



**Lake District
National Park**

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**Report from the Head of Development Management to the
Development Control Committee**

Application number:	7/2024/3134
Application type:	Listed Building Consent application
Applicant:	Ms D Hogg
Location:	Rookin House Farm, Blencathra View, Troutbeck, Penrith, CA11 0SS
Grid reference:	338163 525350
Proposal:	Extension and refurbishment of existing accommodation
Report prepared by:	Laura Rogan, Planner
Report agreed by:	Neil Henderson, Planning Manager
Recommendation:	GRANT Listed Building Consent

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).
- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case

planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 Rookin House and attached barn are Grade II listed buildings. The listing description is as follows:
- 2.2 *Farmhouse and barn. Mid C18 with later additions. Stone rubble with ashlar dressings and steeply pitched slate roof. South-east elevation of 2 storeys and 5 bays, the 5th bay recessed and lower, a later addition. Windows have plain stone surrounds and are sashed with single glazing bars. 2nd bay has entrance with Gibbs surround, pulvinated frieze and pediment; studded door. C20 re-entrant porch to 5th bay. Gable-end stacks. Single storey bay to left connects with barn, now stabling etc. 2 entrances one with timber lintel, glazed timber infill recessed behind barn entrance opening; inserted window. Rear elevation has small gabled projection and varied fenestration. Interior has chamfered beams, fielded panel doors, similar cupboards flank fireplace, lower parts missing. Fireplace has deep cornice and gun rack above. Cupboard doors, possible ex-situ, have fielded panels, the upper ones shaped. Stair has turned balusters, square newels and moulded handrails.*
- 2.3 Listed building consent is sought for the construction of a single storey lean-to extension on the former barn's south west elevation. It would be 4.5m deep, 8m wide, and 3.5m high sloping down to 2m high. Its walls would be faced in Cumbrian stone with the roof covered in local slate, both to match the existing building.
- 2.4 While the existing storage barn is not listed in its own right, it is in close proximity to the Grade II listed Rookin House and barn and I therefore consider it to be a curtilage listed building.
- 2.5 This application is accompanied by an associated application for planning permission (7/2024/3134).

3 Representations

- 3.1 Matterdale Parish Council has no objections to the refurbishment of the existing letting accommodation. However, they object to the conversion of the storage barn to provide additional letting accommodation as this would be in contravention of the Matterdale Neighbourhood Plan MNP1 which would only support the conversion were it for local needs housing and not as additional holiday letting

4 Legislation, the NPPF and development plan policies

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16(2)).
- 4.2 The National Planning Policy Framework (NPPF) confirms that Listed Buildings are designated heritage assets at Annex 2, and states that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.3 Where less than substantial harm to the significance of a designated heritage asset would arise, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.4 Local Plan Policy 07 reflects national guidance in seeking to conserve and enhance the significance of heritage assets, including their character, authenticity, integrity and setting.

5 Heritage Significance

- 5.1 The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic'.

6 Assessment

- 6.1 In considering Listed Building Consent applications we are concerned solely with the impact on the special architectural or historic interest of the listed building and/or its setting. Should harm to the heritage interest be identified, we need to consider whether it is justified. Other matters are dealt with in the report on the associated planning application.
- 6.2 The listed barn's heritage significance is principally its historic interest in illustrating - in association with the farmhouse - the form and layout of a traditional Lakeland farm steading of the mid-18th Century. The interior has been much changed given its current use as holiday accommodation and there is thus little left of interest. The barn to be converted is not listed but also contributes to the form and character of the setting of Rookin House. It is likely to be later in date than the listed buildings and the replacement of its roof with metal sheeting means its interest has been diminished.

What impact would the works have on the heritage interest of the listed building?

- 6.2 The proposed works would result in the addition of a lean-to extension to the south west elevation of the listed barn building to provide accessible accommodation. The adjacent detached storage building would be converted to additional accommodation consisting of a bedroom, kitchen, lounge and bathroom.
- 6.3 As the proposed lean-to would be of a simple form and design, using matching traditional materials, it would be successful in retaining the agricultural character of the host building and therefore in my view would not affect the heritage interest of the listed building. I note that the barn has been previously extended in a similar way.
- 6.4 The adjacent, detached building is a traditional stone structure in which the roof would have originally been covered in slate but is now covered in corrugated metal. Nevertheless, it still positively contributes to the setting of the listed buildings through its form and design. All elevations of the barn can be clearly viewed when walking around in close proximity, but the south east elevation is clearly viewed mainly from the site's main car park. The proposed alterations would be limited to the creation of window openings and a door opening to provide, access, light and ventilation. The introduction of the full height window on the south east elevation would be a modern intervention, but as the top would follow the form of the pitch roof it would harmonise with the form of the gable end. Re-roofing the roof with slate would help improve the appearance of the building and its setting. Overall, the character of the building as a former agricultural building and its sense of simplicity and solidity would be retained.

7 Conclusion

- 7.1 Having regard to the requirements of the Planning (Listed Building and Conservation Areas) Act, the provisions of the Development Plan, in particular Lake District National Park Local Plan Policy 07 (Historic Environment), and the National Planning Policy Framework, the works are considered to be acceptable, subject to the conditions recommended.

RECOMMENDATION: GRANT Listed Building Consent

Conditions/Reasons

- 1 The works hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby granted consent shall not be carried out otherwise than in conformity with the following submitted plans and details:

- Drawing no. P-09 Rev. A (Location Plan), P-11 Rev. A (Site Plan), P-06 Rev. B

(Proposed first floor Plan), P-07 Rev. C (Proposed elevations 1), P-08 Rev. B (Proposed elevations 2), P-05 Rev. C (Proposed ground floor)

REASON: For the avoidance of doubt.

3 The roof of the lean to extension and adjacent south building hereby permitted shall be covered and maintained in local slates which have been mined or quarried in Cumbria. Such slates shall be riven not sawn, and shall be laid in diminishing courses from eaves to ridge.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035.

4 The walls of the lean to extension hereby granted consent shall be faced and maintained in local stone of a type to match (in terms of size, method of laying, pointing and jointing details) the walls of the existing building.

REASON: To safeguard the character and appearance of this listed building in accordance with Policy 07 of the Lake District National Park Local Plan 2020-2035.

5 All doors, windows and associated framework and all external joinery shall be painted or stained in a colour, or colours, to be first approved in writing by the Local Planning Authority. Such painting or staining shall be undertaken not later than three months from the substantial completion of the works hereby granted consent.

REASON: To safeguard the character and appearance of this listed building in accordance with Policy 07 of the Lake District National Park Local Plan 2020-2035 and the provisions of the National Planning Policy Framework.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by removing glazing from the south east elevation of the lean to extension.

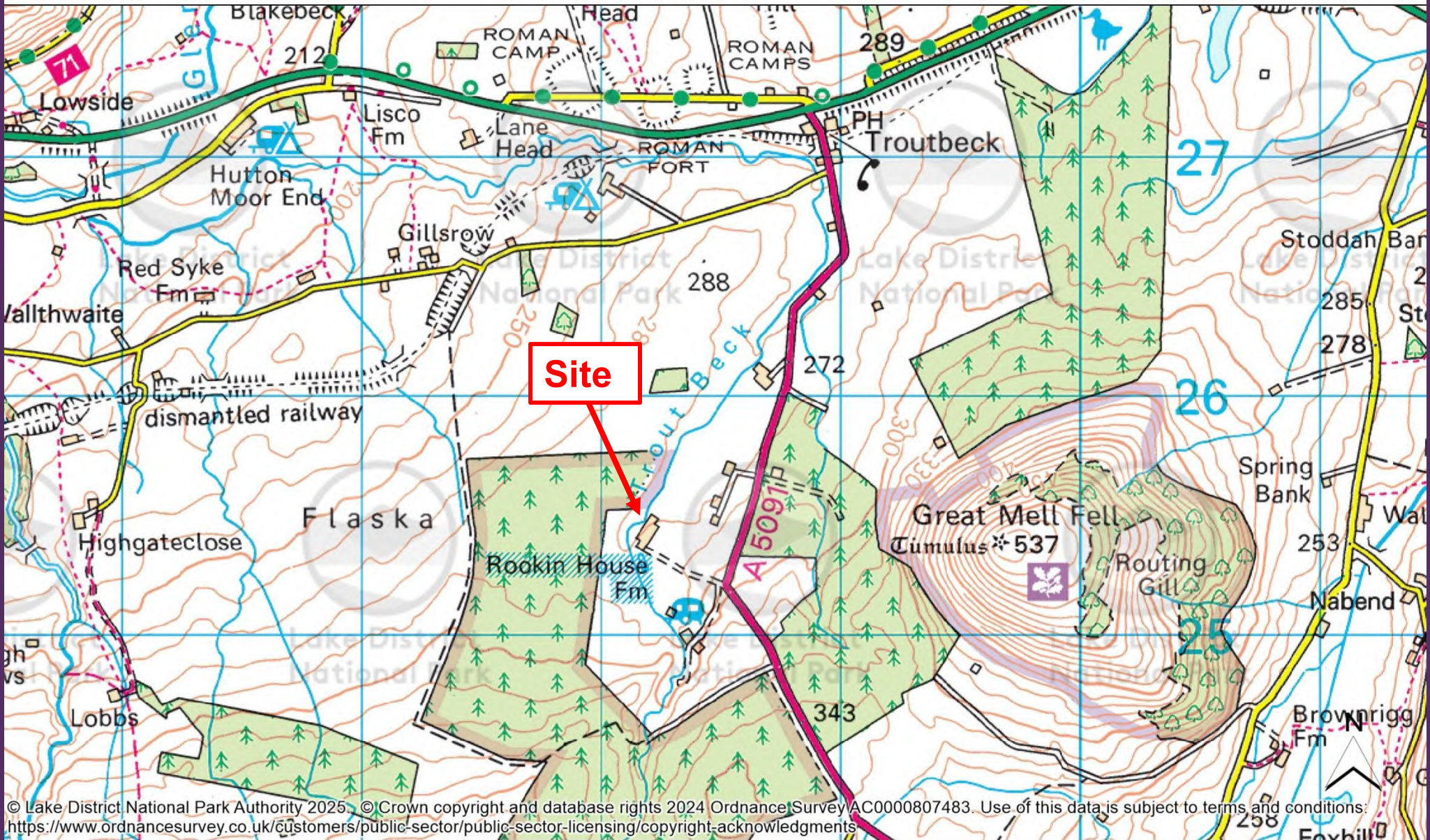
Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2024/3043 & 7/2024/3134

Rookin House Farm, Troutbeck, CA11 0SS

Refurbishment of existing letting accommodation, including a single storey extension for disabled use and conversion of existing storage barn to additional letting accommodation.

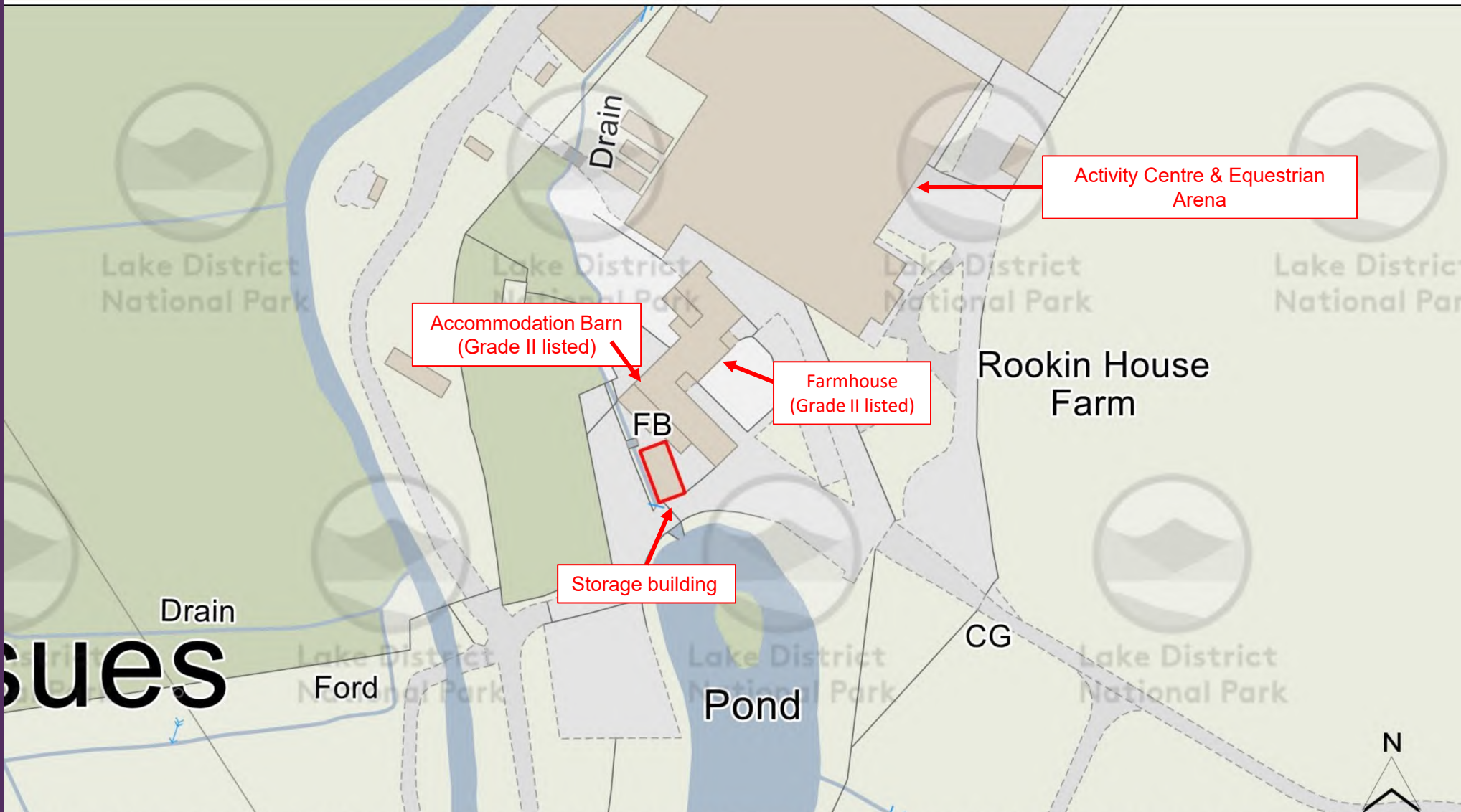


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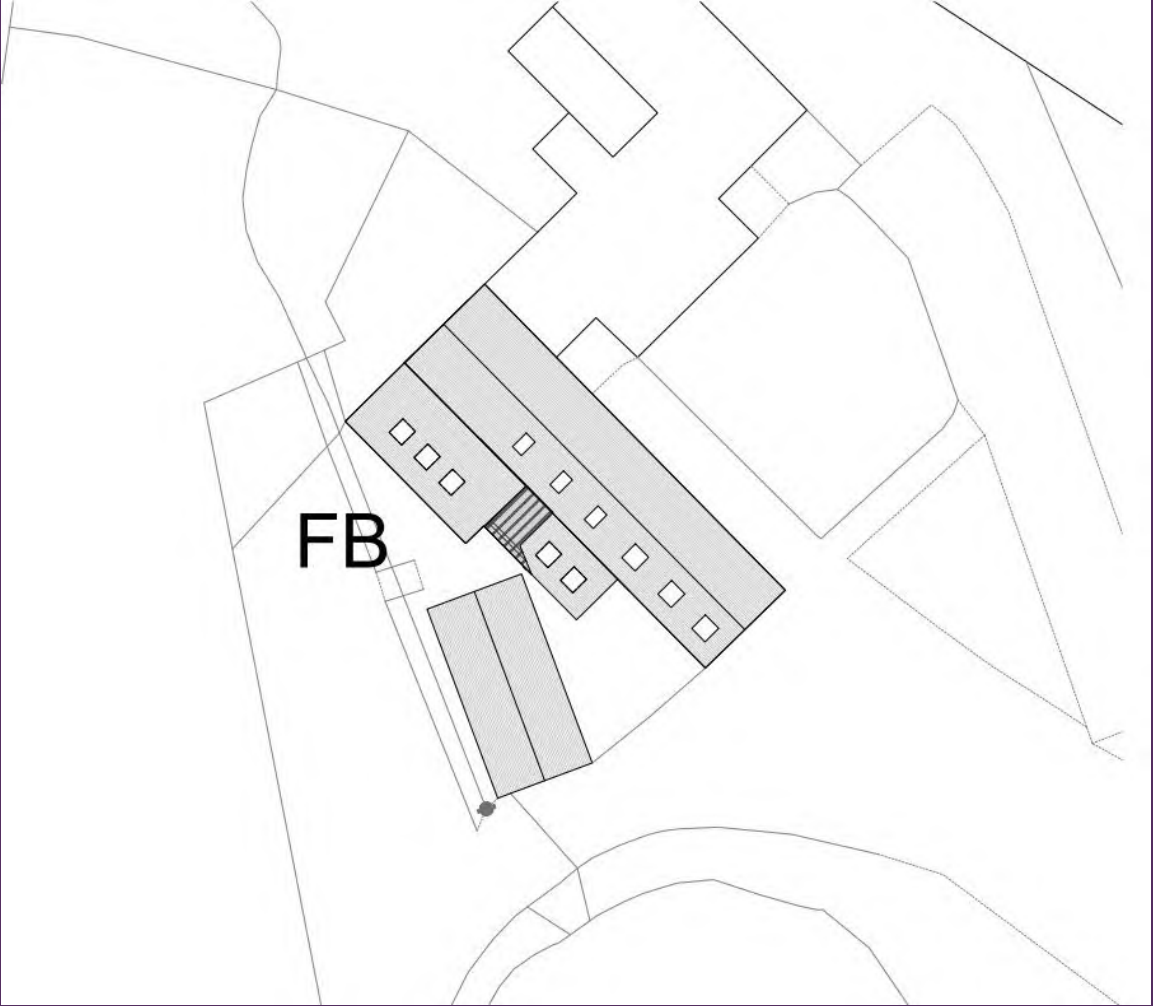
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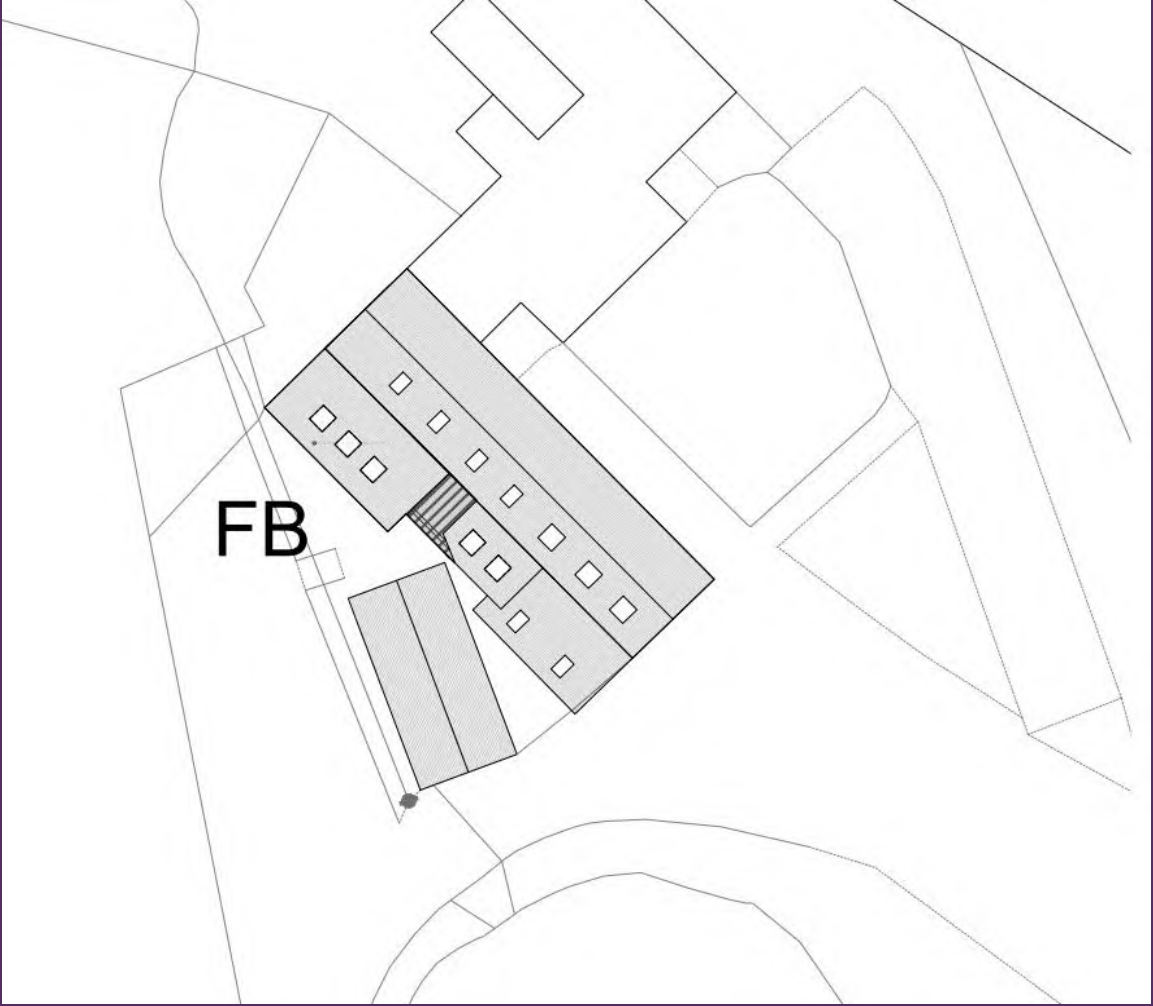
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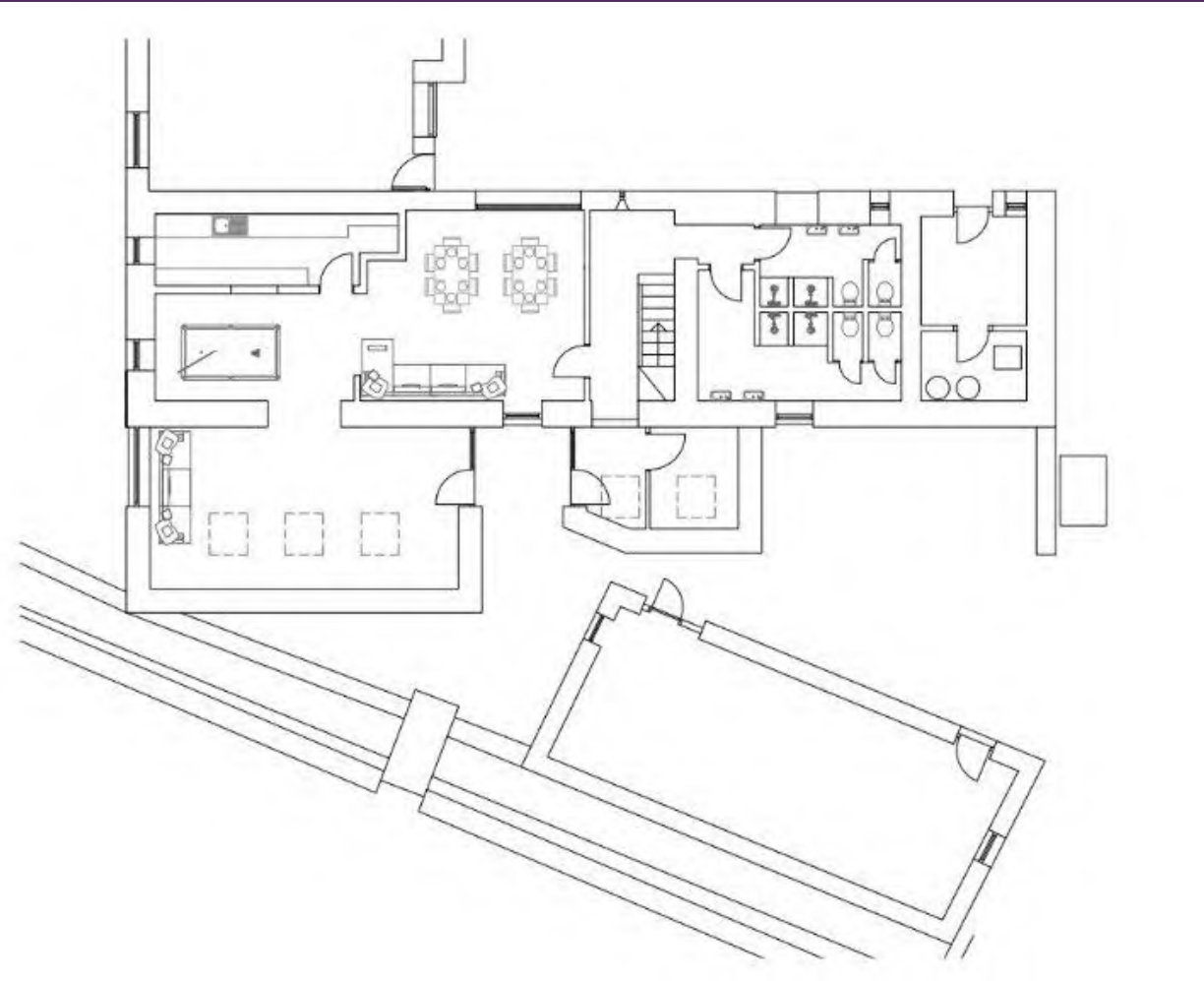
Existing Site Plan



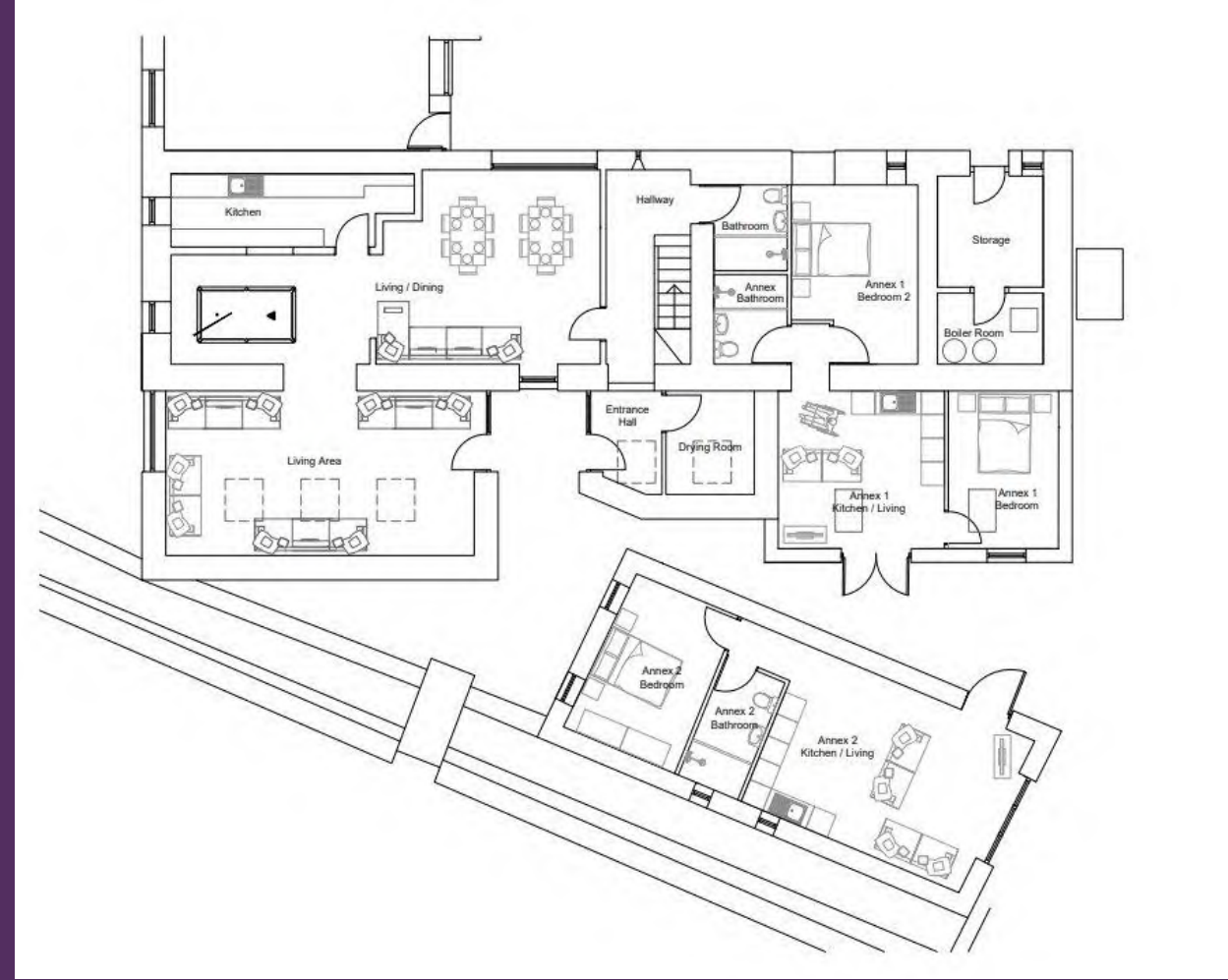
Proposed Site Plan



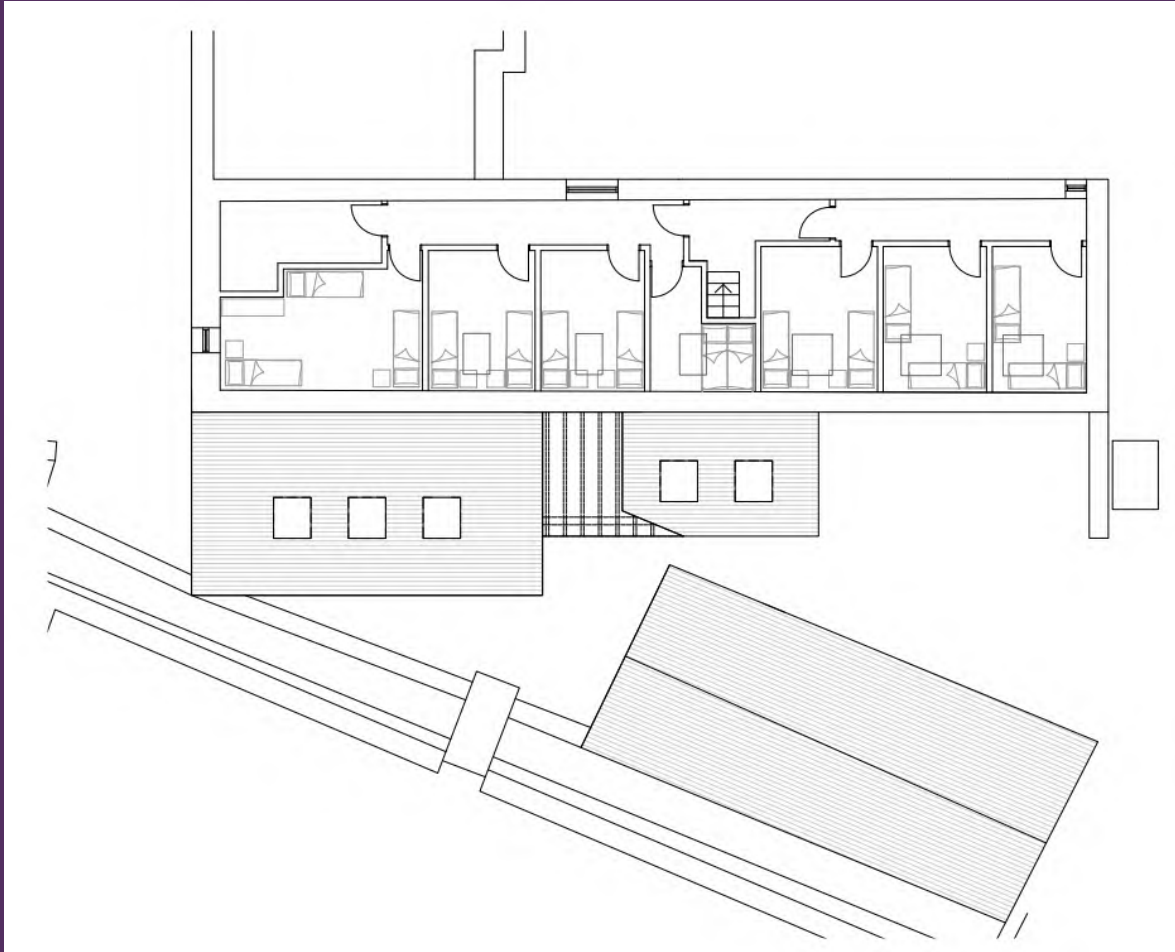
Existing Ground Floor Plan



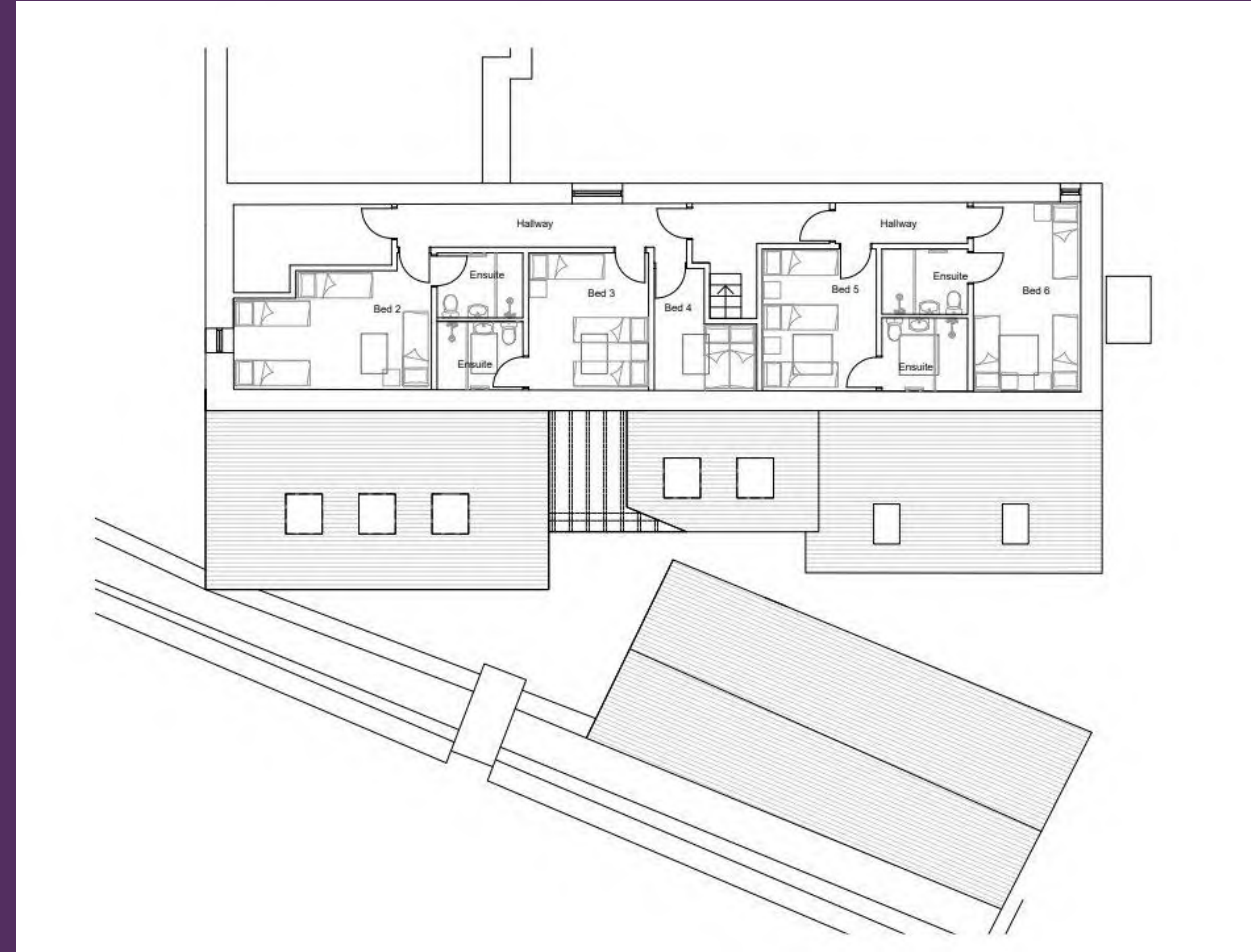
Proposed Ground Floor Plan



Existing First Floor Plan



Proposed First Floor Plan





Storage Building

Accommodation Barn

Accommodation
Barn



Storage
building



Accommodation barn

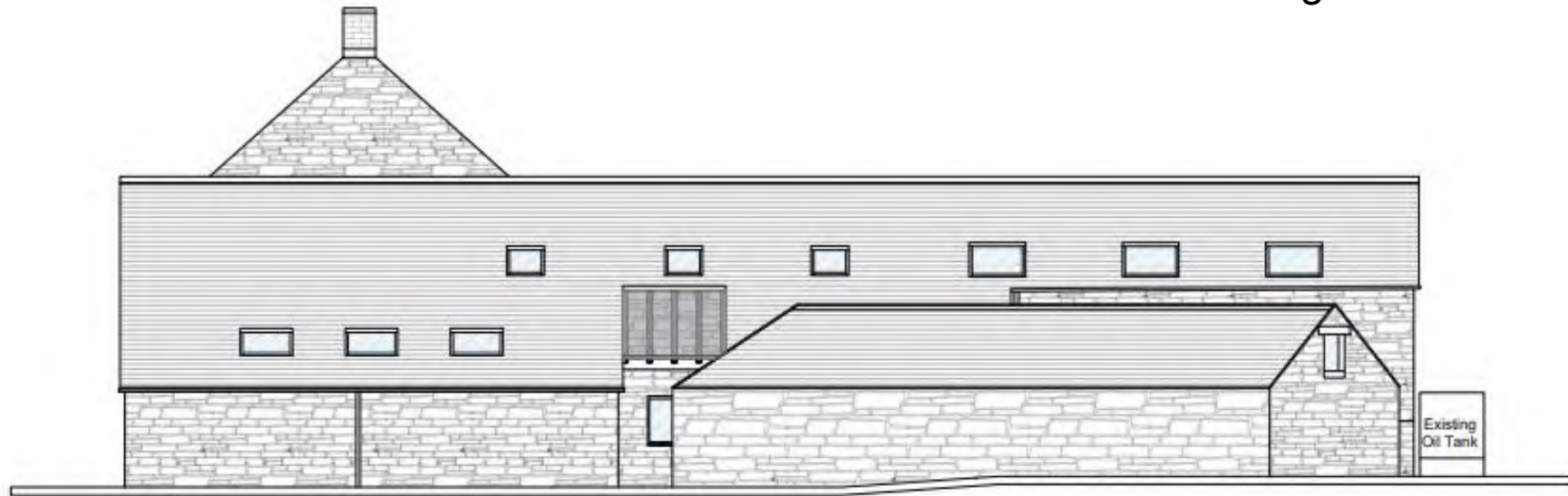
Storage building





Proposed lean to extension

Existing Elevations

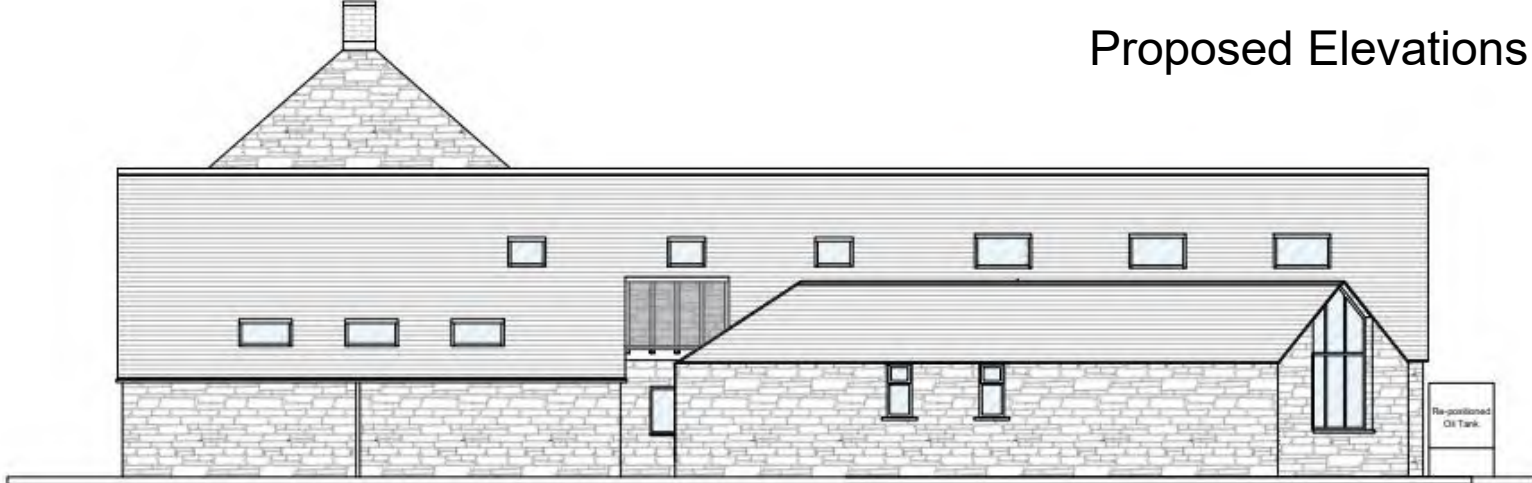


South West Elevation



Section A-A

Proposed Elevations



South West Elevation



Section A-A

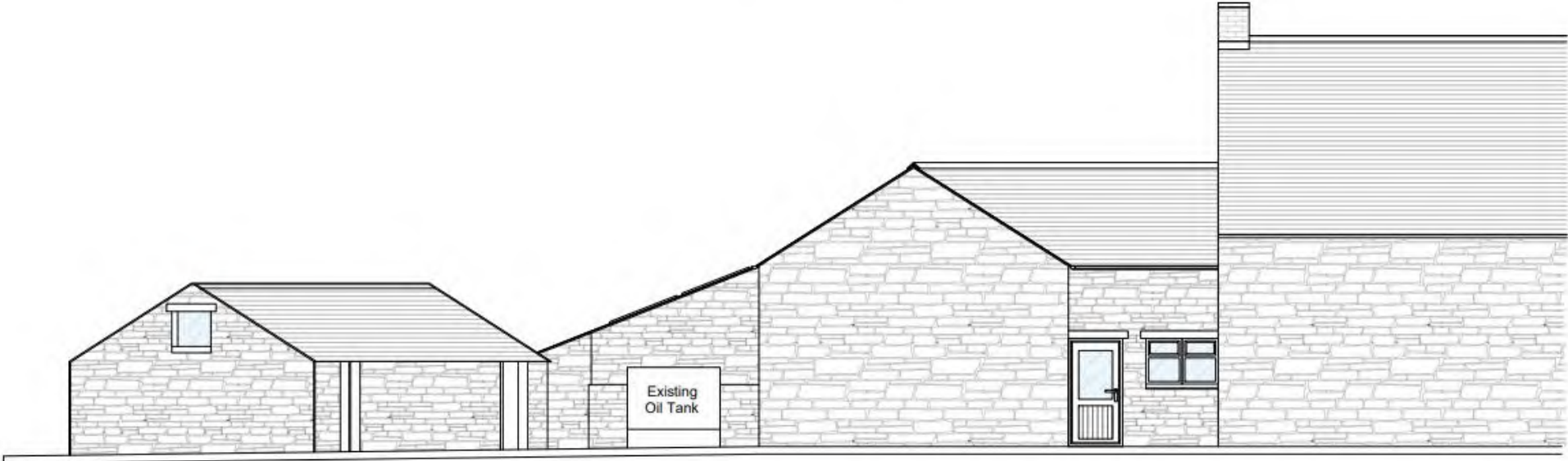


Scale 1:500

Proposed Elevations



North West Elevation

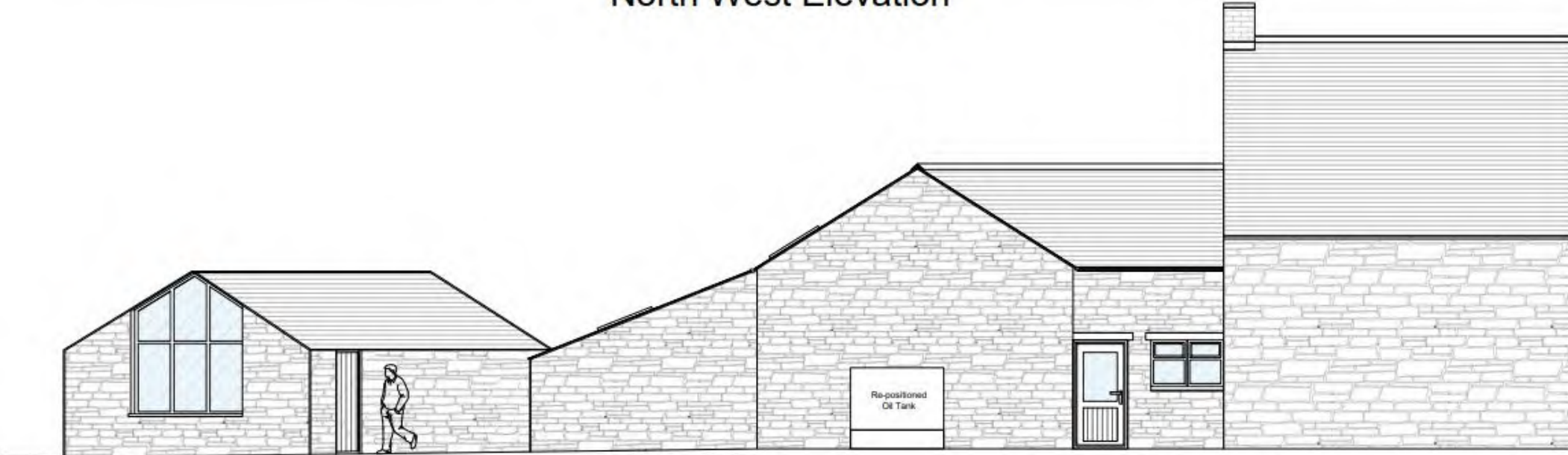


South East Elevation

Proposed Elevations



North West Elevation



South East Elevation