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| **Report to be read in conjunction with the Decision Notice.** |
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| **Application Ref:** | 3/2021/0590 |  |
| **Date Inspected:** | N/A |
| **Officer:** | AD |
| **DELEGATED ITEM FILE REPORT:**  | **CONDITION DISCHARGE** |
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| **Development Description:** | Discharge of Condition 3 (Materials) of Listed Building Consent application 3/2020/0763. |
| **Site Address/Location:** | **20-22 Talbot Street Chipping PR3 2QE** |
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| **RELEVANT POLICIES:** |
| Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duties 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 AppraisalNational Planning Policy Framework (NPPF)National Planning Policy Guidance (NPPG)Ribble Valley Core Strategy:Key Statement EN5 – Heritage AssetsKey Statement EC1 – Business and Employment DevelopmentPolicy DMG1 – General ConsiderationsPolicy DME4 – Protecting Heritage AssetsPolicy DMB1 – Supporting Business Growth and the Local Economy |
| **ASSESSMENT OF PROPOSED DISCHARGE OF CONDITION:** |
| The application seeks to discharge condition 3 (Materials) of Listed Building Consent application 3/2020/0763. |
| **Condition 03: (Materials)**Precise specifications and samples of proposed materials and details of any surface materials to be used, including their colour and texture, shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The development thereafter shall be completed utilising the approved materials.Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.The applicant has submitted some specifications of pointing mortars, plaster, roofing materials and use of timber and advised in most cases that a sample panel can be provided (see condition request for samples). The applicant advised 20/7/2021 in respect to the case officer’s request for consideration to samples “Thank you. I will discuss with the contractor and come back to you when this will be ready”. The following specifications are acceptable:Pointing mortars: lime mortar mix using NHL 3.5 and local grit sand/aggregate matching that used in the conservation area.Plaster: Lime plaster mix. Undercoat and scratch coat of ‘coarse stuff with hair’. Finish coat of lime putty based plaster with local grit sand/aggregate.Rainwater goods: cast iron and decorated in a black gloss paint to match the existing rainwater goods in the property.Roofing slates: stone slates.Roof sheets to the café roof: fibre cement roof sheets.Timber: hardwood |
|  | That condition 3 be partially discharged as detailed above. |