

Planning Conservation & Design Consultation

Consultation on Application Number: 2016/92201

Address: The Old Barn, Low Fold Hall, Roberttown Lane, Roberttown, Liversedge, WF15 7LY

Proposal: Change of use from joinery workshop and storage area (B1) to non-residential institution-day nursery (D1)

DC Officer: Emma Thompson

Conservation & Design Officer: Anna Blaxall

Recommendation:

It is considered that this application satisfies the relevant UDP and NPPF policies and therefore can be supported by the Conservation & Design Team.

Relevant Policies/Guidance

BE1 – Design principles

NPPF: Paragraph 17 (Core Planning Principles)

NPPF: Section 7 (Requiring good design)

NPPF: Section 12 (Conserving and Enhancing the Historic Environment)

Planning (Listed Buildings and Conservation Areas) Act 1990

PPS5 Planning for the Historic Environment: Historic Environment Planning

Impact assessment

This application is seeking consent for change of use from joinery workshop and storage area (B1) to non-residential institution-day nursery (D1)

Conservation & Design consider that the proposed change of use would not have a detrimental impact upon the significance of the listed building. Therefore this application is considered to satisfy UDP policies BE1 as well as paragraphs 131& 132 of the NPPF.