

ITEM

Application Reference	DC/076483
Location:	Old Hall Farm Old Hall Lane Woodford SK7 1RN
PROPOSAL:	The demolition of existing agricultural buildings, the conversion of existing L shaped curtilage listed barn to form 4 dwellings, the existing detached curtilage listed barn to form 1 new dwelling, and the erection of 3 new-build dwellings with landscaping, access and associated works.
Type Of Application:	Listed Building Consent
Registration Date:	29.04.2020
Expiry Date:	20200624
Case Officer:	Jane Chase
Applicant:	P&R Galligan
Agent:	Annabelle Tugby Architects

DELEGATION/COMMITTEE STATUS

Called up by Cllr Bagnall.

DESCRIPTION OF DEVELOPMENT

Listed building consent was approved in 2015 for the demolition of redundant agricultural buildings, the conversion of a small redundant single storey agricultural building (referred to as the labourer's cottage) and a larger redundant 2 storey barn to create four dwelling houses with a single dwelling in the smaller building and three dwellings in the larger barn (demolishing part of this building) DC057630 refers. As approved the access to these dwellings together with parking was positioned to the west of the site with the gardens to the larger barn to the east. The approved site layout is appended to this report. The works approved by this planning permission have been commenced in that the buildings have been converted as per the approved plans however no external works in terms of the means of access, parking or amenity space provision have yet been carried out.

This application proposes amendments to this consent together with additional development in the form of 4 new dwellings. As originally submitted this is proposed as outlined below:-

- The demolition of various redundant farm buildings including 3 detached buildings of varying size and a circular tank (as already approved).
- The conversion of the single storey labourer's cottage into a 2 bed dwelling (as already approved). The 2 parking spaces to this dwelling would however now be positioned to the east of this building rather than the north as approved and access would be gained via the existing driveway to Old Hall. Private amenity space for this dwelling has been increased since the application was first submitted and as now proposed would be positioned mainly to the west and north of the building.
- The conversion of the larger 2 storey barn, retaining the element previously identified for demolition, into 4no. dwellings rather than 3 as approved (1 x 2 bed, 1 x

3 bed and 2 x 4 bed). Private amenity space for barns 1 to 3 would be positioned to the west of the converted building rather than the east as approved with that for barn 4 having been increased since the application was first submitted and being to the east of that dwelling (noting that this part of the barn was previously identified for demolition). Each dwelling would have 2 forecourt parking spaces proposed to the east of this converted barn rather than to the west as approved.

- To the east of the larger converted barn 3 no. detached 2 storey houses are now proposed that were not included in the 2015 approval. The northern most house would be positioned lengthways in relation to Old Hall Lane with the remaining 2 houses positioned lengthways to face the converted barn opposite to the west. The houses would be of a simple contemporary design with pitched roofs, gable ends, a 2 storey recess around which would be a frame projecting slightly from the building. Materials of external construction are proposed as being red/pink brick, bleached timber cladding, matt black timber framed windows, matt black steel detailing, concrete headers to windows and doors and a natural slate roof with conservation style rooflights. Externally each house would have a small landscaped front garden and larger private rear garden together with 2 forecourt parking spaces.

- Access to the 3 detached houses is proposed to the west, between these houses and the converted barn thus creating a courtyard arrangement.

- To the north of the converted labourer's cottage and to the west of the converted barn, outside of the curtilages of these dwellings, it is proposed to create a landscaped meadow area including a pond. Access to this area from the converted labourer's cottage and converted 2 storey barn would be gained by gates in the garden boundaries to these dwellings.

Members will note that the conversion of the labourer's cottage to create a single dwelling and the larger barn to create 4 dwellings has already been approved by DC057630 and that this consent has been commenced. It however remains the case that listed building consent is required for the conversion of those buildings in the manner proposed by this application (seeking amendments to those dwellings in terms of the location of the amenity space, parking and access) as well as in relation to the additional development sought by this application.

Following the neighbour notification exercise and discussions with Officers the application has been amended to reposition the 3 new build dwellings further to the south. This amendment in particular moves the northern most dwelling closest to 1660 Old Hall Barn opposite the application site when measured corner to corner from between 15.4m and 21.4m distant as originally proposed to between 20m and 26m distant as now proposed.

The application is supported by the following documents:-

Planning Statement

Heritage Statement

Design and Access Statement

Protected Species and Habitat Survey

Energy Statement

Landscape and Visual Impact Assessment

SITE AND SURROUNDINGS

The application site is located on the south side of Old Hall Lane and comprises a series of buildings within the curtilage of Old Hall Farm, a grade 2 listed building positioned to the south of the site. As the buildings are within the curtilage of this listed building, they are by default listed also.

The application site comprises a single storey former labourer's cottage to the west. To the north of this building are 2 redundant modern agricultural buildings, that to the north of the site being larger than that to the south. To the east of this is a long L shaped 2 storey barn with a single storey projection at its southern end. With the exception of the single storey element, this barn has recently been converted into 3 dwellings following the grant of planning permission DC057629. To the east of this barn is a redundant modern detached farm building of substantial size to the north of which is a large circular tank.

To the north of the site on the opposite side of Old Hall Lane is a period barn converted into 2 dwellings known as 1660 Old Hall Barn and 2000 Old Hall Barn (with 1660 Old Hall Barn being positioned closest to the application site). This building is grade 2 listed and comprises 3 floors of accommodation with the second floor of accommodation being within the roofspace. The building is positioned side on to Old Hall Lane with the side elevation facing the application site containing numerous windows at ground, first and second floor level. Elsewhere around the site is open countryside and farmland with the Avro golf course to the south east and Woodford Aerodrome to the north east. Access to the site is via Old Hall Lane which connects with Chester Road to the north.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan includes-

Policies set out in the Stockport Unitary Development Plan Review adopted 31st May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &

Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17th March 2011.

Policies set out in the Woodford Neighbourhood Plan

LDF Core Strategy/Development Management policies

CS8 Safeguarding & Improving the Environment

SIE-1 Quality Places

SIE-3 Protecting, Safeguarding & Enhancing the Environment

Woodford Neighbourhood Plan

COM3 Woodford's Heritage Assets

DEV4 Design of New Development

Supplementary Planning Guidance

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

Design of Residential Development

National Planning Policy Framework

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 19th February

2019 replaced the previous NPPF (originally issued 2012 & revised 2018). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a “material consideration”.

Para.1 “The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied”.

Para.2 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.

Para.7 “The purpose of the planning system is to contribute to the achievement of sustainable development”.

Para.8 “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective”

Para.47 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing”.

Para.124 “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Para.127 “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and

distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Para.130 “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”.

Para.184: “Heritage assets range from sites and buildings of local historic value to those of the highest significance.....these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can enjoyed for their contribution to the quality of life of existing and future generations.”

Para.190 “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para.192 “In determining applications, local planning authorities should take account of:

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

Para.193 “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Para.194 “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

Para.195 “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.”

Para.196 “Where a development proposal will 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 including, where appropriate, securing its optimum viable use.”

Para.213 “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.

Planning Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

RELEVANT PLANNING HISTORY

DC057629 – Full application seeking the conversion of existing redundant barns to create four dwelling houses together with associated alterations and car parking, in addition to the demolition of non heritage buildings/structures. Approved 2015 and implemented in part.

DC057630 – Listed building application seeking the conversion of existing redundant barns to create four dwelling houses together with associated alterations and car parking, in addition to the demolition of non heritage buildings/structures. Approved 2015 and implemented in part.

DC/076482 – Full application seeking the demolition of existing agricultural buildings, the conversion of existing L shaped curtilage listed barn to form 4 dwellings, the existing detached curtilage listed barn to form 1 new dwelling, and the erection of 3 new-build dwellings with landscaping, access and associated works. This application forms the preceding item on this agenda.

NEIGHBOUR'S VIEWS

The application has been advertised by way of site and press notice. The occupiers of neighbouring properties have been notified of the receipt of this application.

In respect of the application as originally submitted:

2 letters have been received objecting on the following grounds:-

- The 3 new build dwellings will be out of character with the proposed barn conversions on this site and also with the existing barn conversions across the road at Old Hall Barns.
- We feel that the addition of a further 4 dwellings to the 4 dwellings already approved on the site would constitute over development of the site.
- There are currently only 15 dwellings on Old Hall Lane (including Old Hall Farm), so the resultant additional 8 dwellings on this site would significantly increase the traffic down the lane. Old Hall Lane is an unadopted (past Low Eaves & Dellhaven) and unmaintained single track lane with blind bends, in a very poor state of repair in places, often frequented by walkers and cyclists. We therefore feel that this increase in traffic would impact negatively on highway safety.
- The current relatively modern out-buildings of Old Hall Farm are dilapidated, and in need of some upgrading or preferably demolition. We are not completely opposed to the new development but would respectfully request that the entire development of 3

new houses be moved a further 6.5m away from our property or alternatively, the closest house in the development would be removed completely from the development. Clearly a new development which can be seen within a view of a listed building lies within the setting of that listed building. It cannot therefore be disputed that such a development could potentially affect the setting of the listed building.

- The proposed development would be located side on to our property at a closest distance of 16.44m from our property (facing its longest elevation). To the front of our property we only have 1 window and 1 door. The side of our property is where the vast majority of our windows, light and current privacy exist. The new development would overlook virtually all of our main windows at very close proximity. Our property is already fairly dark inside due to the conversion not having many windows (and respecting its 17th century heritage).

- Overdevelopment or overcrowding of the site particularly where the proposal is out of character in the area. For example the 3rd new build in the proposed development is located partially in the footprint of a disused silage tank. The demolishing of all of the current agricultural building and tanks have already been used to justify the building of a very new large barn located on Old Hall Farm. Suggesting that these building could now be demolished to make way for 3 additional new build developments does not seem to be fair (in the sense that they have been already used to justify another building for planning purposes).

Neighbours were notified of the amendments to the siting of the new build dwellings. In response to this, 1 letter has been received reiterating previous objections.

CONSULTEE RESPONSES

Conservation Officer – Old Hall Farm is a Grade II listed farmhouse and its associated historic farm buildings, constructed prior to 1948 and comprising part of the former farmstead, are to be treated as listed buildings because they form part of its curtilage. In addition, a former detached barn located adjacent to the site on the north side of Old Hall Road is listed Grade II in its own right. Historically this large C17th brick barn formed part of the Old Hall Farm complex but it is now in separate ownership.

The impact of proposed development upon the significance of these designated heritage assets, including their fabric and setting, should be given great weight in the determination of the application (see NPPF paras 193-2010).

It is acknowledged that previous planning consents have been obtained for the conversion of the historic outbuildings within the curtilage of Old Hall Farm, in addition to the repair, restoration and extension of the Hall itself. The current proposal involves the retention and conversion of a rear extension to the main range of outbuildings previously proposed for demolition and this is to be welcomed. The elements of the site proposed for demolition within the current application do not have any special historic or architectural interest and there is no objection to their loss; indeed their removal will open up new public views of the Hall and its associated farm buildings, contributing to an enhancement of their setting.

The underlying concept for the layout of the proposed scheme, to create a nucleated collection of structures arranged around a central courtyard in association with a landscaping strategy that reinforces the rural and agricultural character of the wider site and its setting, is to be welcomed. The overall form, scale and external materials of the proposed new buildings are complementary to the immediate context, following the characteristics of the retained historic buildings within the site. With

Careful attention to detail, the introduction of contemporary detailing to external elevations of the new buildings will not have a detrimental impact upon the traditional setting of the farm group. Subject to any approval, conditions will be required to ensure that the selection of external materials is appropriate and the design of architectural details are sympathetically handled.

A heritage statement has been submitted in support of the application and it is considered that this represents a thorough assessment of the significance of the site and the impact of the proposals upon the various historic assets that are affected, including the Grade II barn listed barn on the north side of Old Hall Lane. This building is in separate ownership and has previously been converted to residential use.

A very positive aspect of the scheme is that the modern agricultural sheds, silo and tank will be removed, improving the setting and sightlines towards and around the listed Hall. Through sensitive design (siting/layout, massing, materials/details, landscaping) the submitted scheme will result in an overall enhancement in the setting of the Hall over the existing arrangement. The design balances the aim of protecting the openness of the wider countryside setting and providing a suitably clustered character found in traditional nucleated farmsteads. Whilst the submitted scheme does not restore an original layout, it respects the historic open character of the area to the west of the site (as evidenced in historic mapping), and this is to the advantage of the immediate setting to, and views of, of the Hall. The Hall is the earliest and most important historic structure on the site and the current proposal will reinforce the primacy of the Hall within the immediate context of the farmstead. The submitted design has been directly informed by reference to Historic England published research and guidance into the character, form and layout of Cheshire farmsteads in order to ensure the proposals are consistent with the local and regional distinctiveness of similar groups of agricultural buildings located within the countryside.

Whilst a greater level of development is proposed than a previously approved consent (DC057629), it is considered that the current proposal does not result in further harm to the heritage values of the existing heritage assets or the ability to appreciate those values. Moreover it results in a degree of enhancement through an increased level of retention of the existing historic farm buildings – a building attached to the south east end of the C19th rectangular barn, previously identified for demolition, is to be retained and sympathetically converted. The landscaping plan and the layout of the wider scheme also represents an enhancement upon the previously approved scheme, with more attention paid to maintaining a sense of openness and provision of shared spaces, avoiding overt domestication of private gardens, and a reappraisal of vehicle and pedestrian circulation, access and parking. Taken overall, it is considered the traditional agricultural character of the site will be maintained and the new development will have a positive impact upon the setting of heritage assets in light of its compatibility of form, scale, layout and landscaping in conjunction with the sensitive conversion of all existing historic buildings.

Woodford Neighbourhood Forum – There is no reference to the Woodford Neighbourhood Plan in the supporting documents however the proposals are in very close proximity to a listed building and need to be assessed for their impact on this heritage asset and to accord with policy COM3: 'Woodford Heritage Assets'.

ANALYSIS

Members are advised that the consideration of an application seeking listed building consent relates solely to the impact of the proposed development upon the significance of the listed building. All other issues such as those explored within a planning application are not material to consideration of this application.

In this instance the heritage asset comprises the main grade 2 listed farmhouse, the outbuildings within its curtilage which are by default listed and the neighbouring listed dwellings at 1660 Old Hall Barn and 2000 Old Hall Barn. This assessment is explored below.

Impact on the Heritage Asset

Core Strategy policy SIE3 confirms that development which preserves or enhances the special architectural, artistic, historical or archaeological significance of heritage assets will be welcomed. Loss or harm to the significance of a heritage asset will require clear and convincing justification and will only be permitted if there is clear evidence that there is no other viable means of securing its preservation and that no viable alternative use can be found. New uses will be permitted for listed buildings if the use for which the building was designed for it no longer viable, the proposed use would preserve the architectural or historic interest of the building and the proposal would not detract from the amenities of the surrounding area or cause traffic danger. Where a new use is acceptable the Council may relax controls over land use, density, plot ration and other matters of detail where this facilitates the preservation of the building.

The NPPF at chapter 16 confirms that in determining applications, local planning authorities should take account of:

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

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation ((and the more important the asset, the greater the weight should be) (para 193)).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).

Where a development proposal will 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 including, where appropriate, securing its optimum viable use (para 196).

Policy COM3 of the WNP confirms that new development affecting a heritage asset, including the setting of the asset, should conserve or enhance the asset in a manner according to its significance.

The Heritage Statement submitted with this application assesses the significance of the heritage asset and notes the following:-

- Old Hall Farm comprises a detached C16-C17th farmhouse (grade II listed and currently being renovated and extended), an altered extended C19th brick barn, a small C19th brick former labourer's cottage and cart shed and a series of C20th steel framed shelter sheds of varying size, form a cluster of buildings (the farmstead) set amidst fields on the south side of Old Hall Lane. There is also a converted former C17th barn on the north side of the Lane which was formerly part of the farmstead and is grade II listed (and under separate ownership).

- The historic origins of Woodford Old Hall are outlined in "Transactions of the Lancashire and Cheshire Antiquarian Society" from 1908iv. The text explains the connections with the Davenport family and, whereas the text suggests the primary seat of family shifted from 'Old Hall' to 'New Hall' (1630), more recent research tends to indicate that the New Hall was actually of secondary importance built for junior members of the family. New Hall (Farm) is a grade II building within half a mile to the east of Old Hall Farm.*

- The arrival of farm buildings between 1871 and 1935 is depicted on the historic maps, with those of most interest being the central long barn range and the small former labourer's cottage with accompanying cart shed and storage loft, both dating from the mid C19th with alterations and additions dating from the latter period of the C19th. The barn was a multifunctional building including animal housing and storage space, and the building shows clear evidence of phased extension/development (figure 8) which suggests an intensification of farming activity through the C19th. The small cottage/cart shed also has clear evidence of extension with a new part added to the west, as also depicted on the 1871 and 1896 maps. It was not uncommon for farms to provide living accommodation, often for seasonal workers, and features such as the chimney and windows show that this building had a domestic use.

- Modern farm buildings were added to the farmstead through the C20th and the farmstead was extended eastwards. In 2015 permission was granted for the conversion of the main C19th barn situated centrally into residential use, with demolition of the barn's south eastern addition. Demolition of the newer C20th farm buildings was also part of this scheme.

- The following priorities for conserving significance have been identified, which stem from an understanding of the site's historical development, its extant heritage values and the impact of the conversion/demolition scheme granted consent in 2015:

Conserve primary views of the farmhouse.

Conserve evidence of the former cottage/cart shed's original function.

Ensure other new development is spatially detached from the farmhouse.

Employ a design approach which respects the extant qualities of the farmhouse and retained farm buildings, avoids overt pastiche and ensures any new buildings harmonise with the site in a manner which is readily interpretable as a contemporary intervention.

- Mindful that the varied scheme includes retention of all parts of the barn (i.e. it excludes the planned demolition of 2015), it is reasonable to deduce that the varied scheme conserves a greater amount of the barn's evidential value than was previously planned. Furthermore, given that the varied scheme seeks to retain the agricultural character of the building, albeit with the formation of some new openings, re-opening of blocked former openings and insertion of some

rooflights, the new proposals also follow the design ethos and spirit of the previously approved scheme. For these joint reasons, it would be reasonable to state that at the very least the varied scheme would result in no appreciable harm to the significance of the listed farmhouse, and through greater retention of C19th building fabric the revised scheme possibly results in benefits when compared with the 2015 scheme.

- With regards to the new dwellings, these have been design in a manner that reflects the simple design and character of agricultural barns (principally the combination barn typology) using a palette of materials which matches and harmonises with the existing barn range. The new dwellings have been specifically designed to avoid the introduction an overtly domesticated character to the farmstead and have been positioned in approximately the same location as the C20th farm building due for demolition (east of the barn range). Herein, it is readily apparent that the effective replacement of the C20th farm building with the new dwellings will result in a net improvement in the aesthetic qualities of the site, which, although not directly associated with heritage value, does improve the overall visual setting and appearance of the site and listed building. This improvement is further enhanced by the demolition of C20th structures on the west side of the barn range, work that will open up views of the listed building from the north and north west.

- In terms of alterations to hard and soft landscaping across the site, this has been designed to avoid over segregation of space, therefore retaining a sense of the farmyard environment and avoiding too many overly domesticated features. Whilst the landscaping is not particularly relevant to the heritage values and significances of the listed building (mindful that the house, or 'Hall', was not originally part of a farmstead), the net impact of the proposed changes is once again an enhancement to the visual qualities of the site and the formation of a spatial setting that acknowledges the historical status and importance of the listed building.

- For these combined reasons, and with specific consideration to the significances of the listed building, there would appear no reason to suggest the scheme will cause any harm to significance and that the net impact of the proposals will be wholly positive. This of course comes 'hot on the heels' of the positive impact currently accruing through the ongoing renovation of the listed building.

The assessment of the application in this respect has been carefully considered by the Council's Conservation Officer. Members will see from his comments as recorded above in this report that the inclusion in the current proposal of the retention and conversion of the outrigger to the main range of outbuildings previously proposed for demolition is to be welcomed. The demolition of modern agricultural buildings which have no special historic or architectural interest together with the landscaping of this area and relocation of the car parking to within more secluded courtyard areas will open up new public views of the Hall and its associated farm buildings, contributing to an enhancement of their setting. It is also acknowledged that the creation of a nucleated farmstead is historically appropriate for this site and will reinforce the rural and agricultural character of the wider site and its setting. The new build dwellings are also considered to be complementary to the immediate context.

The heritage statement submitted with the application provides a robust analysis of the impact of the development upon the significance and setting of the listed buildings adjacent to the site. The scheme has been informed by direct reference

to research published by Historic England in relation to the character, form and layout of Cheshire farmsteads. In this respect it is considered that the proposal will deliver an enhancement of the setting of the main farmhouse. Whilst additional development is proposed beyond that already approved, it is considered that this through the further retention and conversion of listed curtilage buildings and the landscaping of the wider site (which pays more attention to openness, shared spaces, garden areas, access and parking) will result in further enhancement to these heritage assets beyond the previously approved scheme.

In terms of Old Hall Barns, it is considered that the removal of the unsightly circular tank and the substantial modern barn and its replacement with a clustered farmstead which is historically accurate to the site, will enhance the setting of this adjacent listed building. Further to revisions, the dwelling closest to this existing dwelling will now be positioned between 20m and 26m away. As such the proposed development will be further away from 1660 Old Hall Barn than the modern circular tank is at present and will have a footprint significantly smaller than the existing large barn to be demolished. As well as proposing a form of development more appropriate to the setting of 1660 Old Hall Barn, the new adjacent new dwelling will be further away from Old Hall Barn and of a size much smaller than that existing. Taking these factors into account and noting the Conservation Officers comments about the acceptability of the design approach, it is considered that the setting of this neighbouring heritage asset will be enhanced by the proposed development.

In this regard the proposal is considered compliant with Core Strategy policy SIE3, policy COM3 of the WNP and chapter 16 of the NPPF.

CONCLUSIONS

The impact of the proposed development upon the significance of the heritage assets within and adjacent to the site is assessed in the heritage statement submitted with the application. In this respect Officers conclude that the proposal will deliver an enhancement of the setting of the main farmhouse. The further retention and conversion of listed curtilage buildings, the relocation of the parking and the revised landscaping of the wider site will result in further enhancement to the heritage assets beyond the previously approved scheme. In this regard the proposal is considered compliant with Core Strategy policy SIE3, policy COM3 of the WNP and chapter 16 of the NPPF.

RECOMMENDATION GRANT SUBJECT TO CONDITIONS