from the point where the cobbled area outside Barnside Cottages ceases to the point at which the drive up to Cock Hall Farm is presently gated, for a width of 4m (except where restricted to less than this by the bounding properties), in the following manner : infill pot-holes, prepare a well-compacted granular foundation and lay-down a 60mm base-course and 20mm wearing course of tarmac.

Having costed this work, the applicant writes :

*"We would propose that this work is undertaken before the houses at Cock Hall are first occupied.....[and] would suggest that the requirement for this work be recorded through an extra condition."*

As previously, the planning application is recommended for approval subject to a condition which is designed to ensure construction vehicles associated with conversion of the buildings at Cock Hall Farm do not do harm to the length of highway (and sewers/services running beneath it) between the drive and Hall Street; see Condition 3. I envisaged that this would secure in-filling of the pot-holes and laying-down of at least part of the granular foundation now within the work costed-up prior to commencement of works to the buildings and again upon their completion. It remains my view, that this condition should be imposed.

That the applicant is willing for a condition to be imposed which goes beyond this and will secure tarmacing of a length of unadopted highway prior to first occupation of the proposed houses is to be welcomed. An additional condition is recommended to ensure this work is undertaken, worded as follows :

#### Condition 12

Prior to first occupation of any of the dwellings hereby permitted the length of highway extending from the point the cobbled area outside Barnside Cottages ceases to the point at which the drive up to Cock Hall Farm is presently gated shall have been improved in accordance with the specification set out in Rural Business Homes letter of 26/1/06, unless the Local Planning Authority has first agreed in writing to any variation.

*Reason: In the interests of highway safety and to safeguard the amenities of nearby residents, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*

#### Site

The complex of buildings at Cock Hall Farm is situated in the open countryside rising to the west of the settlement of Whitworth and is reached by means of narrow/poorly-surfaced highways and a private drive of approx 400m in length. The complex comprises of the following buildings :

The Existing Farmhouse - A building of 19<sup>th</sup> century, stone/slate construction, which is occupied and forms no part of this proposal.

The Old Farmhouse - A Grade II listed building, this 2-storey building has most recently been used for agricultural purposes. Constructed in the late 17<sup>th</sup>/early 18<sup>th</sup> century, with stone walls and a flag-roof, it is in the style of gentry-housing. Although presently screened by a later lean-to, the front door and ground-floor mullioned-windows are deeply recessed and decoratively chamfered. A particularly important internal feature is the painted decoration remaining in a ground-floor front-room (bearing the date 1664). The building does not appear so complete when viewed

from the rear, part of the rear roof-plane of corrugated-sheeting, a gable bulging out and the 2-storey rear projection roofless.

The Cottages - A Grade II listed building, this double-ridged 2-storey building may have its origins in a 17<sup>th</sup> century house but in the 18<sup>th</sup> century appears to have been altered/extended to create (at different times) 2 and then 3 dwellings, with a part built into the hillside. The roof of that section of the building built into the hillside is in a state of collapse, whilst the other gable has moved and now exhibits a couple of long cracks, with a porch on the rear having also moved and parted company with the host-building.

Four Agricultural Buildings - Varying greatly in age/design/materials/condition, these buildings all have the appearance of having been erected for agricultural purposes :-

1. The most northerly of them is an open-sided shed of (relatively) modern construction and is in a ruinous state.
2. The most easterly (Barn A) is of 1-storey construction and, being built into the hillside, appears to have gone through a number of partial re-builds since construction in the first half of the 19<sup>th</sup> century. The southern half of it remains in agricultural use and has a gable of blockwork construction, with a rear wall and roof clad with corrugated sheeting.
3. The most central (Barn B) was likewise erected in the first half of the 19<sup>th</sup> century. Originally of 2-storey construction, with stone walls and a flag-roof, the building suffered collapse around 1990, the eastern half now being used as a dog-kennels, with the appearance of a 1-storey building with a mono-pitch roof, and the western half ceasing to be usable, little of the gable remaining and nothing of its rear wall or roof.
4. The most southerly of these buildings (Barn C) has the largest footprint of any of them, is being put to the greatest use and appears to be in the best physical condition. The modern lean-to, of approx 150sq m, is still used for lambing and cattle-housing. The other part is used for agricultural storage and is of two builds, both of stone construction, the earliest being late 18<sup>th</sup>/early 19<sup>th</sup> century.

The buildings making-up this architecturaaly interesting Pennine farmstead are in such a poor and deteriorating condition they have been included on English Heritage's 'Register of Buildings at Risk'. This tightly-knit cluster of buildings are on slightly different levels, the stone walls and areas of cobble/stone-flag adding to the overall character of the group - as too does the small watercourse (in part culverted) that runs through the complex and the handful of mature trees within and immediately bounding it.

The drive leading up to the complex is a public footpath and continues through the complex, the view from it being of a group of un-used/ under-used buildings of architectural/historical interest that are in a state of decline in physical and visual amenity terms. The complex is not clearly delineated from the surrounding open land by walls or hedges. As viewed from the settlement of Whitworth the modern lean-to on Barn C, and a couple of nearby metal storage containers, detract somewhat from the character and appearance of the 'traditional' buildings to be seen on the hillside.

### **Proposal**

Planning permission/listed building consent is sought to :

1. Return the Old Farmhouse to use as a 3-bedroomed dwelling, entailing principally : removal of the modern lean-to; corrugated-sheeting on the rear roof-plane replaced with stone-flags; the 2-storey rear projection similarly re-

- roofed; and the important early decorated plasterwork inside recorded and safeguarded.
2. Restore the Cottages as two dwellings, one having 2 bedrooms and the other 3, entailing principally : re-building of that section of the building in a state of collapse to slightly greater dimensions; re-building a substantial part of the gable at the other end of the building, incorporating an additional opening; insertion of an additional window in the front elevation where localised re-building would in any case be required; and re-building of the rear porch.
  3. Convert Barn C into a dwelling, entailing principally : removal of the modern lean-to; reduction in the size of another addition to leave it in a form enabling it to function as a garage; and conversion to a 4-bedroomed dwelling in a form that retains the existing wagon-openings.
  4. Restore/re-build Barn B as a 3-bedroomed dwelling, entailing re-creation of a 2-storey building of the scale and appearance of that which stood until partial collapse of the building around 1990.
  5. Restore that half of Barn A of traditional design and materials as a double-garage for use by occupiers of Barn B and demolition of that half constructed of blockwork/corrugated-sheeting.
  6. Demolition the most northerly of the existing agricultural buildings, which is of modern construction and in a ruinous state, and erection in its place of an open-fronted shed, of 6m x 11m x 3m in height, to mimic an agricultural building but provide parking for 3 cars/ storage space for rubbish bins, etc for occupiers of 2 of the dwellings.
  7. Improve the areas immediately surrounding the buildings, using traditional materials, to provide access/parking for occupiers of the existing and proposed dwellings, to retain the existing public footpath and to bound gardens.
  8. Improve the drive by which the complex is accessed by construction of bays to enable vehicles to pass each other at points along its length.
  9. Installation of a biodisc or similar foul-sewage treatment system to serve the proposed development.

As originally submitted the planning application also sought permission to erect 20m to the north-east side of Barn A a new agricultural building (to measure 16.4m x 27.6m x 4.95m in height). It has now been deleted from the proposal.

In support of the applications the applicant advises that :

- The buildings are un-used/little used. In any case, they are not suited to the modern needs of agriculture (in terms of efficient working and animal welfare).
- There is no prospect of agricultural need/use arresting the deterioration of these buildings, which is continuing. Nor is there any reasonable prospect of securing conversion of these buildings to other than residential use given their isolated location and the high cost of undertaking a sensitive scheme of restoration/conversion. Indeed, the costs which will be incurred in returning the Old Farmhouse and The Cottages to residential use require cross-subsidy from creation of the two dwellings resulting from restoration/conversion of Barn B and C. Barns A-C, though not listed buildings in their own right, are of sufficient architectural/historic interest to require treatment as part of an overall scheme.
- The scheme provides for the sympathetic restoration/conversion of the complex of buildings and has had regard to the following documents submitted with the application : 1) an appraisal of the historical & architectural significance of the buildings; & 2) a structural appraisal of the buildings.

### **Consultation Responses**

LCC(ARCHAEOLOGY) advises that, even in their current poor state, this complex of buildings is of sufficient archaeological interest to merit recording prior to the proposed works.

LCC(HIGHWAYS) recommends refusal of the proposal on sustainability and road safety grounds, the proposed development being in an isolated position/distance from the nearest public transport route and likely to significantly increase the traffic on an existing sub-standard road network.

RBC(DRAINAGE) recommends that a condition be imposed requiring submission of details of the intended surface-water drainage arrangements, the gardens of dwellings fronting The Hedgerows having in the past flooded as a result of run-off from land at Cock Hall Farm.

UNITED UTILITIES has no objection to the proposal; it advises that the site is not presently served by a water main or public sewer.

WHITWORTH TOWN COUNCIL objects to the proposal on the grounds that it contravenes the District Plan and relates to Green Belt.

CPRE advises that :

1. These applications relate to some of the oldest listed buildings in Whitworth and is Green Belt.
2. Though not in a very safe condition, both the Old Farmhouse and The Cottages are capable of conversion back to a dwelling.
3. The modern farm buildings/sheds should be demolished and replaced by buildings more in-keeping with the listed buildings.
4. Under no circumstances should there be any modern housing or modern materials used on this valuable historical site.
5. Access could be a problem, the complex reached via narrow, un-paved lanes which serve for part of their length as a public footpath.

ROSSENDALE CIVIC TRUST, in a lengthy letter, advises that it wishes to neither raise objection to the applications nor offer its support.

In short, it has arrived at this view for the following reasons. On the one hand, the sensitive restoration of the Old Farmhouse and The Cottages, being Listed Buildings, would be welcome. Despite their dilapidated state, they are “vernacular structures with delightful if minor details...telling the story of the area’s development over a period of 400 years”. On the other hand, it has a doubt about whether the applicant will have the money, time and skill to rescue these Listed Buildings (even with the ‘enabling development’ presented by conversion of the Barns), fearing there will be a level of re-build/alteration that will ultimately result in their de-listing. Furthermore, residential use of the Barns will entail extensive reconstruction of buildings which are not Listed Buildings in their own right, and are in a remote/unsustainable location that is Green Belt, at a time of housing-oversupply within the borough.

### **Notification Responses**

Four letters have been received from local residents.

Two of the letters express support for the proposal. One states that the complex of buildings at Cock Hall Farm has been an eyesore for many years and, the new

agricultural building having now been deleted from the proposal, they are very much in favour of what is now proposed. The other states that there is no objection in principle to the proposal and acknowledges that there is little chance of the two derelict buildings which are individually listed being saved without some 'enabling development' such is their state of dilapidation and the care/cost which their sensitive restoration will entail. However, concern is expressed about the scale of the 'enabling development' proposed, most particularly the scale of the works proposed for Barn B, there being a presumption against the erection of a new dwelling in the Green Belt unless there are exceptional circumstances. If permission is to be granted they consider that the access should be improved by the provision of passing-places rather than widened for its full length, trees within the complex should be retained/safeguarded, and 'permitted development' rights should be removed to prevent future developments by residents that will erode the historic character of the farmstead.

Two of the letters express objection. One objection relates solely to the traffic/access arrangements; it is said that the additional traffic generated by the development will erode the quality of life of residents of Hall Fold, a single-track road which already suffers from congestion/hazard in the vicinity of the Infant School. The other letter expresses a wider range of concerns, most particularly about : whether the traffic associated with the proposed development will damage land drains; the adequacy of other infrastructure in the area to support further dwellings; harm to historic drystone-walls/vegetation/wildlife; harm to the outlook of residents; and loss of property value.

An 18-name petition has also been received from Hall Fold residents, objecting to the proposal due to the traffic/access arrangements during the construction-stage and subsequently.

### **Development Plan Policies**

#### Rossendale District Local Plan (Adopted 1995)

- DS5 - Outside Urban Boundary & Green Belt
- C6 - Re-use of Rural Buildings
- HP2 - Listed Buildings
- DC1 - Development Control
- DC2 - Landscaping

#### Joint Lancashire Structure Plan (Adopted 2005)

- Policy 1 - General Policy
- Policy 2 - Green Belts
- Policy 7 - Parking
- Policy 12 - Housing Provision
- Policy 20 - Lancashire's Landscapes
- Policy 21 - Lancashire's Natural & Man-Made Heritage

### **Other Material Planning Considerations**

- PPS1 - Sustainable Development
- PPS7 - Rural Areas
- PPS9 - Biodiversity & Geological Conservation
- PPG13 - Transport
- PPG15 - Historic Environment
- PPG16 - Archaeology

RSS for the North West

### **Planning Issues**

In dealing with these applications there is undoubtedly a tension between different planks of both national and local planning policy. On the one hand, the architectural/historic interest of this group of traditional buildings is such that it is incumbent on the Council to seek to ensure their retention, which is only possible if a use can be found for them that will generate the income to secure their sympathetic conversion. On the other hand, since adoption of the new Structure Plan in March 2005 there is an issue of housing over-supply, resulting in the enforce of a policy of restraint on proposals that create new dwellings. Additionally, in this case, the site lies within Green Belt (wherein there is a presumption against allowing the erection of new dwellings except in very special circumstances) and it is not well served in terms of access/public transport.

The Council's Housing Position Statement accepts the contention that the Council will over-shoot its housing allocation unless the circumstances in which permissions are now granted are limited to those set out in its Housing Position Statement :

*"Applications for residential development in Rossendale will be refused, on housing land supply grounds, in all but the following limited circumstances:*

- a) In any location where the proposal is a like for like replacement of an existing residential dwelling resulting in no net gain in dwelling numbers and which conforms to relevant policies of the development plan and other material considerations; or*
- b) The proposal will positively contribute to the urban regeneration of the Bacup, Stacksteads and Britannia Housing Market Renewal Initiative areas or the Rawtenstall Town Centre Masterplan (Area Action Plan); and*
- c) The proposal will not harm the character of the adjoining areas such as conservation areas and the setting of listed buildings; and*
- d) The proposal will assist the regeneration of the site; and*
- e) The proposal meets an identified local housing need."*

The applications will result in the creation of five dwellings which do not accord with the criteria of the Housing Position Statement. However, I am mindful that this policy of restraint was adopted in light of Policy 12 of the new Structure Plan and within its supporting statement of justification it states :

*"Where there is a significant oversupply of housing permissions, planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable or special needs housing or form a key element within a mixed use regeneration project....Districts may identify, through the Local Plan/Local Development Framework process, other circumstances where it may be appropriate to approve residential development in a situation of housing over-supply, such as conservation benefits of maintaining an existing building worthy of retention."*

In my view a new use needs to be found for this complex of buildings such is their heritage interest and the poor prospects of agricultural use serving to maintain them. In the case of the Old Farmhouse and The Cottages reversion back to residential use will provide for the most sympathetic means of securing their sympathetic restoration/conversion.

The heritage case for allowing conversion of Barn C to a dwelling is also, in my view, sufficiently telling to warrant an exception to the policy of housing restraint. It was not built for residential use, nor has it previously been used as such. However, it is so close to the above buildings its (continued) agricultural use would detract unacceptably from the amenities their residential occupiers could reasonably expect, and it is of a size and physical condition that its conversion to a dwelling will neither require its extension or significant re-building.

Looked at in isolation, the case for allowing creation of a dwelling within Barn B is not so clear-cut in terms of either Housing policy or Green Belt policy. I say this as its creation will require a greater scale of re-building. Approximately half of the external walls of the resulting dwelling will have been re-built, together with the whole of the roof structure. However, a number of things can be said in favour of this element of the proposed scheme. Firstly, it can be said that it is so close to the other buildings to become dwellings its present appearance and (continued) agricultural use would detract unacceptably from the amenities their residential occupiers could reasonably expect. Secondly, I have no reason to doubt the Applicant when they state that an additional dwelling is required to cross-subsidise the restoration/ conversion of the Old Farmhouse and The Cottages, and I consider it preferable that this is achieved by way of re-build of this building to the scale and appearance it had until 1990. Accordingly, I consider the case to have been made for permitting/consenting to the works proposed for this barn.

The greatest of care will need to be taken to ensure that the works proceed in a manner which retains the maximum amount of the existing fabric of the buildings being converted. Conditions are recommended to ensure that the methods and materials used for these works are appropriate, as too will be the ancillary buildings and hard- and soft-landscaping being proposed. Additionally, it is considered appropriate to withdraw the 'permitted development' rights occupiers of the proposed dwellings would otherwise be able to exercise and could erode the character and appearance of this Pennine farmstead.

The reservations expressed by the Highway Authority and local residents about the adequacy of the proposed access, particularly for use by lorries during the works, are ones with which I have sympathy. However, I do not consider the car-traffic likely to be generated by the resulting dwellings will cause such detriment to highway safety or the amenities of residents of Hall Fold as to warrant a refusal.

### **Conclusion**

I consider that this proposal represents the best (and possibly last) opportunity of saving this architecturally interesting and historically important group of buildings.

In my view the planning permission and listed building consent should be granted. The conditions recommended have been framed to ensure the works are begun sooner than is ordinarily required (to limit the likelihood of further deterioration of the buildings) and to ensure a greater degree of control over the extent and form of the works than is ordinarily required (in order that as much of the existing fabric of the



buildings is retained and newly-incorporated materials and methods of working are appropriate).

### **Recommendation**

That planning permission be granted subject to the following conditions :

1. The development hereby permitted shall be begun before 31 December 2007.  
*Reason : To avoid further significant deterioration of buildings of heritage interest and to accord with Section 51 of the Planning and Compulsory Purchase Act 2004.*
2. No works (other than those agreed with the Local Planning Authority in accordance with the Mason Gillibrand Method Statement of 28/11/05) shall take place until the applicant, or their agent or successors in title, has secured the making of a record of the buildings within the application site. 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 the record shall be submitted to the Local Planning Authority. *Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*
3. Prior to the commencement of development a scheme/timetable shall be submitted to and approved in writing by the Local Planning Authority in respect of the passing- places to be provided at points along the drive (for use by construction vehicles and future residents) and the measures to be taken to ensure construction vehicles do not do harm to the length of highway (and sewers/services running beneath it) between the said drive and Hall Street. *Reason: In the interests of highway safety and to safeguard the amenities of nearby residents, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*
4. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays. *Reason: To safeguard the amenities of nearby residential properties, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*
5. The permission hereby granted does not imply or grant approval for any works of demolition and rebuilding of the buildings being converted to dwellings and to Barn A beyond those indicated on the approved drawings/in the report of Blackett-Ord of May 2005, unless otherwise first agreed in writing by the Local Planning Authority. *Reason : To define the permission and to prevent inappropriate loss of fabric/rebuilding of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*
6. Notwithstanding any details shown on/in the submitted plan(s)/ specification(s), the development hereby permitted shall not commence until full details/samples of the colour, form and texture of materials to be

incorporated in the existing buildings and to be used in the construction of the proposed building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved materials and methods. *Reason : To protect the character and appearance of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*

7. No development shall take place until a scheme of landscaping/boundary treatment 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, together with details of walls/fences to be erected to bound gardens &/or the site; and detail any changes of ground level or landform. *Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*
8. All hard-surfaced areas/walls/fences forming part of the approved scheme of landscaping/boundary treatment shall be completed prior to occupation of the dwelling to which they relate/are nearest, unless otherwise agreed in writing with the Local Planning Authority. All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following substantial completion of the building to which they relate/are nearest. Any trees or plants in the approved scheme of landscaping 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 interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to H), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any outbuilding or incidental development undertaken (other than those expressly authorised by this permission). *Reason : To protect the character and appearance of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*
10. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented. *Reason: To secure proper drainage and to prevent flooding, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*
11. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and

approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details. *Reason: To ensure proper drainage and prevent pollution, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*

12. Prior to first occupation of any of the dwellings hereby permitted the length of highway extending from the point the cobbled area outside Barnside Cottages ceases to the point at which the drive up to Cock Hall Farm is presently gated shall have been improved in accordance with the specification set out in Rural Business Homes letter of 26/1/06, unless the Local Planning Authority has first agreed in writing to any variation.

*Reason: In the interests of highway safety and to safeguard the amenities of nearby residents, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.*

#### Notes for Applicant

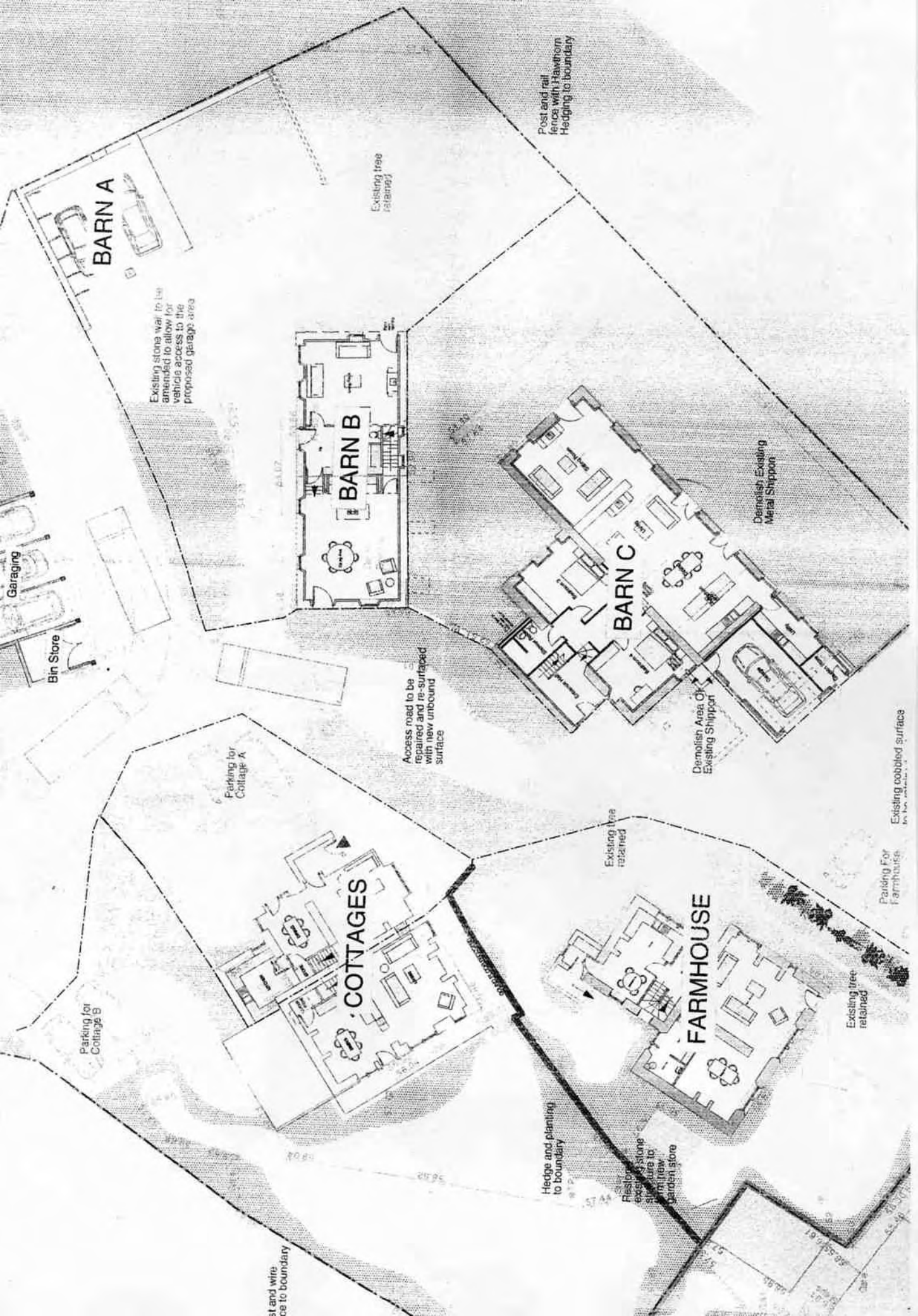
1. Under the Highways Act 1980 Section 184, the County Council as Highway Authority must specify the works to be carried out within the highway. Only the Highway Authority, or a contractor approved by the Highway Authority, can carry out these works. Therefore before any such works can start you must contact the LCC Environment Directorate, quoting the planning application number.
2. A public footpath runs through the application site. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
3. You are advised that there is a separate Listed Building Consent relating to the proposed works (Application No 2005/569).
4. Specifications and a list of archaeological contractors for appropriate archaeological works can be obtained from the Lancashire Archaeology Service, Lancashire County Council, Environment Directorate, PO Box 9, Guild House, Cross Street, Preston, PR1 8RD.
5. Bats and barn owls are protected species under the Wildlife and Countryside Act 1981. It is an offence to kill or injure protected species or their young, to intentionally damage, destroy or obstruct their places of shelter. You are advised to employ a suitably qualified person to carry out a full survey of the buildings before commencing any work to establish whether barn owls or bats are present. Even if no evidence of such use is found within the buildings the works should be undertaken with due diligence. Further details on such qualified persons and measures that would need to be taken in the event of barn owls or bats being present can be gained from Lancashire Wildlife Trust, Cuerden Park Wildlife Centre, Shady Lane, Bamber Bridge, Preston, PR5 6AU.

#### **Recommendation**

That listed building consent be granted subject to the following conditions :

1. The development hereby consented to shall be begun before 31 December 2007. *Reason : To avoid further significant deterioration of buildings of heritage interest and to accord with Section 51 of the Planning and Compulsory Purchase Act 2004.*
2. The consent hereby granted does not imply or grant approval for any works of demolition and rebuilding of the buildings being converted to dwellings and to Barn A beyond those indicated on the approved drawings/in the report of Blackett-Ord of May 2005, unless otherwise first agreed in writing by the Local Planning Authority. Furthermore, the manner in which the decorative plasterwork in the Old Farmhouse will be recorded, protected and preserved shall be dealt with in the manner set out in the Mason Gillibrand Method Statement of 28/11/05. *Reason : To define the consent and to prevent inappropriate loss of fabric/rebuilding of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*
3. Notwithstanding any details shown on/in the submitted plan(s)/ specification(s), the development hereby consented to shall not commence until full details/samples of the colour, form and texture of materials to be incorporated in the existing buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved materials and methods. *Reason : To protect the character and appearance of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*
4. 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. *Reason : To protect the character and appearance of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*
5. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used. *Reason : To protect the character and appearance of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*
6. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the buildings shall have been submitted to and been approved in writing by the Local Planning Authority. *Reason : To protect the character and appearance of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*
7. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the remedial repair and re-pointing of the existing stonework. The required details shall include the method for maintaining the existing stonework in situ and include the method

of 'raking out' the existing joints, the type of mortar to be used and the finished profile of the pointing. *Reason : To protect the character and appearance of buildings of heritage interest, in accordance with Policy HP2 of the adopted Rossendale District Local Plan.*



BARN A

BARN B

BARN C

COTTAGES

FARMHOUSE

Post and rail fence with Hawthorn Hedging to boundary

Existing tree retained

Existing stone wall to be amended to allow for vehicle access to the proposed garage area

Demolish Existing Metal Shippoon

Access road to be repaired and re-surfaced with new unbound surface

Demolish Area of Existing Shippoon

Existing cobbled surface

Existing tree retained

Parking For Farmhouse

Existing tree retained

Hedge and planting to boundary

Restore existing stone structure to support new garden store

Post and wire fence to boundary

Garaging

Bin Store

Parking for Cottage A

Parking for Cottage B