

DELEGATED REPORT

Report by Helen Leach	Date of report: 22/11/2023	Ref: 69803/LBC
Registration: 26/06/2023	LDFC: 11/08/2023	Expiry Date: 21/08/2023
Site Visit: 20/07/2023	Site Notice: 20/07/2023	Press Date: 20/07/2023
Objections: 0	Con Area: N/A	Adv Type: ALB
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: LBAL

Proposal: Listed building consent for conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling

Location: Barrack Fold Farm, Knowsley Road, Ainsworth, Bolton, BL2 5PU

Description

The site is located within a farm complex located within the Green Belt and in the West Pennine Moors area of landscape value. The site can be accessed from Arthur Lane and Knowsley Road. The farm complex consists of a number of buildings.

To the east of the access from Knowsley Road is the Grade II listed farmhouse. It is constructed from a mix of materials including stone, slate and brick. This building dates back to circa 1631 and was damaged by fire several years ago. The listed building has been restored and extended in accordance with planning permission 53450. As part of the permission (53450), there is an extant consent for a garage on the land to the west of the farmhouse.

Opposite the listed building are the barn, hay barn, parlour and lean-to, which form one large building and is Grade II listed. The barn dates to the late 18th/early 19th century and is constructed from stone and slate, as is the hay barn. There is a single storey extension to the barn, which is constructed from red brick as is the parlour. This barn has a consent to conversion to residential use, which has been implemented.

There is a agricultural building, which is located to the north of the barn, hay barn, parlour and lean to and on the perimeter of the site. The agricultural building is constructed from blockwork within a portal frame building. There is a hardstanding between the grade II listed barn and the agricultural building. This building has a consent for conversion of a dwelling under planning reference 69436.

To the west of the farmhouse, there is a parking area (which has an extant consent for a garage), a agricultural building and a stables building. The existing agricultural building is constructed from stone base with timber boarding above and a profile metal roof. The stables building is located to the west of the agricultural building and is constructed from painted breezeblock with a profile metal sheet roof.

The proposed development involves the conversion of an existing barn to 4 dwellings and the replacement of a stables building with 1 dwelling.

The proposed development would utilise existing openings on the existing barn and would be subdivided to form 4 dwellings.

The existing stables building is located to the west of the site and would be demolished and replaced with a proposed bungalow. The proposed bungalow would be constructed from stone and slate.

The site would be accessed from Knowsley Road via a private access and passing places would be provided.

Relevant Planning History

53188 - Conversion of an existing barn into a single dwelling; Detached garage at Barrack Fold Farm, Arthur Lane, Ainsworth. Approved with conditions - 17 November 2010.

53450 - Demolition of two storey side extension (east & west); Renovation and conservation of the building fabric; Erection of two storey extension to rear; Two storey extension to side (west) & single storey extension to side (east) at Barrack Fold Farm, Arthur Lane, Ainsworth. Approved with conditions - 7 February 2011

53451 - Listed Building Consent for demolition of two storey side extensions (east & west); Renovation & conservation of the building fabric; Erection of two storey extension to rear; Two storey extension to side (west) & single storey extension to side (east) at Barrack Fold Farm, Arthur Lane, Ainsworth. Approved with conditions - 7 February 2011

54216 - Non-material amendment following grant of planning permission 53450 to form independent stud partition with dry lining to cover original fireplace in kitchen area at Barrack Fold Farm, Arthur Lane, Radcliffe. Approved with conditions - 16 August 2011.

56565 - Listed building consent for conversion of existing barn into a single dwelling and construction of a detached garage at Barrack Fold Farm, Arthur Lane, Ainsworth. Approved with conditions - 25 September 2013

69436 - Prior approval for the change of use from agricultural building to dwellinghouse at Barrack Fold Farm, Arthur Lane, Ainsworth. Prior approval required and granted - 3 May 2023.

69803 - Conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling at Barrack Fold Farm, Arthur Lane, Ainsworth. Received - 26 June 2023.

69945 - Variation of condition 2 (approved plans) on 53450: to refer to replacement proposed site plan showing amended siting of detached garage (Drawing ref: 23/1301/201) at Barrack Fold Farm, Knowsley Road, Ainsworth. Received - 27 July 2023.

Publicity

The neighbouring properties were notified by means of a letter on 13 July 2023 and a press notice was published in the Bury Times on 20 July 2023. Site notices were posted on 20 July 2023.

There has been no response.

Statutory/Non-Statutory Consultations

Conservation Officer - No objections.

Listed buildings - National Amenity Societies - No response.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions.

Unitary Development Plan and Policies

OL1/1	Designation of Green Belt
OL7/2	West Pennine Moors
EN9/1	Special Landscape Areas
EN2/3	Listed Buildings

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant

policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Impact upon listed building - The existing barn and the existing dwelling (Barrack Fold Farm) are Grade II listed buildings. The barn has an extant consent to be converted into a single dwelling (53188 and 56565). Works have commenced on these consents but have not been completed.

Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed

includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 199 states 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.

A structural appraisal was submitted as part of the listed building consent application. The report concludes that the barn, hay barn, lean to and parlour are structurally capable of conversion and that the works required would not put at risk the structural integrity of the building.

There are no historic fixtures or fittings remaining in the barn that would add to its heritage significance and the roof timbers are not historic.

The barns' heritage significance is drawn mainly from its age, form and layout as a 17th century farmstead.

The proposed development would involve the provision of additional openings in the barn, which consist of one door and one window at ground floor level to the rear elevation and a new porch entrance to the west gable. There would be an extension to the shippon which is an early 20th century extension. The existing roller shutters to the north and south elevations would be replaced with glazing which would create a better aesthetic experience and better preserve the significance of the barn.

Whilst the plans for the proposed development indicate that the windows and doors would be uPVC, the planning consent (53188 and 56565) for the conversion of the barn was clear that timber or aluminium windows should be used. The use of aluminium or timber will be secured by a condition.

The Conservation Officer has no objections, subject to the inclusion of conditions relating to

Therefore, the significance of the barn would be preserved and its legibility maintained. The proposal would not represent less than substantial harm requiring the justification of public benefit (paragraph 202 of the National Planning Policy Framework) and would comply with adopted UDP policy EN2/3 - Listed Buildings and paragraph 197 National Planning Policy Framework.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than the expiration of three years

beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 This decision relates to drawings numbered 23/1283/100, 23/1283/101, 23/1283/112, 23/1283/113, 23/1283/162B, 23/1283/163B, 23/1283/201, 23/1283/202, 23/1283/203, 23/1283/212, 23/1283/213, 23/1283/262B, 23/1283/263B, M693/BFF/LAND/01 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 A sample panel of brickwork and mortar, demonstrating the colour, texture, face bond and pointing, not less than 1 sq.m in size, shall be erected on site for inspection, and approval in writing, by the Local Planning Authority prior to the commencement of the development. Samples of the roofing materials shall also be made available for inspection on site. Thereafter the development shall be constructed in the approved materials and manner of construction.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 Prior to commencement of works, a notice of intent to start the works hereby approved, including a timetable schedule of the works, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved timetabled schedule.
Reason - To ensure that the development is carried out in accordance with the approved plans, to protect the fabric of a listed structure/building during implementation and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.
- 5 Detailed drawings of the window frames at no less than 1:20 scale, including the materials shall be submitted to and first approved in writing by the Local Planning Authority before any development is commenced.
Reason. To ensure a satisfactory form of development pursuant to Policy EN2/3 - Listed Buildings of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 22/11/2023			