

This report needs to be read in conjunction with the
Decision Notice.

DATE INSPECTED:

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CB

Application No:	3/2015/0197
Development Proposed:	Proposed window at ground floor on the side elevation. 4 Park Mews, Gisburn, BB7 4ES.

CONSULTATIONS: Parish/Town Council

Gisburn Parish Council - No objections to this proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations

No representations have been received.

RELEVANT PLANNING HISTORY:

3/2014/0780 - Proposed window at ground floor on the side elevation. Refused.

3/2013/0641 – Discharge condition no.3 (window specification) or planning permission
3/2013/0240. Approved.

3/2013/0240 – Proposed window in side elevation (Resubmission of 3/2012/0970).
Approved with Conditions.

3/2012/0970 - Proposed insertion of two new windows in the gable end wall where no
windows currently exist. Refused.

3/1994/0642 – Conversion of existing barn to 2 no. dwellings, conversion and change of use
of public house to 3 no. dwellings and refurbish existing cottage (listed
building application). Approved with conditions – PD rights removed.

RELEVANT POLICIES:

Ribble Valley Core Strategy (Adopted Version)

Key Statement EN5 – Heritage

Policy DMG1 – General Considerations.

Policy DME4 – Protecting Heritage Assets.

Gisburn Conservation Area Appraisal.

Gisburn Conservation Area Management Guidance.

National Planning Policy Framework (NPPF)

Achieving Sustainable Development.

Section 12 – Conserving and enhancing the historic environment.

Legislation

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Following refusal of planning application 3/2014/0780 for a ground floor window in the gable

elevation of a dwelling planning permission is again sought for the same, except a smaller, slimmed down version.

The dwelling is situated immediately adjacent to the A59. Historically the building formed part of the New Inn Public House. Permission was granted in 1994 for the change of use and conversion of the public house and an associated barn and the refurbishment of an existing cottage to form a total of six dwellings.

The property is located within the Gisburn Conservation Area of Gisburn. The appraisal for Gisburn identified a number of unlisted buildings which it is considered make a *positive* contribution to the character and appearance of the conservation area, and these are marked on the Townscape Appraisal map that accompanies the appraisal. The application property, along with the building to which it forms part, the former New Inn PH, is designated as a Building of Townscape Merit. In addition to this the building group which 4 Park Mews forms part of has been further designated as a 'focal building' of the conservation area. The building to which this property forms part, and the application site itself are designated heritage assets. It should also be noted that the view to the East down the A59, towards the centre of the village, is also designated as an 'important view', within the Gisburn Conservation Area.

The proposed works consist of the insertion of a new ground floor window opening into the South West facing gable end of the property. The new opening will be created at ground floor level adjacent to the existing entrance door and this will serve the living room.

Planning permission has previously been granted for a first floor window opening directly over the existing entrance door which serves an existing bathroom, planning application 3/2013/0240P. This window has been inserted in accordance with the details approved and is narrower in width than the window illustrated on both the existing and proposed elevations drawings submitted with this application.

Applications 3/2012/0970 and 3/2014/0780 previously sought permission for a first floor window and for a ground floor window in the south west corner of the gable, which were refused by the LPA for the following reasons:

The formation of new window openings in the western gable end elevation would, in the opinion of the Local Planning Authority result in alterations to a designated heritage asset that would be detrimental to the buildings historic character and the visual amenities of the Conservation Area. This would be contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy Submission Draft.

As discussed above, the property was created by the conversion of the New Inn Public House, this was granted under planning approval 3/1994/0633 where permitted development rights for Part 1, Classes A-H of the GPDO 1988 were removed. At the time this was considered to accord with the emerging Local Plan, which is still in place at the time of determining this application. A key consideration when considering a building for conversion is the alterations required in accommodating modern living. This includes alterations required to window and door openings. The conversion of a building to residential use has to strike a balance between accommodating the residential use whilst still retaining the character of the original building. This character can be eroded if the proposed design is overly domesticated, something which the alteration or creation of new window and door openings can cause.

Therefore in considering the works proposed within this application the primary consideration is the LPAs statutory duty; Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation

areas in the exercise of its planning functions.

The Framework identifies that there are three dimensions to sustainable development: economic, social and environmental. It is the environmental role that concentrates on the protection and enhancement of our natural and historic environments.

Section 12 of the NPPF requires LPA's in determining planning applications, to take account of *"the desirability of new development making a positive contribution to local character and distinctiveness"*.

At a local level, Policy ENV16 (Conservation Areas) of the Ribble Valley Districtwide Local Plan explains in the explanatory text that *"the main elements of Council policy are retention and enhancement"*. The policy itself states, *"within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials"*.

Regard has to be taken to the impact the proposed alterations will have upon the character and setting of the heritage assets; namely the Conservation Area and Building of Townscape Merit. In addition to this consideration must be given to the impact the proposed works would have upon the character of the wider group of buildings which historically formed part of the New Inn public house and whether the works would materially detract and harm the character associated with the previous use of the building; potentially resulting in a design which would appear to be overtly domesticated.

The architectural qualities of the conservation area is, amongst other things, *the historic buildings of Gisburn are relatively modest and conservative, but are attractive because of the homogeneity of the stone walls and roofs all built from local stone with boundary walls, front steps and cobbles*.

The existing gable end elevation contains a single door opening with a narrow first floor window above at the south east side of the gable. At present the existing door on the gable elevation is relatively inconspicuous. In contrast, the first floor window recently allowed is more conspicuous; however, it is my opinion that the harm to the solidity of this gable has been done by the insertion of the first floor window present. The window proposed would match in height and width dimensions to this first floor window and being located diagonally opposite, it is thus considered that the harm to the solid to void ratios of this prominent gable have been minimised. In addition, the materials of the window are to match the existing timber windows, and would therefore be respectful of the traditional window materials. On balance, I consider the proposal to cause limited harm to the building itself, a designated heritage asset and this part of the conservation area.

For these reasons, I thus consider that this amended proposal to have an acceptable impact on the character, appearance and significance of the conservation area and subject to a condition ensuring timber windows I recommend the proposal be approved

RECOMMENDATION: That conditional planning permission be approved.

