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| <b>Report Title</b>                         | <b>PLANNING APPLICATIONS</b>        |
| <b>Meeting</b>                              | <b>COLNE AND DISTRICT COMMITTEE</b> |
| <b>Meeting Date</b>                         | <b>01ST APRIL 2026</b>              |
| <b>Report Author</b>                        | <b>NEIL WATSON</b>                  |
| <b>Directorate</b>                          | <b>PLACE</b>                        |
| <b>Lead Executive Member(s)</b>             | <b>COUNCILLOR L. WHIPP</b>          |
| <b>Wards Affected</b>                       | <b>BOULSWORTH &amp; FOULRIDGE</b>   |
| <b>Public. Part Exempt, or Fully Exempt</b> | <b>PUBLIC</b>                       |
| <b>Appendices (if any)</b>                  | <b>NONE</b>                         |

## **PLANNING APPLICATIONS**

### **PURPOSE OF REPORT**

To determine the attached planning application.

# REPORT TO COLNE & DISTRICT AREA COMMITTEE 01ST APRIL 2026

**Application Ref:** 26/0026/VAR

**Proposal:** Variation of Condition: Vary Condition 2 (Plans) and Remove Condition 4 (Glazed Link) of Planning Permission 20/0143/FUL.

**At:** Lower Naze End Farm, Hollin Hall, Trawden

**On behalf of:** Mr Andrew Smith

**Date Registered:** 14/01/2026

**Expiry Date:** 11/03/2026

**Case Officer:** Alex Cameron

This application has been brought before Committee at the request of a Councillor

## **Site Description and Proposal**

The application site is a farmhouse and attached barn that has been converted as an extension to the house including and extension to the side. The site is located within the open countryside and Trawden Forest Conservation Area.

This application is to vary that approved plans of the planning permission for the extension to regularise differences between the approved plans and what has been partially built.

The primary difference is that the approved plans included a fully glazed first floor and roof link section between the extension and original barn. The proposed change is for the roof of that section to be in stone slate rather glazed. The first floor elevations of that section would remain glazed. Other changes comprise:

Insertion of small windows and changes to window and door positions in south and east elevations. Installation of a flue in the roof of the extension and use of vertical timber cladding on part of the south east elevation.

## **Relevant Planning History**

13/14/0038P - Full: Change of use of land from agricultural land to residential curtilage and erect single storey extension with loft room, detached garage and alterations to the barn. Approved

20/0143/HHO - Full: Erection of a two storey extension to the south side with attached garage and roof terrace, external alterations to existing dwelling house including alterations to doors and windows and insertion of rooflights (part retrospective). Approved

## **Consultee Response**

LCC Highways – No objection

PBC Environmental Health – No comments

Trawden Forest Parish Council – Councillors feel that the steel chimney should either be painted black or replaced with a black one. Councillors have no comment of the area of cladding that is on the modern part of the building. They also feel that the glass linkage has not been built to the

original planning permission that was approved, and it should revert to the style as per original, passed plans.

## **Public Response**

A site and press notice has been posted and nearest neighbours notified. No response.

## **Officer Comments**

### Pendle Local Plan Fourth Edition (2021-2040)

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SDP2 sets out the spatial development principles for developments in Pendle. Proposals to develop outside of a defined settlement boundary will only be permitted for exceptions to Policy DM09 that are identified in the NPPF, an adopted development plan document, or a made neighbourhood plan, or that are in accordance with Policy SP04 part 5 when the Council is unable to demonstrate a five year housing land supply.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness and demonstrate a good standard of amenity for existing and future occupants.

Policy DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

### Trawden Forest Neighbourhood Plan (TFNP)

There are no policies which specifically apply to this development.

## **Design and Heritage Impact**

The proposed varied plans retain sufficient distinction between the extension and the main building for it to be read as an extension whilst remaining sympathetic to the original building. The omission of the fully glazed roof of the link does not result in the design of the extension being unacceptable.

The weatherboarding and changes to windows and doors are to an elevation of the building that is not prominent, to the side and rear set against the adjacent hillside as is the flue. They do not result in unacceptable visual impacts. The property retains permitted development rights, flues could be installed and changes made to windows and doors under those rights following substantial completion of the extension.

The amendments to the approved plans acceptably preserve the significance of the Conservation Area and the visual amenity and landscape quality of the area.

## Amenity

The proposed amendments would not result in any unacceptable residential amenity impacts.

## Highways

The proposed amendments would not result in any unacceptable highway impacts.

## Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed variation of condition is acceptable in all relevant regards. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

## RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from 12<sup>th</sup> November 2020.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 22/06/2020, A102 01 Rev 1.

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

3. Other than the timber weatherboarding, the external materials to be used in the construction of the walls and roof of the extension hereby approved shall be in accordance with those approved by 25/0552/CND, or alternative materials that have been submitted to and approved in writing by the Local Planning Authority. Prior to its installation samples of the timber weatherboarding shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved external materials.

**Reason:** To allow the Local Planning Authority to control the external appearance of the development to reserve the significance of the Conservation Area.

4. Foul water drainage shall be in accordance with the details approved by 25/0552/CND, or alternative materials that have been submitted to and approved in writing by the Local Planning Authority. Works involved in the installation of surface water drainage provision shall not be commenced unless and until details of surface water drainage provision have been submitted to and approved in writing by the Local Planning Authority. The extension hereby approved shall not be occupied unless and until the foul and surface water drainage has been implemented in accordance with the approved details and it shall be maintained as such at all times thereafter.

**Reason:** to ensure acceptable foul and surface water drainage in order to prevent flooding and pollution.

Note: The grant of planning permission does not entitle a developer to obstruct or divert a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The development may affect the setting of Public Footpaths 82, 87 and 88 (Trawden). The applicant is advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the planning application number, to discuss their proposal before any development works begin.

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**On behalf of:** Mr Andrew Smith

## **LIST OF BACKGROUND PAPERS**

Planning Applications

**NPW/MP**

**Date: 20<sup>th</sup> March 2026**