|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** |  | | | | **Date:** |  | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** | | | |  |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0474 | | | | | |  | | | | |
| **Date Inspected:** | | |  | | | | | |
| **Officer:** | | | **AD** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **Approval** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Discharge of condition 9 (Written Scheme of Investigation) from Listed Building Consent 3/2020/0763. | | | | | | | | |
| **Site Address/Location:** | | | | | **20-22 Talbot Street Chipping PR3 2QE** | | | | | | | | |
|  | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES :** | | | | | | | | | | | | | |
| Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duty at section 16, 66 and 72 of the Act means “doing no harm to” (*South Lakeland DC v. Secretary of State for the Environment* [1992]).  Chipping Conservation Area Appraisal    Key Statement EN5 – Heritage Assets  Policy DME4 – Protecting Heritage Assets  Policy DMG1 – General Considerations  National Planning Policy Framework (NPPF)  National Planning Policy Guidance (NPPG) | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Condition 9** **(Written Scheme of Investigation):**  No replacement of windows shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of photographic recording of the windows as set out in "Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The windows shall thereafter be recorded in accordance with the approved written scheme of investigation and submitted to the Local Planning Authority within one month of the completion of the investigation.  Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site".  LCC Archaeology (4/6/21) advise that the WSI appears to satisfy the requirements of the planning condition and recommend approval (it notes that the WSI does not include the recording of the floor timbers as LCC recommended). | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That the WSI be approved (Part discharge of Condition 9). | | | | | | | | | |