

Conservation Consultation Response:

From: Ian Heywood Planning Conservation Officer	To: Charlotte Parkinson DM Case Officer
Application no.	23/00386/FUL
Location	The Old Coal Yard Hall Gate Lane Preesall Lancashire FY6 0PJ
Description	Erection of 3.no additional commercial units, extension to existing car park and alterations to vehicular access, following demolition of existing cottage
Date	16.05.2023

Comments are made with reference to the following legislation, national and local planning policies and national guidance:

1. The National Planning Policy Framework (updated July 2021) (NPPF), paragraphs 194 – 208 (as appropriate);
2. The Wyre Local Plan 2011-2031 (WLP31), Policy CDMP5;

Comments:

The proposed development is considered to be in conformity with the NPPF and Policy CDMP5 of the WLP31 subject to the building being recorded by a suitably qualified person prior to the commencement of any works of demolition on site.

The National Planning Policy Framework (the NPPF)

16. Conserving and enhancing the historic environment

The following paragraphs are considered to be relevant in this case: 194, 195, 197 and 203 - 206.

The Wyre Local Plan 2011 – 2031 (WLP31)

Policy CDMP5, paragraphs 1 – 3, 5b and 7 - 9 are considered relevant here.

Considerations:

Site or building description:

The building that forms the subject of this application is a vernacular farmhouse of diminutive proportions with attached barn that probably dates from the eighteenth Century. It is in extremely poor condition and has been empty for a number of years.

Nevertheless it embodies sufficient historic and architectural interest to be considered as a non-designated heritage asset.

Sources of significance/key important features/elevations/details:

It is the vernacular style and materials that provide the building with its', albeit limited, significance. The diminutive proportions are part of the essential character of these once common rural farmsteads.

Assessment of the potential impact of proposals:

The proposed development seeks to demolish the existing building in its' entirety and replace it with modern industrial units to compliment those already existing within the wider site.

Whilst the complete loss of the building is regrettable it is considered that it would be uneconomic to undertake sufficient alterations to allow continued use as a dwelling. The current industrial setting would also preclude such a use on the grounds of poor private amenity.

The only circumstances where the loss of a building with albeit limited significance can be acceptable is where no other alternative use can be found and also where prior to any works of demolition the buildings are recorded by a suitably qualified person.

Providing this could be made a condition to any permission that may subsequently be granted, I consider the application to be acceptable.

Suggested specific conditions (appertaining to non-designated heritage issues):

Prior to the commencement of any works of demolition hereby granted by this permission a programme of building recording shall have been undertaken and the completed report submitted to and approved in writing by the local

planning authority. The record shall be undertaken to the equivalent of a 'level 3' record as defined by published guidance on such matters by English Heritage (now Historic England). A copy of the record shall be deposited with the Lancashire County Records Office and written evidence of that shall be provided by the applicant to the local planning authority.

Reason: To record the building as required by paragraph 205 of the NPPF and Policy CDMP5, paragraph 8, of the Wyre Local Plan 2011 – 2031. It is only possible to record the building prior to demolition.