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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **AD** | | | | **Date:** | **18/11/22** | **Manager:** | | **LH** | | **Date:** | **18/11/22** |
| **Site Notice displayed** |  | **Photos uploaded** | | | |  |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0714 (LBC) | | | | | |  | | | | |
| **Date Inspected:** | | | 16/9/2022 (roadside elevation only in this initial inspection) | | | | | |
| **Officer:** | | | AD | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **Refusal** | | |
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| **Development Description:** | | | | | Removal of sand and cement pointing on front and rear of property. Reinstate lime mortar to original specification, clean stone work, repair date stone, and insulate ceiling in front bedroom. | | | | | | | | |
| **Site Address/Location:** | | | | | **10 Talbot Street Chipping** | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **Historic amenity societies:** | | | | |  | | | | | | | | |
| Consulted, no representations received. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| One letter received which makes the following points:  Cannot comment until have details of work duration, noise and disruption.  The property has back upstairs windows not in compliance with a listed building. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES:** | | | | | | | | | | | | | |
| Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duties at sections 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  Ribble Valley Core Strategy:  Key Statement EN5 – Heritage Assets  Policy DMG1 – General Considerations  Policy DME4 – Protecting Heritage Assets  NPPF  NPPG | | | | | | | | | | | | | |
| **Relevant Planning History:**  N/A | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  ‘8 and 10, Talbot Street’ is a Grade II listed ‘Pair of houses, early C19th’ (list description; 13/2/1967) prominently sited within Chipping Conservation Area. The site is within the immediate setting of a number of listed buildings including ’12 and 14, Talbot Street’ (Grade II; ’2 cottages, probably formerly one house, late C17th’), ‘Stable and barn south-west of Talbot Hotel’ (Grade II), ‘Talbot Hotel’ (Grade II), ‘The Village Tuck Shop’ (Grade II; ‘House and shop, late C18th’) and ‘Post Office and John Brabin's House’ (Grade II\*; ‘House and shop, 1668’).  The list description identifies:  “Pair of houses, early C19th. Sandstone rubble with slate roof. 2 storeys, each house of one bay, with the doors adjoining between the bays. The windows have plain stone surrounds. Those to No. 8 are sashed with glazing bars. No. 10 has a similar window on the ground floor and a horizontal sliding sash with glazing bars on the 1st floor. The doors have plain stone surrounds, that to No. 10 having a worn re-set shaped lintel with '1672' re-cut. No. 8 has a second door at the far right, probably leading to a yard”.  The Chipping Conservation Area Appraisal identifies:  Non-listed buildings on and to the south of Talbot Street to be Buildings of Townscape Interest; an Important View along Talbot Street from its junction with Windy Street (Townscape Appraisal Map).  Prevalent use of local stone as a building material (Summary of special interest).  A popular view in photograph and postcard is down Talbot Street (Key views and vistas).  The prevalent use of stone as a building material provides a cohesive and attractive townscape which is part of the village’s local identity (Building methods, materials and local details).  Datestones are a feature of buildings in the conservation area (Local details and features).  Insensitive alterations to historic buildings spoiling the conservation area’s strong historic character  and appearance (Weaknesses).  Continuing loss of original architectural details and use of inappropriate modern materials or details (Threats). | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Listed building consent is sought for the replacement of sand and cement pointing with lime, the cleaning of stonework, repair of datestone and first floor ceiling (part) insulation.  The submitted information (other than pointing removal, replacement and justification) is schematic. Further information requested (4/10/2022) re: significance of ceilings proposed for insulation; details of ceiling insulation and the impact on significance; details of methods and extent of stonework cleaning and repair and the justification for stonework cleaning and repairs e.g.  has the stonework failed in its structural purpose? No substantive response received. | | | | | | | | | | | | | |
| **Impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Clitheroe Conservation Area and the cultural heritage of the Forest of Bowland AONB:**  Proposed re-pointing using traditional methods and materials is acceptable (subject to condition). However, the justification, proposed methodology and impact to fabric of stone cleaning and repair has not been clarified. The impact to significance of proposed first floor ceiling insulation works is not clear.  The Chipping Conservation Area Management Guidance identifies:  Stonework: Alterations to wall surfaces are usually the most damaging that can be made to the overall appearance of a historic building  Stone cleaning: All stone cleaning techniques have an inherent risk of damaging the stone and must be selected and executed with care.  Cleaning may sometimes be desirable to prevent the harm caused by corrosive dirt or to reveal where problems are hidden by encrustations. However, cleaning is less justifiable for aesthetic reasons alone, and consideration must be given to its impact on the historic character of the building (e.g. loss of 'the patina of age') especially if located in a terrace.  Cleaning with water and bristle brushes is the simplest method, although water cleaning can lead to saturation of the walls.  Abrasive cleaning methods, including blasting of any kind, are likely to cause damage and should only be used where the necessary skills are available to carry out the work without harming the stonework. Techniques that use hand-held and mechanical tools with carborundum heads, rotary brushes and abrasive blocks should be considered as a resurfacing technique rather than a cleaning method.  ‘Making changes to heritage assets’ (Historic England, 2016) is relevant at paragraph 13, 14, 27, 30, 42, 47 and 49.  ‘Guidance on alterations to listed buildings’ (IHBC, 2021) is relevant at 3.3.1, 3.4.2 - 3.4.4, 3.5.1 – 3.5.8, 3.9.1 – 3.9.3, 7.1.1, 7.1.4 – 7.1.5 and 7.2.3.  ‘Retrofitting of traditional buildings’ (IHBC, 2019) and ‘Energy efficiency and historic buildings’ (Historic England website) are also relevant.  The potential harm from cleaning and repair of stonework and works to a ceiling is contrary to Key Statement EN5 and Policy DME4 and DMG1 of the Ribble Valley Core Strategy:  There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The historic environment and its heritage assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits (EN5).  In considering development proposals the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.  Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or  appearance of the conservation area.  Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.  Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist (DME4).  All development must protect and enhance heritage assets and their settings (DMG1).  NPPG states that “substantial harm is a high test, so it may not arise in many cases”. The potential harm to the special architectural and historic interest of the listed building, the setting of listed buildings and the character and appearance of Chipping Conservation Area cannot be gauged from the work specifications submitted (however, intentions to repair suggest ‘less than substantial harm’).  NPPF paragraph 202 requires that ‘less than substantial’ harm be weighed against any public benefits of proposals (NPPF 200 also requires clear and convincing justification for any harm). The proper preservation of the listed building would be a public benefit and would be welcomed; however, the submitted information does not provide clarity in this regard.  It is noted from site inspection that the front elevation windows to this listed building do not match the specification in the list description (13 February 1967) “The windows have plain stone surrounds. Those to No. 8 are sashed with glazing bars. No. 10 has a similar window on the ground floor and a horizontal sliding sash with glazing bars on the 1st floor”. Further consideration to fenestration alteration is suggested. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Therefore, in giving considerable importance and weight to the duties at section 16, 66 and 72 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 refused. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That listed building consent be refused for the following reason:  The proposed ceiling insulation and stone cleaning and repair works are schematic and potentially harmful to the special architectural and historic interest and setting of the listed building because of the loss and alteration to important historic fabric. | | | | | | | | | |