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| **Report to be read in conjunction with the Decision Notice.** | | | | |
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| **Application Ref:** | 3/2021/0705 – valid 5/7/2021 | | |  |
| **Date Inspected:** | N/A | | |
| **Officer:** | AD | | |
| **DELEGATED ITEM FILE REPORT:** | | | | **CONDITION DISCHARGE** |
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| **Development Description:** | | | Removal of Condition 9 (Photographic Recording) of Listed Building Consent application 3/2020/0763 | |
| **Site Address/Location:** | | | **20-22 Talbot Street Chipping PR3 2QE** | |
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| **CONSULTATIONS:** | | |  | |
| **LCC Archaeology:** | | |  | |
| Did not request that the recording scheme include the windows but appears to have been a useful exercise. Would suggest the addition to the record of a 1:1 section drawing of typical glazing bars from windows W1 and W2.  **Historic England** commented on3/2020/0763:  “We would urge the LPA to ensure that they are satisfied that sufficient information and justification for the level of replacement and renewal instead of repair has been provided. If minded to approve that detailed scaled elevation and sectional drawings of the replacement windows are secured” (4/2/2021).  **SPAB** commented on3/2020/0763:  However, we are not presently convinced of the proposed replacements and the reasons given in justification thereof. We also note that the report advises that specialist window manufacturer would be needed for manufacturing new units and we wonder if appraisal of the existing units, with a view to conservative repair, would also be beneficial? (27/1/2021). | | | | |
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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 Appraisal  National Planning Policy Framework (NPPF)  National Planning Policy Guidance (NPPG)  Ribble Valley Core Strategy:  Key Statement EN5 – Heritage Assets  Key Statement EC1 – Business and Employment Development  Policy DMG1 – General Considerations  Policy DME4 – Protecting Heritage Assets  Policy DMB1 – Supporting Business Growth and the Local Economy | | | | |
| **ASSESSMENT OF PROPOSED DISCHARGE OF CONDITION:** | | | | |
| The application seeks to discharge condition 9 (Photographic Recording) of Listed Building Consent application 3/2020/0763.  Discharge of condition application 3/2021/0474 approved (29/6/2021) the Written Scheme of Investigation related to Condition 9. | | | | |
| **Condition 09: (Photographic recording)**   |  | | --- | | 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".  The suggestion of LCC Archaeology appears sensible for completeness of the historic record.  The case officer is requested to issue decisions today (limiting outstanding matters?) and it is suggested that the LCC Archaeology comment be appended to the decision notice as a note. | | | | | |
| **RECOMMENDATION**: | | That condition 9 be fully discharged as detailed above. | | |