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| **Report to be read in conjunction with the Decision Notice.** |
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| **Application Ref:** | 3/2021/0666 – valid 24/6/2021 |  |
| **Date Inspected:** | N/A |
| **Officer:** | AD |
| **DELEGATED ITEM FILE REPORT:**  | **CONDITION DISCHARGE** |
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| **Development Description:** | Discharge of conditions 4 (details of steel panels) and 5 (details of strengthening lintels) and part discharge of condition 7 (removal of render and plaster) from listed building consent 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**CONSULTATIONS:****LCC Archaeology:**Content to leave this matter to the experts at Historic England.**Historic England:**Do not wish to offer any comments. Suggest seeking the views of the RVBC specialist conservation adviser.**SPAB:**Content to defer to the RVBC specialist conservator advisor. Would like to thank all those involved in this case which SPAB recognise has been challenging owing to the very serious structural problems and the high significance of the building and its historic fabric.  |
| **ASSESSMENT OF PROPOSED DISCHARGE OF CONDITION:** |
| The application seeks to discharge conditions 4 (details of steel panels) and 5 (details of strengthening lintels) and part discharge of condition 7 (removal of render and plaster) from listed building consent 3/2020/0763. |
| **Condition 04: (details of steel panels)**Precise specifications (drawings and method statement) identifying how the new steel channels will interact with and support the historic wattle and daub partition 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 in accordance with the approved specifications. Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.Mindful that no adverse comments received from consultees, the proposals are acceptable.**Condition 05: (details of strengthening lintels)**Precise specifications of any proposed strengthening of existing lintels shall have been submitted to and approved in writing by the Local Planning Authority before its implementation in the proposed works. The development thereafter shall be completed in accordance with the approved specifications.Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.Mindful that no adverse comments received from consultees, the proposals are acceptable.**Condition 07: (removal of render and plaster)**Precise specifications of the means by which the existing render and plaster will be removed (in the form of a method statement) and showing the impact of existing render and plaster removal on the historic fabric (in the form of a sample panel) shall have been submitted to and approved by the Local Planning Authority before the commencement of this element of the works. The development thereafter shall be completed in accordance with the approved method statement.Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.The application form (Q7) advises that sample panels will be available for consideration by the Borough Council on site.The submitted Method Statement is relevant and acceptable in respect to:General risk control measures concerning potential risk of damage to any existing masonry during removal of existing plasters, render and cement based pointing mortars (no mechanical tools; hand tools to be used in close proximity to existing masonry). |
|  | That condition 4 and 5 be fully discharged and condition 7 be partially discharged as detailed above. |