

Conservation Team

Date: 7th April 2025
Application Ref: DET/2025/0008
Site Address: Ladygreen Farm, Ladygreen Farm Lane, Cheddleton
Proposal: Application to determine if prior approval is required for a proposed change of use and conversion of two existing steel framed agricultural buildings to form 2 no. Dwellinghouses (Use Class C3) at Ladygreen Farm, Denford.

Consultation Response

We have undertaken a desk-based assessment of the proposal, including a review of the submitted Planning Statement and decided that no technical advice is required from Conservation.

The development site is within the wider vicinity of Catswall Farmhouse (listing ref: 1374616) and barn (listing ref: 1038074), which are both designated heritage assets. When considering the impact of a proposed development upon Listed Buildings, the application should be determined in accordance with the duties in s.66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. In addition, great weight should be given the heritage asset's conservation, as stipulated in par.212 of the *National Planning Policy Framework (2024)* and the application determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

Whilst we have determined not to provide technical conservation advice in this case, this should not be construed as a comment in support of the application. This is a strictly neutral comment and does not prejudice any decision made by the Council. If you believe specialist conservation advice is required, please contact

Conservation Officer: Megan Atkinson