

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00508/LBC	Majid Mir	30 November 2023

Address: Syke Farm Syke Road Littleborough OL15 0AH

Proposal: Change of use and conversion of barn to 1 dwelling and 1 holiday home. Alteration to existing outbuilding including single-storey extension and alterations to the roof to create another holiday home. Alterations to fenestration at all elevations including associated car parking, landscaping and boundary treatment

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 8 March 2024

SITE

The application relates to Sykes Farm. The application site consists of the barn and an ancillary outbuilding at Syke Farm. The site dates from the 18th and 19th centuries. The application most likely originally started as a laithe house, with the house and barn combined in a single linear building. The farmhouse appears to have been rebuilt in the mid-19th century and the barns also appear to have undergone gentrification, including the construction of a stable wing in the late 19th century. The building is listed at grade II for its architectural and historic significance.

The listing for the application site states the following:

“SD 91 SW LITTLEBOROUGH SYKE ROAD (south side) 3/63 Barn, shippon and workshop adjoining - west of Syke House and farmhouse

- II Shippon, barn and former workshop. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Barn and shippon (left) were added to by 3 bays and 2 storeys and again later by another bay. The barn has opposed segmental- arched cart entries with keystones and a circular window above. It is separated from the shippon door by a window with round-arched head. The 3-bay workshop has a central door with square-cut stone surround and segmental-arched head flanked by windows with wedge lintels. The upper floor and the gable feature to the central bay have semi-circular-arched window openings with dropped keystones. The added bay to right has a door on ground floor, a similar first floor window and a hipped roof. The rear is treated similarly except that there is no gable over the centre bay and the door has a dressed surround. Walls and a cast-iron fence enclose the front yard. It is unlikely that a building with such architectural pretensions was built entirely for farming purposes. The workshop was possibly built to process limestone for farming and other purposes which could have been brought from glacial deposits in the north in a raw state. The cast-iron trough in the front enclosure may have been a horse-powered lime press.”

The application site is split in two; the adjoining barn and the detached building. The detached appears to be a more modern structure. There is a tall stone wall that runs along the northern and southern boundary that screens the applicant properties from view from the public right of way.

The site is surrounded by green belt land and the public right of way runs along the norther boundary of the site from east to west. Access to the site is via the public right of way.

PROPOSAL

The application seeks a change of use and to convert the barn into 1 dwelling and 1 holiday home. The application also seeks to undertake the following work to the barn:

- Rebuilding of the roof and reconfiguration of existing beams including repositioning/replacement of beams.
- Lowering of floor levels slightly, installation of under floor heating and relocation of stone slabs
- Alterations to fenestration including new timber windows, closing up of door and introduction of glazed openings to Cart arches
- Replacement of doors with timber doors
- Cleaning and repointing of walls
- Installation of rainwater goods

In regards to the outbuilding the application proposes to change the use and convert the existing outbuilding into an additional holiday home. Additionally, the application seeks to undertake the following work on the outbuilding:

- construct a single storey front extension
- Alterations to fenestration

Furthermore, the proposal seeks also undertake the following work:

- Hard and soft landscaping
- Introduction of car parking spaces
- Alterations to access

The application has been submitted in tandem with a full planning application 23/00507/FUL.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the above Act states that 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.

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E2	Increasing jobs and prosperity
E5	Encouraging the visitor economy
SO3	Improving design, image and quality of place
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO4	Promoting a green environment
G4	Protecting Green Belt land
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
SD1	Delivering sustainable development
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/2	Green Belt
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

01/D38474	Alterations To Roof. Decision: Grant subject to conditions.
01/D38475	Alterations To Roof Of Listed Building. Decision: Grant subject to conditions.
23/00507/FUL	Change of use and conversion of barn to 1 dwelling and 1 holiday home. Alteration to existing outbuilding including single-storey extension and alterations to the roof to create another holiday home. Alterations to fenestration at all elevations including associated car parking, landscaping and boundary treatment. Under consideration.

CONSULTATION RESPONSES

Rights Of Way Officer

No comments received to date.

Greater Manchester Archaeological Advisory Service

A rapid review of the HER shows that there is a lack of records of structures associated with country farming estates in the wider area. A building survey of Schofield Hall Barn was undertaken in 2016 less than 1km to the south, but further research potential is identified in the North West Historic Environment Research Framework, which contains questions that aim to establish regional typologies and understand the significance of some forms of agricultural buildings. Farm buildings are of great historical importance. The siting of the buildings assists in determining the pattern of rural settlement and the making of the historic landscape down to a local scale. They provide evidence of historic farming systems and methods used in the locality and of the design and materials used in the vernacular buildings of the area.

The HA provides a limited number of photographs of the internal areas of the building, and whilst the proposals will remove some later and modern fixtures and fittings, and clearly some of the roof structure is non-original, the proposals offer an opportunity to reveal previously concealed historic fabric and enable a record to be made of the structure. Historic building recording would provide a point-in-time record of the structural layout of the building and enable the creation of a plan to understand the relative developmental phasing of structural elements. The building recording might also assess the suitability of any original timbers within the building for dendrochronological dating. This should include re-used timbers associated with the earliest iteration of buildings on the site which may help to discern original construction dates.

GMAAS recommends that a programme of recording works is secured through a planning condition.

The work should be undertaken by a suitably experienced and qualified archaeological contractor, funded by the applicant, and in accordance with guidance provided by GMAAS who would also monitor the implementation of the works on behalf of Rochdale Council.

Environmental Control (Landfill Gas)

Following officers discussions with the applicant, a watching brief condition was considered to be acceptable.

United Utilities

No comments received to date.

Conservation And Design

The application has been subject to extensive discussions with the council's Conservation Officer and various revised plans and details have been received over the course of the application. The Conservation Officer originally raised concerns in regards to a number of matters. Following additional information the conservation officer highlighted the below outstanding concerns. The applicant's final response to each point is summarised below.

Reuse of the flooring externally instead of retention internally.

Applicant Response: The existing stone slabs will be carefully taken up, cleaned and sized/sorted and kept safe for re-use. The proposal is to re-use the stone slabs within the new Living Space (as shown on the Ground Floor plan) around its perimeter to form a feature within this room.

The design of the windows will have to be approved via condition. No designs for the windows should be overly domestic in appearance.

Within the HE documents "Adapting Traditional Farm Buildings" it states that "New hardwood joinery that matches the timber species used in the original building will help blend new and existing work". Therefore, we have revised the window fenestration to match the existing profile. The document also states "Alternatively colours that blend with the stonework can be used" therefore we have softened the colour of the timber windows to tie in with the existing stonework.

The officer advised that the principle of residential development was acceptable but that the proposal would result in less than substantial harm to the significance of the heritage asset and as originally submitted that harm had not been clearly justified so as to be outweighed by public benefits. Following receipt of the additional information is necessary to undertake a further assessment to consider if the proposals would accord with NPPF chapter 16, para 202 and Rochdale CS policy P2 along with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Joint Committee Of National Amenity Societies

Georgian Group advises that we defer to and echo the comments offered by Historic Buildings and Places in their letter of 14th August 2023. The Group does not offer any further comments at this time.

Tree Officer

No comments received to date

The Coal Authority

Confirm that part of the site falls within the defined Development High Risk Area.

The Coal Authority records that the site is in an area of historic recorded and probable unrecorded coal workings at shallow depth. Voids and broken ground

associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

However, the part of the site where the development is proposed lies outside of the defined High Risk Area. Therefore we do not consider that a Coal Mining Risk Assessment is necessary to support this proposal and we do not object to this planning application.

However as the site lies within an area where coal mining activity has taken place it is requested that an Informative Note is included on any planning permission granted.

Lead Local Flood Authority/Drainage

No objection to the proposals subject to standard conditions.

Natural England (North West Planning)

No comments received to date.

Gtr Manchester Ecology Unit

Although the application site is adjacent to the South Pennine Moors designated nature conservation sites, I would not consider that the scale and type of development proposed will have any significant effects on the special interest of the Moors.

The bat survey provided to inform the application has been undertaken by suitably qualified ecologists and to appropriate standards. I have no reason to disagree with the survey findings, which state –

“In summary, during the preliminary survey and assessment carried out on 30th June 2023, or during the evening bat emergence surveys carried out on the 30th June 2023 and 7th July 2023, neither current, nor historic evidence of roosting bats was found in any part of the targeted buildings, nor elsewhere within the overall site”.

Noting that the buildings to be converted currently support Swallows nests, I would advise that new artificial Swallow nesting cups are required to be provided on the buildings, post-completion.

Highways And Engineering

Our main concern regarding the access is the interaction between vehicles and more vulnerable users along the narrow access and how this can be safely managed. There are set design standards for similar vehicular accesses in the “Quiet Lane” criteria which may be beneficial when considering potential passing points and advisory signage etc. As you say the number of vehicles generated by the proposed development is relatively low we would not expect the full design standard to be met but we do feel that some road safety measures should be delivered through the application.

The current residential arrangements can change and as you are aware if planning permission is granted it will be specific to the application site, therefore the vehicle movements generated could change and we would have no control over this.

Refuse collection could be covered by a Service Management Plan delivered via planning condition.

Parking provision should meet Council standards and spaces included within the site edged red. Parking spaces shown on approved plans outside the site edged red may have some green belt issues.

If you or your client think a site meeting would be beneficial I could attend.

05/10/2023

Thank you for the additional information you have now supplied following our recent site meeting with yourself and your client.

The addition of the passing place and signage which would appear to address our concerns regarding safety on the access to the site.

From the submitted plans and clarification of the parking arrangement at our meeting we can now accept those arrangements for the proposed development.

The proposed refuse collection arrangements would also appear to be acceptable.

In conclusion we now raise no objection to this application subject to the provision of the improvements identified on the access.

Env Health - Noise/Odours

No comments received to date

Historic Building and Places

HB&P have no objection to the principle of the change of use, but raise the following concerns with the listed building application for Council's consideration:

- The Heritage Statement notes the roof structure to the barn and stables is not original, but does not date the current structure though may have significance as part of the stables remodelling in the late 19th century. All the plans indicate the trusses will be altered to meet a minimum head height, but no details have been provided to show how this will happen, how much of the existing structure will be lost, and how the structural and architectural integrity of the barn will be maintained.
- The fine flag stone floor extends throughout the barn and stables – Is this to remain or be lifted? Relaid? How is the floor to be treated?
- The loss of the timber shutters to the hay loft would be regrettable, as they add much to the character of the building and are indicative of its former agrarian use.
- The proposed sash windows give the building an overly domestic feel, rather than maintaining an agrarian appearance, which challenges the primacy of the main listed farmhouse next door.
- The small round window to the shippon (HS photo 12, pg 19) is to be blocked (proposed elevations) and the door beside it is to be partially filled and converted to a window. HB&P object to these alterations, as they are part of the evolution and historic form of the building and should be adapted in their current form.
- All guttering on a listed building of this nature should be metal, not UPVC.
- The NPPF at paragraph 199 states that great weight should be given to the conservation of designated heritage assets through an understanding of the impact of a proposed development on their significance and this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

At this stage, the proposal risks appearing overly domestic, and the potential loss of so many original features does not help maintain an agrarian appearance that would reflect the building's historic significance, group value with the adjacent farmhouse,

and listed status. In this regard, the application should address the advice set out in Historic England's Technical Advice Note No.9 The Adaptive Reuse of Traditional Farm Buildings and policy 194, 195, 199 and 200 of the NPPF (2021).

Recommendation: HB&P recommends that additional details and/ or amended plans that address the above issues are submitted.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, site notices within the vicinity of site, and a press notice published in the local newspaper. No observations have been received.

ANALYSIS

Impact on Heritage Assets

Policy P2 of the adopted Core Strategy states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

'Significance' with regard to heritage assets is defined by the NPPF as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The setting of a listed building is defined by the NPPF as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

Paragraph 203 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are

irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional.

Paragraph 207 of the NPPF directs that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Outbuilding

The proposal consists of multiple works to the listed building as well as the adjacent outbuilding which is located within the curtilage of the listed building. In regards to the outbuilding, the application proposes to construct a single storey extension to the front which would be approximately 3m in length. The proposed extension will be the same width as the existing outbuilding. Additionally, the proposed extension would follow the same ridge and eaves height as the existing outbuilding. Furthermore, the proposed extension will follow the same design form as the existing with a gable roof design. In regards to the materials, the roof tiles and stone would match the existing. The application proposes the addition of floor to wall glazed openings which would have a distinctly modern look. These would differ from the design of the windows and doors found on the listed building. However, the outbuilding is a late 20th century building and itself is clearly a modern addition. The glazing would fit in well with the modern structure and also allow for the retention of a clear distinction between the modern and historic structures.

Further to the above, the proposed extension will be sited close to the stone wall boundary that runs along the front of the curtilage and the side of the outbuilding. The roof of the proposed extension and existing outbuilding would be visible, with the elevations being predominantly screened from view. The addition of the proposed extension with the matching form, and matching stone and tiles is considered to be acceptable. However, the Conservation Officer has recommended the inclusion of conditions requiring materials to match, along with metal rainwater goods and large scale details to be provided. Subject to the addition of the conditions, it is considered that the proposed extension will have a neutral impact on the designated heritage asset.

Barn – windows and doors

In regards to the works to the barn. The proposal includes replacing existing doors and windows. The proposal seeks to open up the two Cart arches located to the front and rear. The proposal seeks to insert floor to ceiling glazing. It is noted that the timber gate to the front cart arch appears to be a later addition. Furthermore, it is noted that the rear arch was blocked up, however the stone differs and appears to be a later addition. The reopening of this arch would allow the arch to return to its former form. The reopening of this arch would represent a heritage benefit.

The proposal originally indicated that new aluminium windows would be installed throughout. Amendments have been made to the doors and windows proposed. Windows will now be timber frame with a low profile (max 14mm) and the doors will be constructed out of timber. It is noted that the doors, existing windows and shutters do not appear to be of any historic significance. The shutters appear to have been installed in approximately 1980s. As such the replacement of the doors, windows and shutters for timber windows and doors is considered to be acceptable. The materials schedule states that the front door is to be traditional agricultural style design to the client's choice and windows will be timber slim profile. However, it is considered further details are required. Additionally, details of other doors have not been provided. It is considered appropriate to require details of both the doors and

windows is provided via condition. This should include large scale details of both the windows and doors.

Barn – Stalls

The application originally proposed to remove the existing stalls with the barn and the 19th century stable. In regards to the stalls within the barn, it is noted that these are a modern insertions. Although these stalls are indicative of previous uses of the barn, the Conservation Officer considered that they are not of any other significance and therefore raised no objection to their removal. In regards to the stables, three stalls were identified, with two stalls appearing to be original. The proposal has been amended and now proposes to remove the original stalls within the stable, clean and restore them and integrate them within the layout of the two holiday homes. The stalls will be used as a partitions for the kitchen and living space in the holiday homes. The incorporation in to the design of the holiday homes would allow for the retention and reuse of historical elements within a central part of the design of the proposed holiday homes.

Barn – Lowering of floor and tanking

The application originally proposed a lowering of the floor, adding under floor heating, removing stone slabs and tanking of the proposed holiday home 2. However, the stone slabs are identified as being of high value. Furthermore, there were concerns about the impact of the proposed tanking on the listed building. The proposal was subsequently amended and the tanking is longer proposed. Additionally, the application proposes to lift the stone slabs and record, clean and relay the stone slabs within the perimeter of the proposed lounge area in the proposed dwelling. It is noted that due to the uneven nature of the stone slabs, the reuse of the stone slabs within the proposed holiday home will not be possible. The application proposes to reuse of the stone slabs within the perimeter of the internal flooring of the proposed dwelling and within a location that will not see heavy traffic. This amendment is considered to be acceptable. The lowering of the floor will now be minimal and also considered to be acceptable.

Barn – Ground and first floor levels and works to roof structure

The application proposes to replace part of the roof structure as well as relay the roof tiles on the barn. In regards to this element, it is considered acceptable subject to the addition of relevant conditions. Furthermore, the application proposes to increase the height of both the ground floor and first floor through replacing the beams and relocating them at higher level and by installing a new metal frame structure for the first floor.

The barn presently does have a first floor, however the beams to support the trusses are set at height that does not allow for the first to be used. Furthermore, the height of the structure used to create the first floor does not allow for the ground floor to be used for habitable purposes.

It is noted that the trusses experienced stresses in the past and have subsequently been supported and strengthened. The supporting structural report however notes that some of the additional support are not provable by calculations. Further to this, it is noted that the existing beams have seen considerable bowing.

It is noted that two of the trusses appear to be early to mid-20th century, one of the trusses and beams appear to be mid or later 19th century according to the heritage statement. The heritage statement also noted that the all the timbers are machine-cut, which would not have been the case at that time. Furthermore, the statement

added that the trusses 'considerably post-date the 18th and 19th century periods from which the listed barn principally belongs, and while their appearance is typical of the roof structure to be found in a large barn, they belong to a non-historic, later intervention and hence cannot be considered as significant as original fabric.' The statement concluded that the removal of these elements cannot be considered to undermine the legibility of the roof space as this legibility has been obscured because the trusses are not original and we cannot be certain what form the original 18th century trusses took.

The statement added that the low level of harm of the 'proposed needs to be balanced against the public benefit arising from the proposal. This benefit is clear: the return to active and sustainable use of a building whose original agricultural role has long since ceased to exist and is highly unlikely to ever return again. Without the increased headroom, the conversion would not be possible and hence the barn would remain in its present under-used state.' The Conservation Officer accepted that the low level harm could be balanced against the public benefit. The Conservation Officer requested a demolition plan along with a method statements.

The heritage statement indicates that the first floor is supported on re-used steel beams and columns, with vacant joist housing indicating an earlier arrangement. The heritage statement states that the 'post and beams are not original to the building as their appearance is alien to a mid-18th century barn, and the vacant joist housings clearly suggests their reuse.' The heritage statement argues that their introduction implies a 'strengthening of the floor was necessary and may have occurred at the same time as the roof over the barn was renewed or the present stables installed (i.e., in the 20th century).' The heritage statement asserts that the post and beams are 'of no special form or design and, being industrial, appear out of place in an agricultural structure. Any significance they have is merely in terms of a curious example of 20th century architectural salvage which does not make any contribution to the historic agricultural character and interest that the essence of the listed barn's significance.'

However, it is suggested that the steel beams and columns may have been imported from a mill or other industrial building. If so, they are likely to be of some significance in their own right and also provide evidence of the changing use and form of the building over time. The application proposes to construct a new post and beam structure that will be an independent structure to minimise the impact on existing historic fabric. It is accepted that these works would cause harm, but it is considered that the level of harm would be on the lower scale and outweighed by securing the future of the listed building.

To access the first floor of the proposed dwelling and proposed holiday home 2, the application proposes the installation of a new stair cases. The staircase within the existing barn is a later addition and of no historical value. The staircases are considered to have been suitably sited to limit the loss of the historic fabric of the listed building. The installation of the proposed staircases are considered to not affect the historic fabric of the listed building. However, it is considered appropriate to require the details to be provided by condition.

Barn – stonework, rainwater goods, vents and landscaping

There was uncertainty whether any stone work will be cleaned. The applicant has stated that no cleaning will be undertaken, however, it does appear that there may be some cleaning work undertaken. The Conservation officer noted inappropriate cleaning of the stonework could cause harm to the fabric of the listed building, as such a detailed methodology should be required prior to any cleaning works commencing and sample areas carried out in a discreet location

In regards to the repointing, all works should be done using lime mortar that matches the existing. Details of the areas for any repointing and a specification for works and lime mortar can be provided via condition. The Conservation noted that any raking out of existing pointing should be carried out by hand. In regards to vents, flues and service runs, the applicant has confirmed that all new vent covers are to be cast iron. The materials schedule does state that they would be cast iron, however confirmation of the colour has not been received. It is prudent to require design and details of the vents to be provided by condition.

The material schedule and the proposed elevations stated that all new rainwater goods to be black Alumasc heritage (or similar) cast aluminium gutters & downpipes in a design, profile and size similar to the existing. This is considered to be acceptable. It is considered appropriate to confirm this by condition.

In regards to the proposed landscaping and the boundary treatments. The application proposes that the existing cobbles and paving is to be retained. This is considered to be acceptable. New retaining walls are also proposed. Details of the boundary treatment should be required by condition.

Impact on Listed Building - Balancing Exercise

The NPPF requires, where harm to a heritage asset is identified, that a balancing exercise is undertaken with respect to the public benefits of a scheme. Paragraph 205 of the NPPF requires great weight to be given to the assets conservation. Where a development would lead to less than substantial harm to a designated heritage asset, Paragraph 208 of the NPPF requires Local Planning Authorities to consider this harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The majority of the proposed work would have a neutral impact on the designated heritage asset. However, the works proposed to the beams and the installation of a new first floor would cause less than substantial harm, with the level of harm considered to be minimal and on the lower scale of less than substantial. Which with the addition of relevant conditions could be reduced further.

It is noted that beams are clearly not original and it is noted that there is substantial bowing on some of the beams. Structural work appears to have been undertaken over the years. As noted in the heritage statement, the trusses appear to considerably post-date the 18th and 19th century periods from which the listed barn principally belongs, and while their appearance is typical of the roof structure to be found in a large barn, they belong to a later intervention. As such it is accepted that these elements do not have the same level of significance as the original fabric and the legibility of the roof space has been obscured because the trusses are not original.

In regards to the first floor construction consisting of steel columns and joists, the posts and beams are not original to the building. The heritage statement suggest that their reused implies that strengthening of the floor was undertaken when the roof was renewed or when the stables were installed, for which the heritage statement concludes may have occurred in the 20th century. Although they do have some significance but it is accepted that this is limited. With the addition of condition requiring details of demolition of necessary works to be provided via condition it is considered that the level of harm could be minimised with the harm being on the lower level of less than substantial.

It is accepted that the benefit of returning of an under used structure to an active and sustainable use outweighs the harm caused by the removal of later additions to the barn. The addition of conditions requiring a demolition and method statement would allow for the protection of the designated heritage asset.

The application is therefore considered to accord with policies P2 and P3 of the Core Strategy, in accordance with the balancing exercise required by the National Planning Policy Framework, the identified harm to the significance of the Listed Building is considered less than substantial, and is outweighed by the public benefits provided by the proposal. The Local Planning Authority has therefore carried out the duty in accordance with the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and the application is subsequently recommended for approval.

RECOMMENDATION Grant subject to following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

- Site location plan. Drawing number: 1423-P-SLP
- Topographical survey. Sheet 1 of 1. Drawing number: 46781MCLS-01
- Proposed site layout plan – Ground floor. Drawing number: 1423-P-001. Revision: B
- Ground floor. Drawing number: 46781MCLS-02
- First floor plan. Drawing number: 46781MCLS-02
- Elevations. Drawing number: 46781MCLS-02. Revision A
- Proposed site layout plan – Roof plan. Drawing number: 1423-P-002. Revision: A
- Proposed ground floor plan. Drawing number: 1423-P-100. Revision: C
- Proposed first floor plan. Drawing number: 1423-P-101
- Proposed elevations. Drawing number: 1423-P-200. Revision: C
- Proposed elevations. Drawing number: 1423-P-201. Revision: C
- Typical floor build ups. Drawing number: Drawing number: 1423-P-303
- Existing & proposed beam positions. Drawing number: 1423-P-302
- Proposed sections A-A & B-B. Drawing number: 1423-P-300. Revision: B
- Proposed sections C-C & D-D. Drawing number: 1423-P-301. Revision: A
- Roof plan. Drawing number: 1423-P-102

and the development shall be carried out in accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type,

colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

4. The existing roof tiles shall be carefully removed from the roof the Grade II Listed building, and reused in the construction of the hereby approved development. Where additional roof tiles are required, full until sample and / or full specification of roof tiles shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

5. Notwithstanding the details shown on the approved plans and the requirements of condition 2, full details of the proposed windows and doors are to be submitted to and agreed in writing with the Local Planning Authority prior to their instatement. Details shall include product specifications, cross-sections, elevations, any cill and lintel detailing, and means of opening together with any finished treatment. The windows and doors shall be installed in accordance with the approved details before the development is first brought into use and thereafter so maintained.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

6. Notwithstanding the details shown on the approved plans and the requirements of condition 2, no works involving the proposed partitions to the grade II Listed Building shall take place until full architectural details, including elevations and cross-sections, of the partitions to be instated have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, any detail must show the proposed partitions' interaction with historic or extant fabric. The approved submitted details and plans shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Notwithstanding the details shown on the approved plans and the requirements of condition 2, works to the external hard and soft landscaping of the development hereby permitted shall not commence until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall specification and photographic samples of hard landscaping materials, including cobbles, paving stones, steps, and railings, and include the formation of any banks or other earthworks, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be

retained and a scheme for the timing / phasing of implementation works. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

8. Notwithstanding the details shown on the approved plans and the requirements of condition 2, prior to the installation of the staircases, details of these new staircases shall be submitted to and approved in writing by the Local Planning Authority. Details shall include details of design, materials and method of installation.

Reason: For the avoidance of doubts and to in order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Notwithstanding the details shown on the approved plans and the requirements of condition 2, prior to the repointing works taking place to the Grade II Listed building, a method statement for the removal of existing mortar and repointing works shall take place shall be submitted to and approved in writing by the Local Planning Authority. This shall include the mortar mix, profile and finish, as well as details for the removal of the existing mortar and the preparation of the masonry joints. No powered tools (for example, air-driven tools; electric angle grinders and so forth) are to be used to cut back masonry joints prior to repointing. The work shall be undertaken in accordance with the approved method statement.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Notwithstanding the details shown on the approved plans and the requirements of condition 2, prior to the installation of vents to the Grade II Listed building, product specifications and details of vents to be installed including any finishes to be applied, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any instatement/application.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. No development shall take place (on the Grade II Listed Barn) until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved in writing by the local planning authority. The PD shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:

- a) historic building recording at Historic England Level 1 to 2

- b) informed by the above, a watching brief during any strip-out works that might reveal concealed historic fabric that would enhance the record, including the identification of at-risk timbers that could be suitable for dendrochronological dating
- 2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds
 - b) production of a final report on the significance of the archaeological and historical interest represented.
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
- 4. Dissemination of the results commensurate with their significance.
- 5. Provision for archive deposition of the report and records of the site investigation.
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible and in accordance with NPPF.

- 12. Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details including elevations of the type, siting, design and materials to be used in the construction of boundaries, screens, fencing or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 13. Rainwater goods shall be cast metal and finished to match those as existing in all respects. Product specifications and details of rainwater goods to be instated, and any finishes to be applied, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any instatement/application.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 14. Prior to the installation of flues and service runs to the Grade II Listed building, details of flues and service runs shall be submitted to and approved in writing to the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 15. Notwithstanding details on the approved plans, no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting, including type, design, siting, site plan, luminance levels and product specification, are submitted to and approved in writing by the Local Planning

Authority. The approved details shall thereafter be fully implemented and operational.

Reason: To ensure that any proposed external lighting on the site is acceptable in its context and do not detract from the character and appearance of the setting of the listed building, in accordance with NPPF the Planning (Listed Buildings and Conservation Areas) Act 1990.

16. Prior to the occupation of the hereby approved development, full plans and details of a private foul water treatment system shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be completed in accordance with the approved plans and details and retained thereafter for the lifetime of the development.

The foul drainage system shall comply with comply with the UK Government's Environment Agency's 'General Binding Rules'.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

17. A watching brief shall be undertaken during the work for the hereby approved development. In the event that contamination is suspected or found at any time when carrying out the approved development or contamination is caused, the Local Planning Authority shall be notified immediately and development affected or potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority. The completion letter shall include photos of all surfaces showing no potential contamination is present.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

18. No external cleaning works shall take place to the Grade II Listed building until:
 - a. A detailed stone cleaning method statement has been submitted to and approved in writing by the local planning authority.
 - b. Trial cleaning samples have been carried out and agreed on site with the local planning authority

The works shall be carried out in accordance with the approved details.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

19. The development hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to,

the provision of bird boxes, bird bricks, bat boxes and bat bricks are submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

20. The development hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with of policies T2 and DM1 of the Core Strategy.

21. Notwithstanding the details shown on the approved plans and the requirements of condition 2 and 3, prior to any demolition work and repairs/replacements taking place to the Grade II Listed building, a method statement for all demolition and repair work shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of these works. The method statement shall include specifications of all materials to be instated, tools and equipment to be used (including any propping or stabilising measures) and measures to ensure that no undue harm will be incurred on historical fabric throughout the course of these works.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

22. Notwithstanding the details shown on the approved plans and the requirements of condition 2, prior to the commencement of works to replace the beams to the Grade II Listed building, a method statement detailing works to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. This statement shall also include measures to ensure that no undue harm will be incurred on any historical fabric throughout the course of these works.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process 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.

Notes for Applicant:

1. The applicants are advised that they will have to ensure that the legitimate use of the public rights of way network in the area are available to the general public and there are no risks whilst exercising this right. It should be noted that it is an offence to obstruct a public right of way. Any work to alter the formal route of a public right of way will need to be undertaken through a separate application. The applicant is advised to contact the Council's public rights of way officer for further guidance.
2. All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Before any work can proceed which may cause harm to bats, a License will need to be obtained from Natural England derogating from the terms of the legislation protecting bats. The License application process is separate from any grant of planning permission.
3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority