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PLANNING STATEMENT

IN RESPECT OF:

**A HOUSEHOLDER PLANNING APPLICATION AND AN
APPLICATION FOR LISTED BUILDING CONSENT FOR THE
CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION FOR
RESIDENTIAL ACCOMMODATION**

AT

**MILL HOUSE
LONG BUILDING
SAWLEY
CLITHEROE
BB7 4LE**

Prepared by: Colin Sharpe for and on behalf of Gary Hoerty Associates
Our Ref: Ste/752/2099/CS
Our Client: Mr R and Mrs C Stephens
Date: September 2016



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates have been instructed by Mr R and Mrs C Stephens to submit a householder planning application and an application for Listed Building Consent on their behalf for the construction of a single storey domestic extension to the rear of Mill House, Sawley.
- 1.2 As the property is a Listed Building within a Conservation Area a separate Heritage Asset Statement (H.A.S.) has also been submitted with the applications. We would request that the contents of both the submitted Statements are taken into account in the determination of the applications.
- 1.3 In this Planning Statement (as supported by the H.A.S.) we will consider the applications against the relevant national and local planning guidance and policies. We will explain why we consider the proposal to comply with all relevant guidance and policies and why, therefore, planning permission and Listed Building Consent should both be granted.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 Mill House is a two storey stone built dwelling that is attached to the western end of a three storey building known as The Long Building on the western side of the main road through the village of Sawley. At the eastern end of the Long Building is another two storey property known as Ivy Cottage. The whole group (including the application property) is a Grade II Listed Building; and is within a Conservation Area.
- 2.2 Being at the western end of the row, Mill House has a residential curtilage extending to the north, south and west of the building. There is a detached single storey garage building adjoining the north western corner of the main dwelling, which is presently in use for domestic office and storage purposes. There is an existing conservatory attached to the south elevation of the garage building and the western end elevation of the main dwelling thereby linking the two buildings.
- 2.3 The property is adjoined to the north and south by other built development within the settlement of Sawley and to the west by open agricultural fields. The surrounding built development and the adjoining fields to the west are all within the boundary of the Conservation Area.

3. PLANNING HISTORY

- 3.1 The only recent planning history relating to Mill House was an approved application (3/2012/0808) for the reduction of the crown of an ash tree within the Conservation Area. That approval is not considered to be of any relevance to the consideration of these current planning and Listed Building applications.

4. THE PROPOSED DEVELOPMENT

- 4.1 The existing conservatory, which is attached to the northern part of the western end elevation of the building, is L-shaped in form and has a pitched roof. It has an approximately 0.3m high dwarf wall but is otherwise totally glazed. It has a total floor area of approximately 34m² and has an eaves height of approximately 2.5m and a ridge height of approximately 4m. The first element of the proposal is the demolition of this existing conservatory.
- 4.2 The main element of the proposal is the construction of a replacement, predominantly glazed, structure attached to the southern part of the end elevation of the building. This would have dimensions of 6.7m x 4.3m (29m²) and would be 2.8m high having a flat green roof. The north and south elevations would comprise “fixed” glazing whilst the west elevation would also be glazed in the form of bi-fold doors.
- 4.3 At first floor level in the western end elevation there are two windows, each serving a bedroom, which would be retained without alteration. There would be no alterations to the existing fenestration in either the north or south elevations.

5. PLANNING POLICY CONSIDERATIONS

- 5.1 As a proposal for a relatively small extension to a dwelling, we do not consider it necessary or beneficial to examine the proposed development in relation to the majority of the guidance and advice contained in NPPF. As the property is a Listed Building in a Conservation Area, we will, however, of course, pay due regard to the advice in Section 12 – Conserving and enhancing the historic environment; and to the associated requirements of Core Strategy Policy DME4: Protecting Heritage Assets.

Listed Building/Conservation Considerations

- 5.2 Paragraph 128 of NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The paragraph explains that the level of detail should be proportionate to the importance of the asset. To comply with this advice a Heritage Asset Statement (H.A.S.) is submitted with the applications. This includes an appraisal of the heritage significance of Mill House that has been carried out in accordance with “Conservation Principles, Policies and Guidance” (English Heritage, 2008). It also contains an assessment of the impact of the proposal on the heritage asset and concludes that “the heritage impacts have been assessed overall as low”.
- 5.3 We request that the LPA pays due regard to the contents and conclusions of the H.A.S. in the determination of the applications, but we will now make further comments in this Planning Statement with regards to Listed Building/Conservation considerations.

- 5.4 The applications relate to the proposed extension to a Grade II Listed Building, following the demolition of a previous extension (the conservatory) to the building. Amongst other things, paragraph 132 of NPPF states:

“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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II Listed Building, park or garden should be exceptional.”

- 5.5 Paragraph 134 states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

- 5.6 In the H.A.S. it is stated that Mill House appears to be an addition to the original building comprising Ivy Cottage and The Long Row. We consider that this reduces the importance of Mill House as a heritage asset to less than the importance of the rest of the building. We also consider that the proposal will lead to less than substantial harm to the asset for reasons explained below.
- 5.7 The proposal involves the demolition of an existing conservatory of irregular shape and somewhat “ornate” design, and its replacement with a very simple, smaller and lower glazed rectangular structure. The existing conservatory, due to its design and glass construction, clearly appears as an addition to the Listed Building. If this conservatory did not exist, but was now proposed, our opinion, based on the relative importance of the asset, is that its construction would result in less than substantial harm such that permission/consent could be granted.
- 5.8 We consider, however, that the more simple, glazed, flat roofed structure now proposed would appear even more obviously as an addition to the main building; and would have even less of an impact on the Listed Building due to its more simple shape and design.
- 5.9 As such, we consider that the proposed extension, as a replacement of the existing conservatory would result in “less than substantial harm” to the heritage asset and will improve the living accommodation thereby enhancing, and securing for the future, the optimum viable use (as a dwelling) of this part of the Listed Building. The proposal, in our opinion, therefore satisfies the requirement of NPPF.

5.10 Of relevance to these current applications, Policy DME4 of the Core Strategy makes the following five points:

1. *"In considering development proposals the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings."*
2. *"Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported."*
3. *"In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area."*
4. *"Alterations or extensions to Listed Buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance or the heritage asset will not be supported."*
5. *"Any proposals involving the demolition or loss of important historic fabric from Listed Buildings will be refused unless it can be demonstrated that exceptional circumstances exist."*


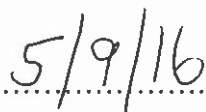
5.11 We will now comment on each of those points as follows:

1. For the reasons that we have given, we consider that the replacement of the existing conservatory with the proposed extension will lead to an overall enhancement of this Listed Building and its Conservation Area location.
2. The proposal will have a small and, in our opinion, beneficial effect on views into the Conservation Area from the fields to the west of the application site.
3. We consider that the proposal will enhance the appearance of this Listed Building which, itself, makes a positive contribution to the character and appearance of the Conservation Area.
4. The proposal will not cause harm to the significance of the heritage asset.

5. The conservatory that is to be demolished is a relatively recent addition that is not part of the historic fabric of the Listed Building.
- 5.12 In our opinion, the proposal therefore satisfies all requirements of NPPF and the Core Strategy Policies relating to heritage/conservation considerations.
- 5.13 With regards to other considerations, the proposal will not have any detrimental effects upon ecology/wildlife, highway safety or the amenities of nearby residents such that the requirements of Policies DMG1 and DME3 are satisfied.

6. SUMMARY AND CONCLUSION

- 6.1 In this Statement and the Heritage Statement we consider that we have demonstrated that the proposal would have no detrimental effects in relation to heritage/conservation considerations, or with regards to ecology/wildlife, highway safety or the amenities of nearby residents. The proposal therefore represents sustainable development that would comply with all the relevant Policies of the adopted Core Strategy.
- 6.2 The proposal, therefore, in our opinion, fully accords with the development plan. In accordance with the advice at paragraph 14 of NPPF we can therefore see no reason why the planning and Listed Building applications should not both be approved without delay, subject to appropriate conditions.

Signed..........Date..........
Colin Sharpe DipTP MRTPI
For and on behalf of Gary Hoerty Associates

