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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **22.12.21** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1170 | | | | | |  | | | | |
| **Date Inspected:** | | | 20/12/2021 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed replacement of existing defective conservatory and small single storey rear extension. | | | | | | | | |
| **Site Address/Location:** | | | | | 9 Church Street Ribchester PR3 3XP | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **None** | | | | |  | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| **None** | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy EN5: Heritage Assets  Policy DME4: Protecting Heritage Assets  NPPF – Chapter 16  Planning (Listed Buildings and Conservation Areas) Act 1990: Sections 16, 66 and 72 | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2021/1121 - Proposed replacement of existing defective conservatory and small single storey rear extension. (full application) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application property is a mid terraced dwellinghouse located in the historic core of Ribchester. It is a stone built two storey dwelling with slate roof.  The property is Grade II listed and within Ribchester conservation area. The rear of the property has undergone significant alteration and unsympathetic additions including painting of the stone, uPVC windows, extension and conservatory and dormer window.  The front of the property retains some character but also has modern windows. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks listed building consent for the removal of parts of the conservatory and its replacement with a single storey extension on the same footprint, this will be partly rendered to match the rear elevation and have slate roof and oak framed windows.  This is considered alongside full application 3/2021/1121 | | | | | | | | | | | | | |
| **Principle of Development:**  The property is a Grade II listed building and lies within Ribchester Conservation Area.  The LPA must accord with their duties at sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which state:  *16. In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*  *66. In considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*  *72. In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*  The NPPF at paragraph 16 sets out expectations with regards to conserving and enhancing the historic environment. Applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting.  The council should consider any loss of historic fabric to constitute harm, but to make an assessment as to the significance of the asset and apply weight to its conservation accordingly.  Para 202 of the NPPF States  *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*  The proposed works to the listed building are subject to careful consideration with respect to the duties above and the other material considerations. | | | | | | | | | | | | | |
| **Impact on the Heritage Assets:**  The application property is one of a row of late 18th century weaver’s cottages and numbers 8-15 are listed as a group.  The heritage statement explains that the interest of the building is derived from its role as an element of the terrace, and is listed for its architectural and historic interest as a legacy of a thriving cottage industry in Ribchester.  The rear elevations of the properties are largely screened from public view and accessed via a ginnel. The rear of number 9 is dominated by the unsympathetic 20th century additions. As are others in the row.  The existing structure is in a poor state of repair and the Victorian style conservatory joined to an outrigger is of unsympathetic modern design with UPVC roof and guttering.  The proposal is to remove the defective roof and windows and retain the historic outrigger and dwarf walls and build up the wall on the elevation to number 8 with natural stone and the elevation facing the yard will be rendered to match the house. The roof will be slate to match the original property and the North West Elevation will contain windows and door constructed of oak and conservation rooflights. The rear most section of the extension will be stepped in and down which breaks up the expanse of built form.  It is not considered that the elements proposed to be removed contribute to the significance of the listed building. It is not considered unreasonable to allow partial replacement of these structures on the same to maintain the same level of accommodation to the property. The extension will be of more sympathetic design being of solid construction with traditional materials used for the roof and windows. It is considered that this will be clearly read as a later intervention as part of the evolution of the property and no historic fabric will be lost.  It is considered that the significance of the building, which is mainly derived from its group value and presence in the street scene, will be maintained. The refurbishment and rebuilding of the rear extensions will improve the appearance of the rear of the property as well as providing a more comfortable living environment, through insulation and energy efficient which will assist in the preservation of the building’s fabric. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposal will not be materially different to the existing extension in terms of the impact on neighbours and there are no concerns raised with regard to residential amenity. | | | | | | | | | | | | | |
| **Highways:**  There are no highway safety issues. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Having given considerable weight to the duties within the Planning (Listed Buildings and Conservation Areas) Act 1990 and other material considerations, it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | To GRANT Listed Building Consent | | | | | | | | | |