

Conservation Consultation Response:

From: Ian Heywood Planning Conservation Officer	To: DM Case Officer
Application no.	23/00771/FUL
Location	Barn At Dansons Farm Staynall Lane Hambleton Lancashire FY6 9DT
Description	Retrospective permission for change of use of agricultural building to single dwelling (C3), detached garage and change of use of land to domestic use
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 listed building, Danson's Farmhouse. 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 the barn itself, which is considered to be a non-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:

Whilst Danson’s Farmhouse dates from 1709, the barn which is the subject of this application is a little later, probably mid to late 18th Century. Nevertheless there is a clear historical association between the barn and the farmhouse – it could be argued that the barn benefits from the listed status as it falls within the curtilage of the listed building and therefore fulfils the definition of a listed building as set out in the PLBCA Act 1990.

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

The barn is a typical vernacular structure and derives its significance from its architectural, cultural and historical values.

Assessment of the potential impact of proposals:

This application seeks retrospective planning permission for works carried out to the building that are not in accordance with the previously approved plans.

The works as carried out so far and as shown in the submitted proposed plans are unacceptable and cause substantial harm to the significance of this building but also to the setting of the listed building, Danson's Farmhouse. The number and size of new openings are completely unacceptable due to the large size and excessive number of them. The approved plans showed significantly smaller proposed new openings by comparison.

The window openings as executed so far and proposed are too large and domestic in style for a barn conversion. All semblance of retention of the original agricultural character of the building has and would be lost forever.

The level of harm caused is so great as to be considered to be substantial.

Reasons for Refusal:

The works already executed and proposed would cause substantial harm to the appearance of the listed building and the barn as a non-designated heritage asset. It would therefore be contrary to S.66 (1) of the PLBCA Act 1990, paragraphs 200, 201, 203 and 206 of the NPPF and Policy CDMP5 of the WLP31.

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

<https://historicengland.org.uk/listing/the-list/list-entry/1361846?section=official-list-entry>