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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **23/03/23** | | **Manager:** | | **LH** | **Date:** | **06/04/2023** |
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| **Application Ref:** | | | | 2023/0108 | | | | | | |  | | | |
| **Date Inspected:** | | | | 23/02/2023 | | | **Site Notice:** | | 23/02/23 | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Listed Building Consent - Proposed removal of sand and cement pointing on front and rear of property. Reinstate lime mortar to original specification. Resubmission of 3/2022/0714 | | | | | | | | | |
| **Site Address/Location:** | | | | | 10 Talbot Street, Chipping | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| None required. | | | | |  | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| 2no. letters of objection were received from the same address. These raised the following points in objection:   * Timescale, mess and unnecessary and intolerable noise; * Disruption to Talbot Street unthinkable; *and* * Mess to adjacent properties unacceptable. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Key Statement EN5 – Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME4 – Protecting Heritage Assets  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF)  Chipping Conservation Area Appraisal | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2022/0714:**  Proposed removal of sand and cement pointing on front and rear of property. Reinstate lime mortar to original specification, clean stonework, repair date stone, and insulate ceiling in front bedroom (Refused) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of a mid-terrace dwelling off Talbot Street, Chipping. The dwelling is accessed immediately off the public highway and has an element of curtilage to the rear that is accessible via a side entrance.  The dwelling, along with its neighbour no. 10 Talbot Street, is Grade II Listed and is 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 is as follows:  *‘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’* | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Listed building consent is sought for the proposed removal of sand and cement pointing on the front and rear of the property, and subsequent reinstatement of lime mortar to the original specification.  The application is a resubmission of 3/2022/0714, which was broadly similar although included ceiling insulation to the front bedroom and cleaning of the stonework and repairing of the date stone. This was 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.’*  The current application initially included the proposed ceiling insulation, stone cleaning and repair works however the applicant was advised to remove these elements as information was lacking and therefore previous concerns raised had not been overcome. | | | | | | | | | | | | | | |
| **Principle of Development:**  The principle of development is acceptable, given the proposal seeks to reinstate features of original specification. This is compliant, in principle, with Key Statement EN5 and CS Policies DME4 and DMG1.  As the proposed works fall within the bounds of Listed Building Consent, it is only possible to assess the proposal on whether it would harm the significance of the Grade II Listed Building. As such it is not possible, under an LBC, to assess wider impact on the Conservation Area or the impacts of the proposal on residential or visual amenity. | | | | | | | | | | | | | | |
| **Impact upon Listed Building and Setting:**  Officers are supportive in principle of the proposed repointing works which are considered to preserve the significance of the Listed Building. It is considered that the works proposed would go some way towards preserving the significance of the Listed Building and sufficient information with regard to the cement repointing has been provided, and considered acceptable. Therefore the proposal as amended is compliant with regard to CS Policy DME4, EN5, the guidance found within Chapter 16 of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  NPPF paragraph 202 requires that less than substantial harm be weighed against any public benefits of the proposal. Having regard to the duty at section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in giving ‘great weight’ to the conservation of the designated heritage asset (NPPF paragraph 199) and in consideration to NPPF paragraph 197 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) and Ribble Valley Core Strategy Key Statement EN5 and Policies DME4 and DMG1 the development is acceptable.  Comments regarding noise and disruption to neighbouring properties are noted however property owners have a basic right to undertake like for like repairs or improvements and any short term temporary disruption while the works are undertaken is not considered to result in unacceptable impacts upon amenity. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | |  | | | | | | | | | | | |
| That Listed Building Consent be granted subject to the imposition of conditions. | | | | | | | | | | | | | | |