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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **30-06-23** | | **Manager:** | | **KH** | **Date:** | **04/07/23** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2023/0282 | | | | | | |  | | | |
| **Date Inspected:** | | | | 05-05-23 | | | **Site Notice:** | | 05-05-23 | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Listed Building Consent for the replacement of two timber windows in brick extension to the rear of the property and replacement of timber stable door to the side of brick-built extension (retrospective). | | | | | | | | | |
| **Site Address/Location:** | | | | | 7 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. | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None received. | | | | | | | | | | | | | | |
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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 DME4: Protecting Heritage Assets  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2008/0083:**  Change of use to house and shop to house – Approved Unconditionally  **2007/0891:**  To carry out necessary repairs, refurbishments and renewals as per attached schedules (Listed Building Consent) – Approved with Conditions | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of a dwelling at 7 Talbot Street, a GII Listed Building off Talbot Street in Chipping. The List Entry describes 7 Talbot Street as follows:  *R House and shop. 'I E 1823' on 1st floor plaque. Squared coursed sandstone with slate roof. 2 storeys, 2 bays. The windows have plain stone surrounds and are sashed with glazing bars except the right-hand ground-floor shop window, which has a wide surround. The door has a plain stone surround and has 6 panels, the upper 4 being raised and fielded with re-entrant corners. Chimney at the left-hand end.* | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks retrospective consent for the replacement of two timber windows in the brick extension to the rear of the property, and the replacement of the timber stable door to the side of the brick extension. Both replacements are like-for-like in terms of materials used and colour treatment provided. | | | | | | | | | | | | | | |
| **Principle of Development:**  The principle of development is secured, given the proposal seeks minor domestic alterations to an existing dwelling.  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.  In considering whether to grant listed building consent for any works the local planning authority 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. | | | | | | | | | | | | | | |
| **Impact upon Listed Building and Setting:**  As per KS EN5, the Council states that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings with recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.  In addition, Policy DME4 states (in regard to Listed Buildings) that *‘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.’*  Following internal consultation with the relevant Conservation and Heritage consultee, it has been noted that the works relate to the brick mono-pitch extension which is only partially visible from Talbot Street and is not considered to add a great deal to the significance of the property. Its significance lies in the stone element of the cottage, which fronts on to Talbot Street.  The new windows replace earlier C20 replacements, which were not considered to be of any significance. In any case, the old windows were rotten and in need of replacement.  The new windows remain a simple casement design which reflects the style/appearance of the rear lean-too and whilst not traditional in construction it is not considered that they cause any harm to the significance of the listed building. Their installation has not involved the removal of any historic fabric and as such their impact is neutral.  The painted timber door on the east gable end replaces a stained ‘standard’ timber circa 1980s door of modern design with glazed upper section and curved head. The previous door was not considered to be of any significance.  The new door appears to be of more traditional in design with a painted finish and moulded glazing bars and two panels below, which is considered to be more in keeping with the character of the listed building and the wider conservation area. In this regard, similar to the windows, no harm or loss has been caused and the new door has a neutral impact on the significance of the listed building. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  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. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | |  | | | | | | | | | | | |
| That planning consent be granted. | | | | | | | | | | | | | | |