

Conservation Consultation Response:

From: Ian Heywood Planning Conservation Officer	To: DM Case Officer
Application no.	23/00748/FUL
Location	Fellcross Barn Cross Hill Farm Oakenclough Road Nether Wyresdale Scorton Preston Lancashire PR3 1DH
Description	Change of use of part of outbuilding to additional ancillary residential accommodation with change of use of land to domestic curtilage to allow the realignment of the domestic boundary
Date	23.08.2023

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

1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA), S.66 (1) and S.72 (1);
2. The National Planning Policy Framework (updated July 2021) (NPPF), paragraphs 194 – 208 (as appropriate);
3. The Wyre Local Plan 2011-2031 (WLP31), policy CDMP5;

Comments:

The proposed development is considered to cause harm to the appearance/setting of the nearby grade II listed building, Crosshill Farm. It is therefore considered to be contrary to S.66 (1) of the PLBCA.

The proposed development is therefore consequently considered to cause harm to the significance of this designated heritage asset and to thus be contrary to the NPPF and policy CDMP5 of the WLP31.

Paragraphs 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA) are relevant to the 'Special considerations affecting planning functions'.

Section 66 states:

- (1) *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- (2) *Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provision of sections 232, 233 and 235(1) of the principal act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.*

Section 72 states:

- (1) *In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*
- (2) *The provisions referred to in subsection(1) are the planning acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953*

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 (*add to/delete as required in each case*):

194, 195, 197 – 202, 206 and 207.

The Wyre Local Plan 2011 – 2031 (WLP31)

Policy CDMP5, paragraphs 1 – 10 are considered relevant here.

Considerations:

Site or building description:

The proposed development site is within the curtilage of the grade II listed Crosshill Farmhouse, a typical vernacular building from the mid eighteenth century.

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

The listed building gains its significance from its architectural and historic values and its demonstration of past agricultural practice in the layout of a vernacular farmstead.

Assessment of the potential impact of proposals:

The proposed change of use of land to domestic curtilage is considered to be acceptable as this moderate increase in that area would not have any material impact upon the appearance or setting of the listed building.

The detail alterations to the existing building are considered to be unacceptable, namely the change from two open-fronted garages to a single double-width modern garage door and the change of the current timber pedestrian entrance door to a modern design. These alterations are considered to be harmful to the setting of the listed building and to be unsympathetic to the design of the current building.

The harm that would be caused, whilst less than substantial, is considered to cause sufficient harm to be unacceptable. To rectify this, and make the application acceptable, the single timber pedestrian door should be retained and two single timber garage doors should be substituted for the currently proposed double-width garage door.

Suggested specific conditions (appertaining to heritage issues):

N/A

Copy of Historic England listing description or link to it (as required):

<https://historicengland.org.uk/listing/the-list/list-entry/1163904?section=official-list-entry>