


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	04.06.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded	Y					

Application Ref:	3/2021/0426	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	12 th May 2021		
Officer:	LE		
DELEGATED ITEM FILE REPORT:		Decision	APPROVE

Development Description:	Demolition of an outhouse due to damage from overgrown ivy.
Site Address/Location:	Irwell Cottage 3 Irwell Street Longridge PR3 3NA

CONSULTATIONS:	Parish/Town Council
No comments subject to neighbours being consulted.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
RVBC Conservation:	
The application does not contain an assessment of heritage significance or justification for demolition (and not repair). The latter is required if demolition would be harmful to the character or appearance of the conservation area (NPPF 194).	
CONSULTATIONS:	Additional Representations.
One representation has been received from a neighbour seeking clarity on the location of the outbuilding to be demolished and whether boundary treatments will be restored.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy EN5: Heritage Assets Policy DMG1: General Considerations Policy DME4: Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) Act 1990
Relevant Planning History: None

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site is a semi detached circa 1900 red brick dwelling located at the end of a short cul-de-sac, in the centre of Longridge and within the conservation area. The road narrows to a path into the grounds of St Lawrence and St Paul's Church adjacent to the site.

Proposed Development for which consent is sought:

The application seeks consent for relevant demolition in a conservation area. The building concerned is a lean to brick outbuilding located in the garden of the property of which the rear elevation forms the boundary to 6-10 Mersey Street. The garage within the garden will not be affected.

Principle of Development:

As the proposal is for demolition of a building within a conservation area, the LPA must accord with their duties under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Furthermore, where the demolition is considered to cause harm to the conservation area, an assessment of heritage significance or justification for demolition (and not repair). The latter is required to accord with the requirements of para (NPPF 194).

Assessment of the impact on the development on heritage assets:

The application is not accompanied by a heritage statement.

The site lies within Longridge Conservation Area, but is not a listed building or identified as a building of townscape merit. The special interest of this conservation area is derived from it being a good example of a Lancashire industrial town with good quality 19th century buildings including long rows of terraced dwellings. Mersey Street, to the rear, is a good example of this and all the dwellings on this street are identified as buildings of Townscape Merit.

The outhouse does probably have some minor evidential interest due to its age and as a relic of a bygone era where it may have been used as outside toilet / coal storage given its apparent age. The building measures approx. 3m x 11m, no details of height are provided but it is single storey with a lean to roof so is not clear whether it exceeds 115m³ which is the threshold above where permission would be required to demolish.

The site contains a block work garage and approx. 2 metre high boundary fence to Irwell Street. The rear of properties on Mersey Street leads onto enclosed gardens and therefore the building is not visible from anywhere outside the site other than when viewed from directly adjacent to the fence, where only a glimpse of part of the roof can be seen. It is not considered that the building other than its minor interest aforementioned makes a significant contribution to conservation area character. It is apparent from aerial photos that many buildings of this type have been removed and replaced by modern sheds etc.

Furthermore the nearby listed church is set within its own substantial grounds and the demolition will have no impact on its setting.

Whilst repair would be preferable from a conservation perspective and the applicant has also implied they would prefer this, it seems that the building is in a condition where it is beyond reasonable repair and would need to be demolished for safety reasons.

They have confirmed that they will make the boundary wall good following demolition which will retain the boundary treatments to the rear of Mersey Street.

Therefore, in view of the above it is considered that the character of the conservation area will be maintained and the benefit of removing an unsafe structure would balance the very minor harm which arises from the loss of the building.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons above and having regard to the duties under the act, national and local planning policy and the other relevant material planning considerations it is recommended accordingly

RECOMMENDATION:

That planning consent is granted.

