

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 22 October 2008**

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| <b>APPLICATION REF. NO:</b>     | <b>08/00647/LBC</b>   |
| <b>STATUTORY DECISION DATE:</b> | <b>30 September 2008</b>  |
| <b>WARD/PARISH:</b>             | <b>Heighington</b>  |
| <b>LOCATION:</b>                | <b>The Grange, Killerby</b>   |
| <b>DESCRIPTION:</b>             | <b>Listed building consent for the demolition of single storey stone barn</b> |
| <b>APPLICANT:</b>               | <b>J &amp; T Forster and Sons</b>   |

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**APPLICATION AND SITE DESCRIPTION**

The application site is a farm, on the west side of the main road running through Killerby. A row of agricultural buildings, facing the main road are Grade II listed buildings.

The application involves the demolition of the one of the listed buildings, which has been deemed to be of limited use due to its size and in an unsafe condition. The barn is a single storey lean to building measuring 5.3m wide; 8m long with an overall height of 4.5m. It is constructed from stone with an asbestos sheet roof.

**PLANNING HISTORY**

08/00630/FUL - An application for the erection of a livestock shed was WITHDRAW

**PLANNING POLICY BACKGROUND**

Government guidance regarding listed buildings is contained within Planning Guidance Note 15 – Planning and the Historic Environment.

**RESULTS OF CONSULTATION AND PUBLICITY**

Two letters of objection have been received. One of the objection letters raised issues, which related to a withdrawn application for a livestock shed but the second letter highlights the following concerns:

- *The building is not beyond economic repair and has many uses in the farming industry;*
- *The only reason I see for removing this building is to create a wider access*

- *To remove this building would detract from the form and character of the farm and the village. We must preserve our heritage*

Killerby Parish Meeting have raised no objections to the application, subject to the following:

- *That on completion of the demolition the adjacent building is properly restored, in particular the corners are rebuilt using quoin stones to match those of the building on the other side of the entrance;*
- *If gates are to be used in the widened entrance, then these must also be suitable to match the character of the two listed buildings on either side*

The Parish Meeting comments also mention issue, which is not considered to be relevant to this application:

- *The entrance of the farm yard is also reinstated, and measures taken to deal with the slurry and surface water in this area;*

## **PLANNING ISSUES**

The farm buildings are attached to the left hand side of the adjacent Killerby Grange, which is also a Grade II listed building. The building, which is proposed to be demolished, is a single storey lean to barn attached to a two-storey barn.. The applicant states that the building has limited uses due to its size and it is in an unsafe condition.

The listing states that the farm buildings were included in the listing for “group value” and the attached single storey range is “not of special interest”.

English Heritage have commented that the “*listing for the barn notes that this section of the barn is not of special interest. Consequently, though we would favour the repair and reuse of the building, in view of its traditional construction and contribution to village character, we would not formally oppose the proposal*”

In view of the above, the demolition of the building is considered acceptable. There are no indications on the submitted application that a gate would be erected between the remaining buildings but it is considered appropriate to attach a condition requesting plans to show how the remaining building will be finished once this building has been demolished. It is considered that the proposal accords with Planning Policy Guidance Note 15 – Planning and the Historic Environment.

## **SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

## **CONCLUSION**

Whilst the single storey building is listed, it has been listed as part of a group of buildings, rather than being an individual building of any special interest. This is recognised in the listing description and by English Heritage. The building is unsafe and has limited use. The demolition of the building would not have a detrimental impact upon the visual impact and character of this group of buildings and therefore the proposal is considered acceptable and in accordance with Planning Policy Guidance Note 15 – Planning and the Historic Environment.

## **RECOMMENDATION**

**LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

- A5 - LB Applications (Implementation Limit).
- Prior to the commencement of the demolition works, drawings showing the precise details on how the remaining building will be treated and finished once the barn has been demolished, shall be submitted to an approved by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.  
REASON: In the interests of the visual appearance and historic character of the listed buildings.
- B7 - Detailed Application (Listed Buildings).

## **SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION**

Whilst the single storey building is listed, it has been listed as part of a group of buildings, rather than being an individual building of any special interest. This is recognised in the listing description and by English Heritage. The building is unsafe and has limited use. The demolition of the building would not have a detrimental impact upon the visual impact and character of this group of buildings and therefore the proposal is considered acceptable and in accordance with Planning Policy Guidance Note 15 – Planning and the Historic Environment.