

## **Barrowford and Western Parishes Committee Update 29<sup>th</sup> October 2020**

### **20/0433/FUL – Land North 1 Barleydale Road, Barrowford**

An amended plan was received, removing the bedroom window on the first floor north east side elevation and instead inserting a first floor window on the front elevation.

This is acceptable and would mitigate any potential overlooking impacts to No.3 Barleydale Road.

Moreover, additional plans were also submitted showing existing and proposed levels of the site, in addition to a cross section through the proposed dwelling.

This is beneficial in confirming there will be no significant raise in land levels or raising of the dwelling on a plinth, as a result of this development.

As a result of the submission of additional plans, Condition 2 is amended to read as follows:

**2.** The development hereby permitted shall be carried out in accordance with the following approved plans: 2019/11/1A, 2019/11/2F, 2019/11/3F and 2019/11/4E

**Reason:** For the avoidance of doubt and in the interests of proper planning.

Moreover, following the submission of the revised Heritage Statement (Dated October 2020), PBC Conservation Officer has made further comment and requested a number of additional conditions to control the development, in the interests of protecting the areas heritage significance.

#### **PBC Conservation Officer**

The new Heritage Statement mentions the presence of water infrastructure features, including a culvert, on the SW part of the site which are likely to relate to the water management system for the listed Higherford Mill. This area is some distance away from the proposed dwelling, however in view of the likely contribution to the heritage significance of the mill and its water power infrastructure, such features should be retained. There is also heritage significance in the cobbled yard in front of the barn, and the stone gatepost. It is possible that other features of interest may be present. I would therefore recommend a programme of archaeological recording and analysis of the site, in accordance with a WSI, prior to development, should the application be approved. A condition requiring full details of hard and soft landscaping is also needed in order to avoid harm to significance. This would also have the advantage of ensuring no additional obstruction to potential maintenance access to the water infrastructure if required and agreed by relevant landowners. Removal of PD rights might also be advisable in the interests of controlling future change that might affect the significance of heritage assets.

The additional conditions are as follows:

No work shall be commenced unless and until a written scheme of investigation for an archaeological watching, including recording and analysis of any historic architectural features revealed to have been submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in strict accordance with the approved details.

**Reason:** To order for an accurate historical record of the site to be undertaken to ensure that all important features of the site are recorded appropriately.

Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, D, E, F and G of Part 1 and Classes A, B & C of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

**Reason:** To enable the Local Planning Authority to control any future development on the site in order to safeguard the significance of the adjacent heritage assets.

**The recommendation remains for Approval, subject to Conditions.**