

## Applications Recommended for Approval

**APP/2017/0454  
and APP/2017/0455**

Cliviger and Worsthorne ward

Full Planning Application and Listed Building Consent

Convert barn to two dwellings and shippon to one dwelling (APP/2017/0454)

Carry out external and internal alterations for the conversion of barn to two dwellings and shippon to one dwelling (APP/2017/0455)

ROWLEY FARM ROWLEY LANE

### **Background:**

The proposals relates to a large two storey barn and single storey shippon at Rowley Farm which is set within the rural area between Burnley and Worsthorne, accessed from Rowley Lane off Brunshaw Road. Also accessed off Rowley Lane and to the south side of the farm is a public picnic area and fishing lake. Rowley is a small historic rural farmstead which comprises Rowley Hall (dated 1593 is Grade II listed and replaced by an ancient farmstead), Rowley Farmhouse which appears to have been the Home Farm for Rowley Hall (built late 18<sup>th</sup> Century with 19<sup>th</sup> Century alterations), Rowley Cottage (not listed), Coach House and Stables (converted to two dwellings, not listed but regarded as curtilage listed buildings) and the application buildings, a large two storey stone barn and single storey stone shippon within the farmyard of Rowley Farm.

South elevation of Barn



View of west gable and public footpath (along track)



The barn is interrupted on its south elevation by a timber building that would be demolished, The track on the north side of the barn is the route of Public Footpath No. 2 (Worsthorne with Hurstwood) and forms the access to the Coach House and Stables. The date of the barn and shippon are not known but in the case of the barn, this could be as early as 1850 and in the case of the shippon, this may be a similar age and may have been built prior to the barn. The buildings are not included in the statutory list of listed buildings but by reason of their position with the farmyard and historic association with Rowley Farm, they should be regarded as Curtilage Listed Buildings which gives them the same protection as a statutory listed building. As a result of this, permission is also sought for listed building consent.

Shippon – south elevation



Shippon – east elevation

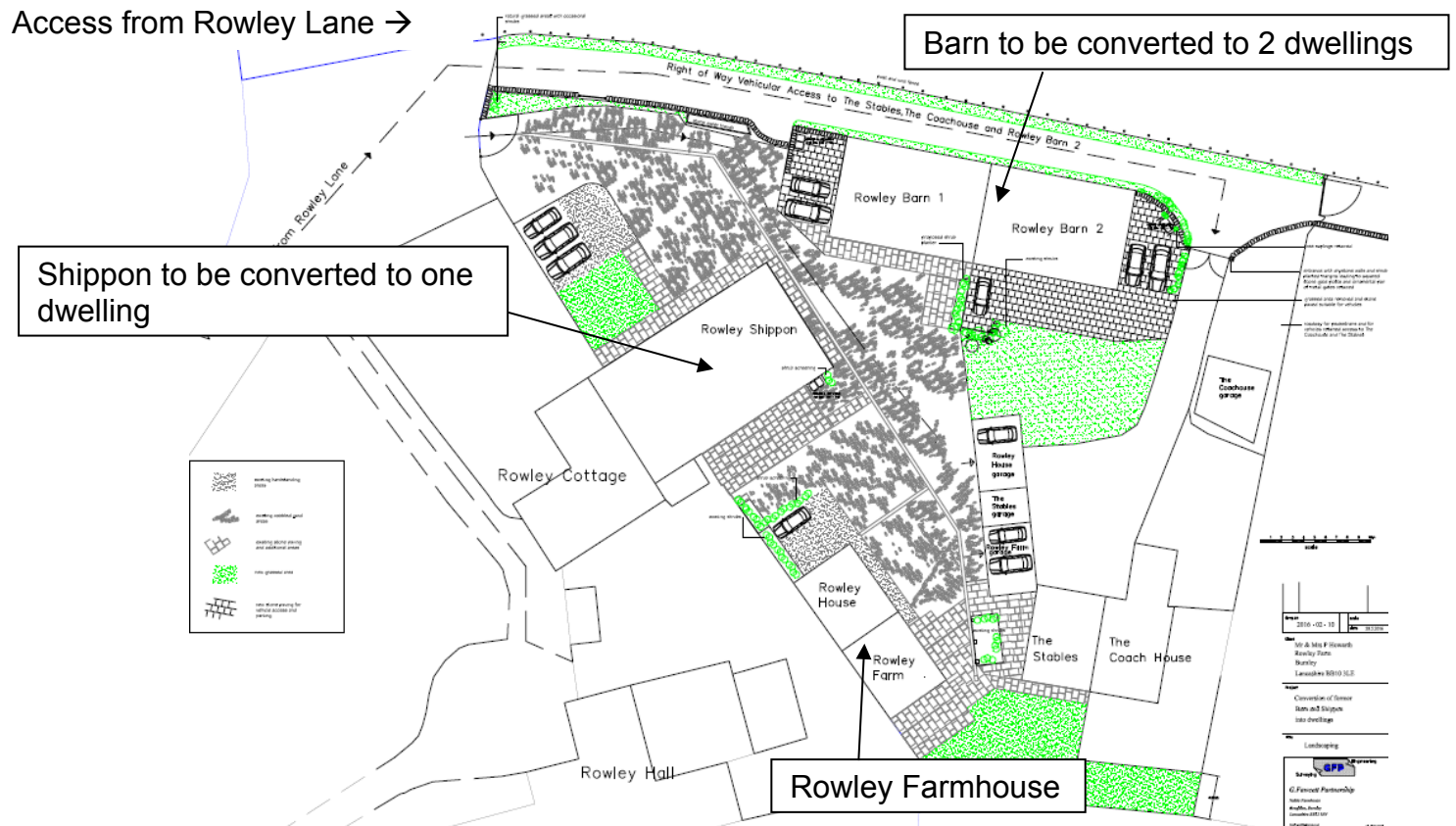


The shippon previously had a stone slate pitched roof which was reduced to a flat roof after a fire in 1991. The west wall of the shippon is attached to the gable wall of Rowley Cottage.

The proposals are to carry out internal and external alterations to facilitate the conversion of these buildings to residential use. The larger barn would be sub-divided to form two dwellings whilst the smaller shippon would be a single dwelling.

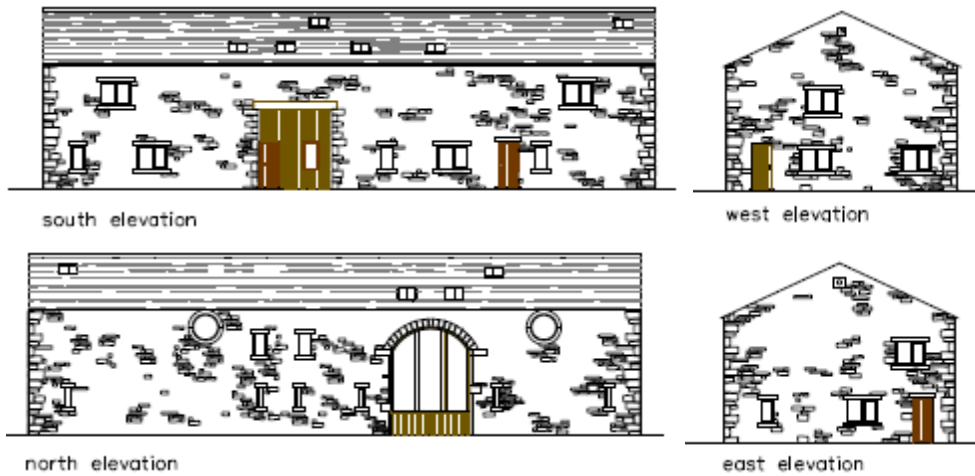
Proposed Site Plan

Access from Rowley Lane →



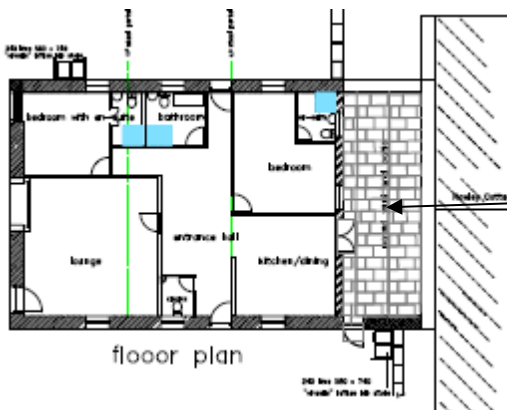
The conversion of the larger barn would involve removing the timber panelling on part of its southern elevation and infilling with matching stone and replacing the existing

corrugated roof with slate. The existing large cart door openings and circular windows on the north elevation would be retained and a moderate number of new openings and rooflights would be inserted. Amended plans have been received to



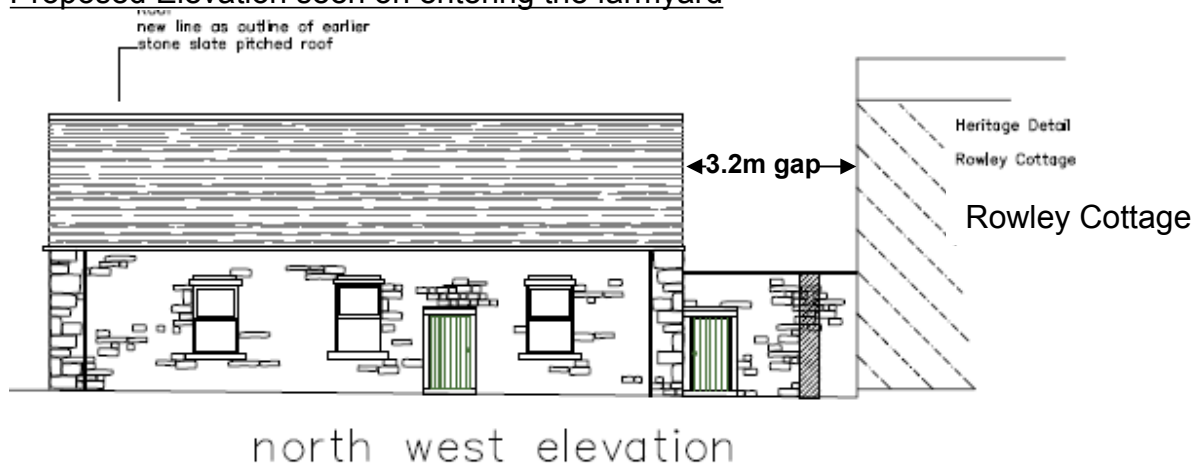
reduce the number of new windows at first floor level. As a result, there would be two new first floor windows to the south elevation, one to each of the gables and two narrow windows to the north elevation. Internally, the existing roof trusses are damaged from a former fire and would need to be replaced for structural stability.

Shippon - Proposed floor plan



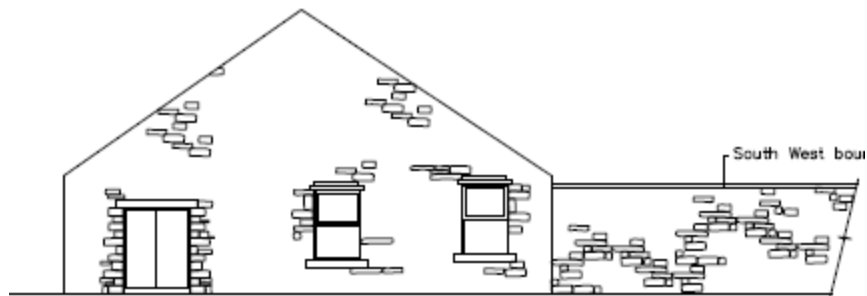
The shippon would be made detached from the gable wall of the adjoining Rowley Cottage and the space between the cottage and the recessed new shippon gable wall, made into a paved patio area.

Proposed Elevation seen on entering the farmyard



The proposed pitched roof would be similar to the former roof but would be covered in slate rather than stone slate as original. Existing openings would be re-used with new timber frames and door.

### Elevation seen from Rowley Cottage



south west elevation

The elevation above would be created from a reduced footprint of the shippon and would be viewed from a small secondary first floor bedroom at Rowley Cottage and out of direct public view.

### Elevation facing into farmyard



north east elevation

### **Relevant Policies:**

#### Burnley Local Plan Second Review

GP2 – Development in rural areas

GP3 – Design and quality

E5 – Protected species

E8 – Development and flood risk

E10 – Alterations, extensions, change of use and development affecting listed buildings

E19 – Development and archaeological remains

E27 – Landscape character and local distinctiveness in rural areas and green belt

GP7 – New development and the control of pollution

TM6 – Walking and horse riding in the countryside

TM15 – Car parking standards

Burnley's Local Plan – Submission Document, July 2017

SP1 – Achieving sustainable development

SP4 – Development strategy

SP5 – Development quality and sustainability

EMP6 – Conversion of rural buildings

HE2 – Designated heritage assets

HE3 – Non-designated heritage assets

NE1 – Biodiversity and ecological networks

CC4 – Development and flood risk

IC1 – Sustainable travel

IC2 – Managing transport and travel impacts

IC3 – Car parking standards

National Planning Policy Framework

**Site History:**

None.

**Consultation Responses:**

LCC Highways

No objection. The access details and parking provision is acceptable. In respect of the access on Rowley Lane and the impact of additional traffic, the development will increase the use of the lane but based on the existing road conditions and the injury accident records both along its length and at the junction with Brunshaw Road (no injury accidents), there is no evidence that would support a recommendation for refusal on highway grounds. There is no objection therefore on highway grounds. In respect of maintenance, Rowley Lane is unadopted.

Greater Manchester Ecology Unit (GMEU)

The survey submitted with the application finds the site to have low ecological value and given the localised nature of the works, no impact on other habitats or designated sites is likely. The Appraisal makes a number of recommendations in relation to bats, birds and enhancement measures and would advise that these are required by condition.

Publicity

Objections have been received from the adjoining cottage (Rowley Cottage) and Rowley Hall, the latter being submitted by Kirkwells planning consultancy. A further letter has been received from Rowley Hall which maintains their objection following the receipt of various amendments and additional information. The main points of objection are summarised below:-

- Impact on the heritage of Rowley as an historic settlement, originating with the Hall (1593) followed by the Farm (late 18<sup>th</sup> Century onwards with its array of associated farm buildings.
- Where there is harm to a heritage asset there is a statutory presumption in favour of preservation and against the grant of planning permission.

- The development will erode its character by the subdivision of all the farm, barn and curtilage which would be detrimental to the setting of the listed buildings.
- There are a significant number of unsuitable new openings, especially at first floor level in the barn, which affect the simple character and form of the buildings and introducing suburban influences into a rural setting.
- Issues with poor visibility at the junction of Rowley Lane and Brunshaw Road where there is a bus stop on either side of the road
- Access from the Rowley picnic area onwards is via a private road which is single track, bounded by a wall around Rowley Hall and fencing around the Brun Valley Forest Park which has paths used by walkers, riders and cyclists. Three (soon to be four) rights of way cross the access to the proposed development.
- There is no street lighting in the vicinity. Problems occur from visitors accidentally using the private road where access is narrow and without opportunities to turn around until the farm is reached. Farm vehicles and refuse vehicles will not reverse, making cars reverse all the way back to the farm. Reversing in the dark is dangerous; blind bend makes this more difficult.
- The road is in poor condition, is ungritted and turns to ice, also floods where there is a dip.
- The extra 4 houses in addition to the existing situation with 5 dwellings and farm traffic, will create significant problems and conflicts with the recreational uses promoted in the area.
- Would have a severe cumulative impact on the highway to the detriment of pedestrians, cyclists and horse riders
- Inaccuracies with plans and survey plans indicating pitched roof rather than existing flat roof.
- New roof of shippon would be 3.6m from gable window of adjoining cottage.
- Concerns about how the exposed gable wall of the adjoining cottage will be treated and its impact on the character of settlement.
- Significant adverse impact on residential amenity due to impact on the privacy and outlook of the occupants of Rowley Cottage due to the proposed pitched roof, loss of light and the noise and disturbance from a yard area adjacent to a bedroom window.
- Doubling the amount of families in the hamlet will affect privacy.
- The barn and shippon are currently in use and therefore are not redundant or disused buildings.
- The development would result in a requirement for further agricultural buildings in order to maintain the livestock operation which would impact on the historic character of the area and the landscape character.
- There is a lack of private amenity space for each dwelling.
- There is insufficient amenity space to accommodate the required car parking.
- Will affect the wildlife (foxes, deer, badgers, hares) and there is no evidence that the proposal would not detrimentally affect habitats of protected species.
- The tarmacking of the apron at the entrance to the farm will encourage more people to come and park up, night and day. Anti-social behaviour already occurs because of this. Request permission from owner to landscape this area to deter its use as a meeting place.

## **Planning and Environmental Considerations:**

### Principle of proposal

Policy GP2 permits the re-use of existing buildings in the rural area provided that the building is capable of re-use without complete or major reconstruction. Policy EMP6 of the emerging local plan (Submission document of Burnley's Local Plan) permits the re-use and conversion of existing buildings outside of development boundaries to new uses provided it meets a number of criteria, which amongst others, includes the above requirement of Policy GP2 and that it would not adversely affect the character, rural setting and appearance of the surrounding landscape. The National Planning Policy Framework (the Framework) at Paragraph 55 promotes sustainable development in rural areas and states that new isolated dwellings in the countryside should be avoided unless there are special circumstances, which includes where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

Rowley has not operated as a working farm since the sale of the farm in 1995 and despite occasional use by another farmer, the barn and shippon are redundant from use. The buildings have historic significance, are substantial in size and appear to be capable of conversion without any major re-building and as such would comply in principle with Policy GP2 and the Framework subject to detailed consideration, including any impacts from the proposal on highway safety, residential amenity and on protected species. In this case, the barn and shippon are regarded as curtilage listed buildings and as such, consideration must be given to the effect of the proposed works on the non-designated heritage assets and account should also be taken of the desire to preserve the special interest of the adjacent listed buildings at Rowley Farm and Rowley Hall in terms of the contribution of the barn and the shippon to their setting.

#### Impact on heritage assets

Policy E10 of the Local Plan and Policy HE2 of the emerging local plan seek to protect the character and historic interest of listed buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers upon local planning authorities a duty to have special regard to the desirability of preserving the interest of a listed building or its setting. The National Planning Policy Framework (the Framework) states that local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Where development would lead to substantial harm, the Framework indicates that it should be refused, whilst where the proposal would lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Rowley Farm is significant to the setting of the older (Grade II listed) Rowley Hall and the 19<sup>th</sup> Century buildings that are evident today would have replaced earlier buildings associated with the Hall. The barn and shippon are significant components of the farmyard which forms the historic setting for the Grade II listed farmhouse. The preservation of these buildings is therefore necessary to preserve the setting of the listed farmhouse and hall. The proposed plans have been amended over the course of the application process with the purpose of minimising the amount of alteration to the buildings and the farmyard in order to preserve their agricultural appearance and their farmyard setting. Some new windows are necessary, particularly in respect of the larger barn and stone infilling is also required to replace timber cladding on the south elevation. The removal of the timber building attached to part of the south elevation, the re-use of the existing larger openings and sensitive treatment to new

openings, and a replacement slate roof, would preserve the form and principal features of the agricultural building.

The shippon would be reduced in size by a length of approximately 3.2m in order to separate it from the adjoining Rowley Cottage (unlisted) and would also be altered by the removal of blockwork additions and the re-instatement of a pitched roof. The reduction in the shippon's footprint would be mostly evident at roof level due to the retention of the side walls which enclose the new paved yard/patio. The mass of the building would preserve its presence and the sensitive treatment to remove more modern additions, form a pitched roof and make use of existing openings would preserve its character and its contribution to the setting of the farm. The exposed part of the gable of Rowley Cottage is currently rendered and this will be removed and replaced to produce an evenly finished render. A condition is recommended to ensure the details of this are satisfactory.

Minimal alteration is proposed to the farmyard. The existing cobbled yard would be retained and existing stone flagging retained and improved at the open parking areas and areas around the perimeter of the buildings. No visible subdivision of the farmyard is proposed in the form of boundary treatment. The presence of parked cars and small areas of landscaping would display domestic influences but the open setting of the farmyard would therefore be essentially preserved. The impact of the proposal would therefore amount to less than substantial harm on the setting of Rowley Farm and Rowley Hall. The re-use of the curtilage listed buildings and their sensitive conversion in sustaining the setting of Rowley, albeit not in agricultural use, would be a significant benefit that would outweigh any limited harm from the development. The removal of permitted development rights would be necessary to ensure that any future changes are controlled to protect the historic interest of the buildings and the setting. The proposal would therefore be acceptable in terms of Policy GP2, HE2 and the Framework.

#### Impact on residential amenities

A Core Planning Principle of the Framework is to seek a good standard of amenity for all existing and future occupants of land and buildings. Neighbour objections refer to loss of privacy and disturbance from the close position of the shippon and outside patio to an adjoining property which contains a first floor secondary bedroom window. The proposed conversion of the shippon would create no direct overlooking into the higher level neighbouring window and the level of disturbance from its position above an enclosed patio area would be offset by the former farming activities that would have been associated with the building and the farm. The re-instatement of a pitched roof would have a minor impact on the outlook from the window but would not be significantly affected by daylight, due to the position and separation of the window in relation to the proposed roof. There would therefore be no direct impacts from the proposal on the amenity of the adjoining occupier or other neighbouring properties. The general increase in activity that would be associated with three additional dwellings is unlikely to significantly affect existing amenities, particularly as the site has previously been in active use with farm traffic and livestock.

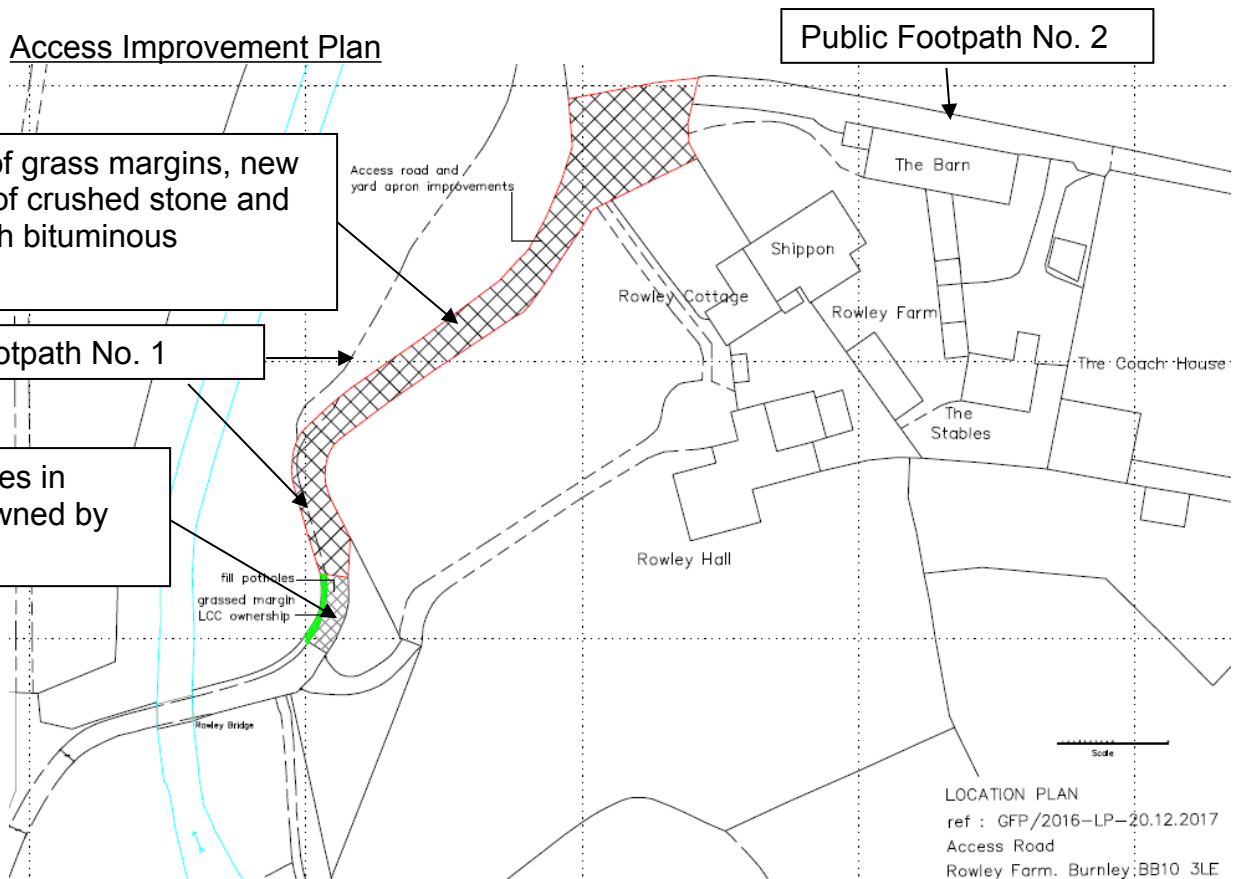
#### Impact on highway safety

Policy EMP6 of the emerging local plan permits the conversion of rural buildings where, amongst other things, vehicular access can be created without the need for substantial engineering works. The Framework states that account should be taken of whether safe and suitable access to the site can be achieved and whether



improvements can be made that cost effectively limit the significant impacts of the development. It also states that development should only be prevented or refused on transport grounds where the cumulative impacts of the development are severe.

Adequate car parking would be provided for all 3no. dwellings. Neighbour objections refer to the poor visibility at the junction of Rowley Lane and Brunshaw Road and the impact of additional car movements associated with an increase in the number of dwellings [an increase in 3no. dwellings from this proposal] using the single width lane that serves Rowley picnic area and fishing lake as well as an existing 5no. dwellings. The objections also state that part of the lane is in poor condition, is un-lit and involves a blind bend. The initial length of the lane up to the picnic area is in the ownership of Burnley Borough Council and is in good condition. It is used by walkers and visitors to the picnic area and fishing lake. LCC Highways affirm that the increase in use from the proposed three dwellings would not significantly affect the use of the lane or highway safety. At a point approximately 14m to the north side of the access to Rowley Hall, the lane is the ownership of Rowley Farm and the applicant has set out works to improve this part of the lane up to the entrance into the farmyard.



The improvement works would provide more opportunities for cars to pass and improve the conditions for all users. The lane is also the route of Public Footpath No. 1 (Worsthorne with Hurstwood) for part of its route. The small increase in use of the lane that would result from the development would be partly offset by the loss of potential farm traffic and would not significantly affect the safety of the lane for vehicular or pedestrian traffic. A condition is however recommended to ensure that the proposed improvements are carried out in order to ensure a satisfactory level of access for all future occupiers of the development.

In terms of improvements to the accessibility of the location, the Council's Head of Greenspaces and Amenities has requested that the applicant agree formally to the upgrading of the existing public footpath No. 2 to a Green Way as part of a longer route for cyclists and horse riders between Burnley and Worsthorne. No contribution is being sought, solely a mechanism to secure the applicant's agreement to the change of status of that part of the footpath that is in the ownership of Rowley Farm. Given that this would be a benefit to the future occupiers of the development and to the public in general, the applicant's agreement to this request is being sought and a response will be reported in the late correspondence issued prior to Committee.

Subject therefore to the proposed improvements to the lane, proposed car parking and the upgrading of Public Footpath No.2 to part of a Green Way, the proposal would be adequately accessible and would not significantly affect highway safety.

#### Impact on protected species

Policy E5 of the Local Plan states that the presence of a protected species will be a material consideration in determining any planning application. Policy EMP6 of the emerging plan permits the conversion of rural buildings where, amongst other things, it would safeguard the roosting or nesting habitat of any protected species that is present. An Ecological Appraisal submitted with the application found that the buildings have low ecological value. As such, a qualified ecologist at GMEU, in assessing the proposal for the Council, concludes that the proposal would not impact on habitats or designated sites but requests that enhancement measures should be carried out by incorporating bat and bird nesting features in the converted buildings. A condition is therefore recommended to ensure these measures are carried out.

#### Other issues

The site is within Flood Zone 1 and is not likely to lead to the risk of flooding.

No desk top study has been submitted to identify how past uses may have contaminated the barn and shippon and as such a condition is recommended to require this to be carried out prior to any development being commenced.

A neighbouring property has requested that the applicant allow the neighbour to landscape and plant the entrance area to Rowley Farm in order to deter its use by members of the public. The request has been passed onto the applicant's agent and should be dealt with as a private matter.

#### Conclusion

The proposed conversion of the barn and shippon to a total of 3no. dwellings would make efficient use of redundant farm buildings which are substantial in size, of historic interest and make a positive contribution to the rural landscape and the setting of Rowley Farm and Rowley Hall. The proposed conversion has been sensitively designed to retain the agricultural character and appearance of the former farm and preserve the setting of designated heritage assets. The development is unlikely to significantly affect highway safety, residential amenities or protected species and conditions can be imposed to mitigate against any of the impacts that may arise. In considering the impact of the development on the historic interest of the barn and shippon as curtilage listed buildings and the desire to preserve the special interest and setting of Rowley farm and Rowley Hall, the proposal would have less than substantial harm to these heritage assets and their setting and any harm resulting from the loss of agricultural use within the farmstead would be outweighed by the sensitive

preservation of the buildings. It is therefore recommended that planning permission and listed building consent be granted subject to conditions set out below.

### **Recommendation for APP/2017/0454 : Approve with conditions**

#### **Conditions**

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Loc1 (1:1250 location plan), received 19 September 2017; access road plan - GFP/2016-LP-20.12.2017, received on 20 December 2017; 2016-02-07A (Curtilage proposals), received on 6 November 2016; and, 2016-02-08A (Barn - Proposed plans and elevations), 2016-02-04B (Shippon - Proposed plans and elevations) and 2016-02-10 (Landscape plan), received on 18 December 2017.
3. The external materials of construction to be used on the walls of the conversion shall be of matching stone and slate to the existing barn in terms of its type, size, shape, thickness, texture and colour.
4. Prior to development being commenced for either building, representative samples and details of the corresponding external materials to be used on the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved materials.
5. The pointing to used in the stonework of the development shall be a lime based mortar and brushed back into the stonework.
6. The re-building work to the walls of the barn and shippon shall be confined to the extent as indicated on the approved plans only.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no development shall be carried out on any part of the site within the terms of Classes A, B, C, D, E, F, G and H of Part 1 and Class A of Part 2 of Schedule 2 of the Order without the prior written permission of the Local Planning Authority.
8. All windows and doors to be used in the barn conversions shall be of timber construction only and painted, not stained.
9. All new and replacement rainwater goods or soil pipes to be used in the conversion of the barn shall be in cast iron, aluminium or wood and painted black, unless otherwise approved in writing by the Local Planning Authority.
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five 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.

11. No dwelling shall be first occupied until the improvements to the access to the site as indicated on drawing number GFP/2016-LP-20.12.2017 have been carried out and completed in accordance with the associated Supplementary Comments Reference GFP:2016-02 and 13, received on 20 December 2017.
12. No dwelling shall be first occupied until its associated parking has been constructed and is available for use in accordance with the details as indicated on the approved plans. The approved car parking shall thereafter be retained at all times.
13. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors
  - ii) loading and unloading of plant and materials
  - iii) storage of plant and materials used in constructing the development
  - iv) the erection and maintenance of security hoarding including decorative displays
  - v) measures to control the emission of dust and dirt during construction
  - vi) wheel washing facilities
  - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
  - viii) details of working hours.
14. No development approved by this planning permission shall be commenced on each building until:
  - a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
  - b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site.
  - c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
  - d) A Method Statement and remediation strategy, based on the Information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.

Work shall be carried out and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

15. No dwelling shall be first occupied until provision has been made for the storage of refuse and recycling bins as indicated on drawing number 2016-02-10. The approved refuse and recycling storage provision shall be retained at all times.
16. No external lighting shall be installed at any part of the application site other than low level lighting which is in accordance with a scheme of external lighting which shall be previously submitted to and approved in writing by the Local Planning Authority. No additional or more intense lighting shall at any time be installed without the prior written permission of the Local Planning Authority.
17. No works shall take place on the site until the applicant, or their successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and approved in writing by the Local Planning Authority. A copy of the recording and analysis shall be placed in an appropriate archive following its completion.
18. Prior to any dwelling being first occupied, the cobbles and stone flagging in the existing farmyard shall be retained and repaired and supplemented with cobbles and stone flagging as necessary as indicated on the approved plans. The surfacing of the farmyard shall thereafter be retained as approved at all times.
19. The perimeter stone walls shall be retained as indicated on the approved plans and there shall be no other boundary treatment either on the boundaries or within the application site area unless details of any other form of boundary treatment are first submitted to and approved in writing by the Local Planning Authority.
20. The Reasonable Avoidance Measures in respect of bats and birds shall be carried out prior to and throughout the development process in accordance with the recommendations set out at section 5 of Ecological Appraisal prepared by Bowland Ecology (reference, BOW17/838, dated September 2017) submitted with the application.
21. Prior to the development being commenced, details of how bat and bird nesting features can be incorporated into the barn and shippon shall be submitted to and approved in writing by the Local Planning Authority. The approved bat and bird nesting features shall thereafter be incorporated into the conversion of the buildings and be completed prior to any respective dwelling being first occupied.
22. The rooflights to be used in the development shall have a matt black surround and be fitted flush with the roof slates, in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

## **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure the use of appropriate materials to protect the rural character and appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
4. To ensure the use of appropriate materials to protect the rural character and appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
5. To ensure the use of appropriate materials to protect the rural character and appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
6. To ensure the integrity of the conversion scheme and its historic interest, in accordance with Policies GP2 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July, 2017).
7. In order that the Local Planning Authority can assess any future changes on the rural character of the converted barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
8. To ensure an appropriate appearance to protect the rural character of the former farm buildings, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
9. To ensure that these features have a minimal impact on the visual appearance and character of the converted farm buildings, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
10. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings, in accordance with Policies GP3 and E27 of the Burnley Local Plan, Second Review (2006) and Policy EMP6 of Burnley's Local Plan, Submission Document (July 2017).
11. To ensure a satisfactory means of access to cater for the proposed development, in the interests of highway safety, in accordance with Policy EMP6 of Burnley's Local Plan, Submission Document (July 2017) and the National Planning Policy Framework.
12. To ensure adequate access and parking to cater for the development, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006)

and Policy EMP6 of Burnley's Local Plan, Submission Document (July 2017) and the National Planning Policy Framework.

13. To safeguard safety and amenity in the vicinity of the construction works, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006). The details are required prior to the commencement of development to ensure that provision can be made for their implementation at the appropriate stage of the development process.
14. To ensure the site is suitable or can be made suitable for the construction of the development upon it, in accordance with Policy GP7 of the Burnley Local Plan, Second Review (2006). It is necessary for the ground investigation report to be submitted and approved prior to the commencement of development in order that any remediation measures that may be necessary can be carried out at the appropriate stage in the development process.
15. To ensure appropriate and discreet external storage for bins away from public views, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006) and Policy EMP6 of Burnley's Local Plan, Submission Document (July 2017).
16. To avoid excessive lighting in the countryside, in accordance with Policy GP2 of the Burnley Local Plan, Second Review (2006) and Policy EMP6 of Burnley's Local Plan, Submission Document (July 2017).
17. To ensure and safeguard the recording and inspection of barns of archaeological/historical importance, in accordance with Policy E19 of the Burnley Local Plan, Second Review (2006). The recording and analysis is required prior to the commencement of development to ensure that a proper recording can take place.
18. To preserve the historic interest and setting of Rowley Farm, in accordance with Policy E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2 and HE3 of Burnley's Local Plan, Submission Document (July 2017).
19. To safeguard the character and setting of Rowley Farm which is characterised by perimeter stone walls and an open farmyard, in accordance with Policy E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2 and HE3 of Burnley's Local Plan, Submission Document (July 2017).
20. To ensure that bats and nesting birds which are protected by the Wildlife and Countryside Act 1981 are adequately protected and not harmed by the development, in accordance with Policy E5 of the Burnley Local Plan, Second Review (2006), Policy NE1 of Burnley's Local Plan, Submission Document (July, 2017) and the National Planning Policy Framework.
21. To ensure that the proposal provides for an adequate enhancement of biodiversity, in accordance with Policy E5 of the Burnley Local Plan, Second Review (2006), Policy NE1 of Burnley's Local Plan, Submission Document (July, 2017) and the National Planning Policy Framework.

22. To ensure a satisfactory appearance that respects the appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).

### **Recommendation for APP/2017/0455 : Approve Listed Building Consent**

#### **Conditions**

1. The works shall start within three years of the date of this consent.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Loc1 (1:1250 location plan), received 19 September 2017; access road plan - GFP/2016-LP-20.12.2017, received on 20 December 2017; 2016-02-07A (Curtilage proposals), received on 6 November 2016; and, 2016-02-08A (Barn - Proposed plans and elevations), 2016-02-04B (Shippon - Proposed plans and elevations) and 2016-02-10 (Landscape plan), received on 18 December 2017.
3. The external materials of construction to be used on the walls of the conversion shall be of matching stone and slate to the existing barn in terms of its type, size, shape, thickness, texture and colour.
4. Prior to development being commenced for either building, representative samples and details of the corresponding external materials to be used on the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved materials.
5. The pointing to be used in the stonework of the development shall be a lime based mortar and brushed back into the stonework.
6. The re-building work to the walls of the barn and shippon shall be confined to the extent as indicated on the approved plans only.
7. All windows and doors to be used in the barn conversions shall be of timber construction only and painted, not stained.
8. All new and replacement rainwater goods or soil pipes to be used in the conversion of the barn shall be in cast iron, aluminium or wood and painted black, unless otherwise approved in writing by the Local Planning Authority.
9. No works shall take place on the site until the applicant, or their successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and approved in writing by the Local Planning Authority. A copy of the recording and analysis shall be placed in an appropriate archive following its completion.
10. Prior to any dwelling being first occupied, the cobbles and stone flagging in the existing farmyard shall be retained and repaired and supplemented with cobbles



and stone flagging as necessary as indicated on the approved plans. The surfacing of the farmyard shall thereafter be retained as approved at all times.

11. The perimeter stone walls and stone water trough shall be retained as indicated on the approved plans and there shall be no other boundary treatment either on the boundaries or within the application site area unless details of any other form of boundary treatment are first submitted to and approved in writing by the Local Planning Authority.
12. The rooflights to be used in the development shall have a matt black surround and be fitted flush with the roof slates, in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

### **Reasons**

1. Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure the use of appropriate materials to protect the rural character and appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
4. To ensure the use of appropriate materials to protect the rural character and appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
4. To ensure the use of appropriate materials to protect the rural character and appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
5. To ensure the use of appropriate materials to protect the rural character and appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
6. To ensure the integrity of the conversion scheme and its historic interest, in accordance with Policies GP2 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July, 2017).
7. To ensure an appropriate appearance to protect the rural character of the former farm buildings, in accordance with Policies GP3 and E10 of the Burnley Local

Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).

8. To ensure that these features have a minimal impact on the visual appearance and character of the converted farm buildings, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).
9. To ensure and safeguard the recording and inspection of barns of archaeological/historical importance, in accordance with Policy E19 of the Burnley Local Plan, Second Review (2006). The recording and analysis is required prior to the commencement of development to ensure that a proper recording can take place.
10. To preserve the historic interest and setting of Rowley Farm, in accordance with Policy E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2 and HE3 of Burnley's Local Plan, Submission Document (July 2017).
11. To safeguard the character and setting of Rowley Farm which is characterised by perimeter stone walls and an open farmyard, in accordance with Policy E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2 and HE3 of Burnley's Local Plan, Submission Document (July 2017).
12. To ensure a satisfactory appearance that respects the appearance of the barn, in accordance with Policies GP3 and E10 of the Burnley Local Plan, Second Review (2006) and Policies HE2, HE3 and EMP6 of Burnley's Local Plan, Submission Document (July 2017).

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16/01/17