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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** |  | | | | **Date:** |  | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** | | | |  |  | | | | | | |
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| **Application Ref:** | | | 3/2020/0141 | | | | | |  | | | | |
| **Date Inspected:** | | | 4 March 2020 | | | | | |
| **Officer:** | | | AD | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Repair and renew, like for like, damaged cast iron guttering/downpipes at front of kitchen and main dwelling. Replacement of black PVC downpipe adjacent to front door with cast iron equivalent. Rationalise arrangement of pipes and hopper above/adjacent to front door to reduce visual impact if possible. Removal of cement based repair mortars with hand tools and repoint worn lime mortar joints to match existing lime mortar using traditional methods. Installation of traditional style glass roofed veranda to side of main dwelling. Installation of a glass roofed link between kitchen and wash house to allow secure dry route between buildings. | | | | | | | | |
| **Site Address/Location:** | | | | | Grove House Malt Kiln Brow Chipping PR3 2GP | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **Historic amenity societies :** | | | | |  | | | | | | | | |
| No comments received. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No comments received. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES:** | | | | | | | | | | | | | |
| Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duties at sections 16, 66 and 72 of the Act means “doing no harm to” (*South Lakeland DC v. Secretary of State for the Environment* [1992]).  Ribble Valley Core Strategy:  Key Statement EN5 – Heritage Assets  Key Statement EN2 – Landscape  Policy DME4 – Protecting Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME2 - Landscape and Townscape Protection  Policy DMH5 – Residential and Curtilage Extensions  National Planning Policy Framework (NPPF)  National Planning Policy Guidance (NPPG) | | | | | | | | | | | | | |
| **Relevant Planning History:**  Pre-application advice has been sought from the Borough Council.  3/2019/0551 - Demolition of existing lean-to garage and potting shed and replacement with double garage with workshop and storage above. Construction of single storey extension to side and single-storey glazed link between the existing kitchen and wash house. Re-point with lime mortar and repair and replace cast-iron guttering (like for like). PP refused 7/8/19.  3/2014/0226 - Works and a change of use to the Grade 11 Listed Kirk Mill to create a hotel (18 Bed) and bar/restaurant. Works comprising partial demolition and extension of Kirk Mill including demolition of the later addition to the east of the Mill and erection of a new extension built on the same footprint in traditional stone to match the existing mill; and removal of further modern alterations to the facade to restore the historic character of the building. LBC refused 4 March 2015. Granted on appeal 18 April 2016.  3/2014/0183 - Hybrid planning application seeking both full and outline planning permission as follows: Full planning permission for works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed, use class C1) and bar restaurant (Use class A3), works to the barn building to create seven holiday cottages (use class C1), construction of a notel and spa (20 bed use class C1), wedding venue (use class D1), kids club (Use class D1) and trailhead centre (Use class D1 and A3), change of use of Malt Kiln House from residential to use class C1, construction of a new cricket pavilion (Sui Generis), demolition of the group of derelict factory buildings. Outline planning permission for 60 residential dwellings, split over two sites, with a maximum of 56 and 4 units on each with all matters reserved except for means of access. PP refused 23 December 2014. Granted on appeal 18 April 2016. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  Grove House was Grade II listed on 10/9/19 (following the receipt of 3/2019/0551). It is a house, built in the late C18 by the owners of Kirk Mill, extended in the mid- to later C19.  The list description identifies reasons for designation:  Architectural interest: largely intact late-C18 dwelling; articulation of the principal elevation and the good use of materials, combine to produce an attractive composition; retains a largely intact plan-form and a suite of original late-C18 features including a staircase, doors and fitted cupboards, unified by the incorporation of a reeded decoration; illustrates the conventions of a higher status dwelling modified by a vernacular approach within a strong local context.  Historic interest: constructed by the owners of one of the earliest cotton spinning mills in England, which included the pioneering designer of textile machinery Peter Atherton.  Group value: benefits from a spatial, historic and functional group value with the Grade II-listed Kirk Mill and Kirk House.  The list description also identifies:    Historic mapping indicates that a half-width, single-storey extension and slightly later lean-to were added to the east gable between 1844 and 1892. At an unknown date, the east gable of the building containing the chimney flues and stacks was modified and partially rebuilt, indicated by unbonded quoins to the north-east corner and a projecting moulded eaves cornice to the south-east corner. The fenestration to the north elevation has also been modified.  Kirk Mill Conservation Area was designated on 4 February 2010 as a surprisingly intact example of a C18 Arkwright Mill industrial hamlet. The Committee report stated “*conservation area designation in itself would not prevent any proposed removal or alteration of the apparently original and distinctive windows and doors at Grove House (the former Manager’s house). For this reason it is suggested that an Article 4(2) Direction apply to this property to control the potentially very damaging consequences of residential ‘permitted development’ works to this prominent building critical to the integrity of the site*”. The Article 4(2) Direction was confirmed and came into force on the 26 May 2011.  An extension to the original, hurriedly defined Kirk Mill Conservation Area was designated on 7 April 2011. The land to the east of Grove House was incorporated into the designated heritage asset when it “*became clear that a significant and positive element of the character and interest of Kirk Mill hamlet is its containment and relative isolation resulting from topography and location within a natural bowl*”. The adjoining Kirk Mill Barn was included within the original conservation area designation for its contribution to the special architectural and historic interest of the area.  The close visual and historic relationship between Grove House, ‘Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat’ (Grade II; 13 May 2011) and Kirk House (Grade II; 13 February 1967) means that works to the exterior of Grove House affects the setting of the other listed buildings in the group. Removal of the modern Kirk Mills buildings has recently opened up a (limited) view from Grove House of St Bartholomew’s Church tower (Grade II\* listed; Chipping CA).  Grove House is very prominently sited adjoining Malt Kiln Lane. It is within the Forest of Bowland AONB.  The submitted Heritage Statement for 3/2019/0551 identified:  “*The mill has historical association with Peter Atherton (potentially one of the 4 owners of Kirk Mill to have instigated the building of Grove House), who was an engineer and inventor and notably one of Richard Arkwright’s first partners.*  *… Grove House has a long historical relationship with Kirk Mill; originally built by the owners of Kirk Mill in the Georgian era, the house has been lived in and owned by family members of the Kirk Mill owners since its construction in the 1790’s. Grove House has retained a high proportion of its original Georgian external features which include Georgian sashed windows, a fanlight above the 6 panelled timber front door, original chimney pots, stone guttering and cast iron down-pipes. The house contributes to the character and streetscape of the Kirk Mill Conservation Area, and is a lovely example of a Georgian house*  *… The historic relationship between Kirk Mill and the surrounding characterful buildings which include Grove House, Grove Square and The Grove is evident and is a key element of the Kirk Mill Conservation Area*”. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  It is proposed to construct a veranda to the south elevation of the single-storey C19 addition and a roof link to the outbuilding to the north. Repairs, replacement and rationalisation of rainwater goods. Pointing repairs.  The proposed block plan provides details of the wall anchor resin fixing system identifying that fixing can be made into the mortar line with no drilling into stone work. | | | | | | | | | | | | | |
| **Impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Kirk Mill Conservation Area and the cultural heritage of the Forest of Bowland AONB:**  The proposals have an acceptable impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Kirk Mill Conservation Area and the cultural heritage of the Forest of Bowland AONB.  The pointing and rainwater goods proposals appear necessary to ensure the proper preservation of the listed building. The rationalisation of modern rainwater goods is welcomed.  The veranda and roof link proposals have little visual or fabric impact and are potentially reversible. | | | | | | | | | | | | | |
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| **Observations/Consideration of Matters Raised/Conclusion:**  Therefore, in giving considerable importance and weight to the duties at section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF (2018) and Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy it is recommended that listed building consent be granted. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That listed building consent be granted: | | | | | | | | | |