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| **Report to be read in conjunction with the Decision Notice.** |
| Signed: | LH | Date: | 15/12/2022 | Manager: | **NH** | Date: | **16/12/2022** |
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| **Application Ref:** | 3/2022/0187 |  |
| **Date Inspected:** | 7/6/22 |
| **Officer:** | LH |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Listed Building Consent for the proposed replacement of windows and gutters, internal repair works, conversion of existing outbuilding into home office space and demolition of outbuilding |
| **Site Address/Location:** | Higher Chipping House, Cutler Lane, Chipping, PR3 2SY |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| None |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| LCC Archaeology – no archaeological impact identified.Council for British Archaeology – broadly supportive however less intrusive repair work is preferable or justification for loss of building fabric. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| One representation received, generally supportive although some concerns re noise |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement EN5: Heritage AssetsPolicy DMG1: General Considerations Policy DME4: Protecting Heritage AssetsNPPF – Chapter 16Planning (Listed Buildings and Conservation Areas) Act 1990: Sections 16 and 66 |
| **Relevant Planning History:**3/2022/0186 -Concurrent planning application for same works as applied for here. Pending3/1991/0217 - CONVERSION OF SHIPPON TO SELF CONTAINED ANNEX/GRANNY FLAT (RE-SUBMISSION)Refused3/1990/0039 - REPLACEMENT OF UNSAFE NISSEN HUT WITH NEW BUILDING TO BE USED AS GARAGE AND STORE AND STABLE WITH TACK FACILITIES. Approved  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**Higher Chipping House is Grade II listed Georgian style residential property sited on the outskirts of Chipping.The list description identifies:“*House, late C18th … Coursed watershot sandstone with slate roof…Windows sashed with architraves... The central stair window has a transom only… Raised and fielded panelled doors on the ground floor…”* The outbuilding(s) is not referred to but as a curtilage building it is also considered listed. |
| **Proposed Development for which consent is sought:**The proposals have been revised. Originally the application included the erection of a greenhouse but this have been omitted from the scheme. Proposed is the replacement of windows, internal repair works and conversion of existing outbuilding into home office space . There are a number of existing windows that are identified as modern replacements. Windows are in very poor condition (rotten, broken) as confirmed by a joiners report. New slimline double glazed windows are proposed to replace all the existing damaged timber windows. White painted timber sash and casement windows to match the style of the existing windows are proposed. It is estimated that there is sufficient glass of good enough quality to form 1 window. This is now proposed as part of the application.The existing internal doors are timber panelled in poor condition (moisture/rot damage), with repairs proposed to include new timber sections spliced in to match the existing and narrow bottom rails (which show evidence of having been reduced in size in the past) will be replaced with deeper bottom rails. A new paint finish will be applied to the doors following the work.It is proposed to lift and relay the existing stone flooring to the hall and lounge at ground floor to enable the installation of an insulated limecrete floor. The supporting information has been updated to reflect the SPAB guidance in terms of the methodology for lifting and re-laying the flags within a breathable lime mortar bed and to confirm that the limecrete floor will be fully breathable.The application includes the conversion of an existing roadside stone out-building into a new home office space. The outbuilding is said to be in a state of significant deterioration with concerns about the structural integrity of the external wall next to the road as well as the existing roof. This is backed up with a Structural Engineer’s report. It is proposed to take down and rebuild the stone external wall to the road, reusing existing stones as far as possible, and then install a new slate roof with a mix of reclaimed and new stone slates to match the existing. The outbuilding will then be insulated with a mix of natural breathable wood fibre insulation and lime plasters, in line with HE guidance. New windows and doors are proposed within the existing openings with a new conservation style roof light (originally three were proposed). There are four wooden stalls to the GF of the outbuilding which will be retained save for one stall which will be removed to allow the installation of an internal staircase to access the FF office (the existing external staircase is very steep, steps directly onto the road and dangerous). A new internal staircase is considered a better option than a new secondary external staircase. The stalls have been assessed as being of likely mid 20th century origin with minimal historic value or significance.Also proposed is the introduction of heritage style aluminium gutters and downpipes and the demolition of a single storey outbuilding, a poor quality 20th century building with rendered breezeblock walls and timber cladding above with metal sheet roof. |
| **Principle of Development:**The LPA must accord with their duties at sections 16 and 66 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 [or 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.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 would be subject to careful consideration with respect to the duties above and the other material considerations.  |
| **Impact upon the special architectural and historic interest of the listed building**The proposed replacement windows (most existing windows are not original) are considered to sensitively improve the thermal efficiency of the building. The proposed works to the internal doors (most bottom rails have already been reduced) and to insulate the flag floors are considered to preserve the historic fabric. The proposed outbuilding repairs and alterations are considered sensitive and necessary to sustain the long term use. The proposed replacement gutters from plastic to aluminium is considered an enhancement, as is the removal of the existing outbuilding. On balance the proposals are considered to converse, and in some cases enhance, the significance of this Grade II Listed property. Having regard to para 202 of the NPPPF, those elements resulting in slight harm (such as the loss of some original windows and the loss of original fabric in the doors and one of the outbuilding stalls) are outweighed by the public benefit of visual enhancement of property, long term viable use of outbuilding and construction jobs.  |
| **Impact Upon Residential Amenity:**None identified |
| **Ecology:**A bat survey has been submitted confirming the works can go ahead without having a detrimental impact on protected species. Mitigation measures are identified which can be conditioned. |
| **Highways:**No impact. |
| **Observations/Consideration of Matters Raised/Conclusion:**In giving considerable importance and weight to the duties at section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF and Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy it is recommended that listed building consent be granted subject to conditions. |
| **RECOMMENDATION**: | To approve listed building consent. |