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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | LH | **Date:** | 19.12.23 | **Manager:** | **NH** | **Date:** | **19.12.23** |
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| **Application Ref:** | 2022/1089 |  |
| **Date Inspected:** | N/A | **Site Notice:** | N/A |
| **Officer:** | LH |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Non-material amendment application to amend planning permission 3/2020/0057 granted on appeal for the provision of 8 new rooflights and 1 resized window. |
| **Site Address/Location:** | Oxendale Hall Osbaldeston Lane Osbaldeston BB2 7LZ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| **N/A** |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **N/A:** |  |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
| N/A |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement EN5 – Heritage AssetsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DME4 – Protecting Heritage AssetsSection 96A Town and Country Planning Act 1990National Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2020/0057**Demolition and reconfiguration of existing twentieth century extensions and construction of new extensions and new garaging with associated lighting. Refused. Allowed at appeal. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**Oxendale Hall is a Grade II\* listed building dating from 1656. Sited close to that is a barn which is also a Grade II\* listed building. |
| **Proposed Development for which consent is sought:**The application seeks consent for a non-material amendment to details approved pursuant to consent 3/2020/0057 which granted approval for a sizeable contemporary extension comprising two storey and single storey additions to the west side of Oxendale Hall, a domestic property, and a single storey wing projecting back to the north. The submitted details propose to vary the approved scheme with the insertion of new or altered rooflights on the approved elements (mostly on the flat roofs, bar 2 rooflights which are proposed on the rear roof slope of the single storey rear extension), together with reducing the size and altering the configuration of an approved window in the link part of the extension on the north (rear) elevation). The plans also indicate alterations to a further window on the north elevation with the inclusion of a copper fascia. |
| **Impact upon Listed Building(s):**In terms of the historical significance of Oxendale Hall, the Inspector noted “*There is [also] high aesthetic value in the architectural character of the gabled frontage and the general appearance of the building, particularly from the south. There is no dispute between the parties, or Historic England, that the rear of the building is of lesser significance in heritage terms.”*The majority of the works are hidden bar from the two rooflights on the rear roof slope and window alterations which would only be visible from the rear of the building described of lesser significance. The rooflights are modest in scale in comparison to the cumulative scale and footprint of the extensions allowed. The altered windows would remain sympathetic with the approved design concept and would not result in any additional harm to the significance of Oxendale Hall over and above the approved scheme, which the Inspector concluded would be limited and outweighed by heritage benefits. The window would be anthracite grey aluminium frame with stone surround to match the approved detail on the wider scheme. The rooflights including lead flashing details would also match the approved detail on the wider scheme.There would be no impact upon the nearby barn which is also a Grade II\* Listed Building. |
| **Impact Upon Residential Amenity:**No implications. |
| **Visual Amenity/External Appearance:**Longer range views can be seen from a public footpath to the north although the alterations, being small scale and sympathetic with the approved design, are considered to be minimal in nature and do not give rise to any new material impacts over and above the approved scheme. |
| **Highways and Parking:**No implications. |
| **Landscape/Ecology:**No implications. |
| **Observations/Consideration of Matters Raised/Conclusion:**Taking account of the proposed amendment in the context of the approved scheme, it is not considered to be material in nature nor to result in any additional material impacts upon the character and significance of the Grade II\* Listed Building or visual amenities of the area. |
| **RECOMMENDATION**: | That the non-material amendment be approved. |