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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **13-12-23** | | **Manager:** | | **LH** | **Date:** | **13/12/23** |
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| **Application Ref:** | | | | 2023/0724 | | | | | | |  | | | |
| **Date Inspected:** | | | | N/A | | | **Site Notice:** | | 26-09-23 | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Listed Building Consent for proposed works to farmhouse walls to alleviate damp. | | | | | | | | | |
| **Site Address/Location:** | | | | | Ash Knott, Little Bowland Road | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No objections. | | | | | | | | | | | | | | |
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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 EN5: Heritage Assets  Policy DME4: Protecting Heritage Assets  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2000/0395:**  Restoration of semi-derelict building and construct new garage (listed building consent) – Approved with Conditions | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is comprised of Ash Knott, a GII Listed Building off Little Bowland Road. The listing is outlined as below:  **Farm store to south east of Dinkling Green Farmhouse**  *GV II Farm store, formerly a house, late C17. Rubble, mainly sandstone, with slate roof. three-unit plan. Two storeys. Windows mullioned with chamfered heads and sills and double chamfered jambs. The left-hand unit has a four-light window to the left of the door and a three-light window on the first floor. The* *doorway has chamfered jambs and a triangular head. The right-hand units have a five-light window to the left of the door, a three-light window to the right and two three-light windows on the first floor. The doorway has chamfered jambs and a triangular head. To the left of the five-light window is a blocked fire window with plain stone surround. The right-hand gable has a three-light window, a two-light window to an outshut, and a blocked first floor window.*  *Interior: the left-hand unit has the remains of a chamfered stone fireplace against its internal wall. Backing onto it, in the middle unit, is a blocked shouldered stone fireplace, with a chamfered and stopped firehood bressumer with a mortise for a heck post.* | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks Listed Building Consent to undertake minor works to the farmhouse walls in order to alleviate damp. Specifically, it is a small element of the wall at the staircase which is suffering. The methodology is as follows and it is proposed to use manual tools only:  *It is proposed to chip off walls down to the bare brick. Next is to remove any doorframes and skirting boards, then clean all walls down with a wire brush. Apply 2 coats of anti-sulphate within a timescale of 12 hours then spray walls down with SPR. Afterward, an application of a 4-1 mix of sand and cement to fill any defects in the wall. Then apply a very thin coat of flat sand and cement and rub it up with a sponge. This is then left to dry for approximately 24-48 hours depending on conditions. Then apply a chamfer over flexi barrier across the bottom between the wall and the floor and a spray of anti-sulfate again on the sand and cement. When dry, SPR the walls with a 40-1 mix. Applying K11 one way followed by the opposite way repeated 3-4 times. Then finally, leave to dry before applying the render lite plaster. This will be done thermal boarded or dot and dabbed.* | | | | | | | | | | | | | | |
| **Principle of Development:**  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. | | | | | | | | | | | | | | |
| **Impact upon Listed Building:**  *Context*  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.  Policy DME4 concerns both Conservation Areas and Listed Buildings. With regard to Listed Buildings, the policy goes on to state 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.’*  The NPPF (2021) also states at Paragraph 202 that *‘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’.*  *Assessment*  It is noted that the observations made by the surveyor indicate that the damp plaster is likely caused by water ingress rather than penetrating damp leading to damp plaster and salts which are attracting further moisture. The works seek only to carry out appropriate and sensitive refurbishment of a GII Listed Building utilise like-for-like materials and a methodology that minimises any risk to the Listed Building.  The solution proposed appears appropriate and we have no concerns or objections about the proposed works recommended, which will preserve the special interest of the listed building. As such the proposal is considered acceptable in this regard. | | | | | | | | | | | | | | |
| **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 the development is acceptable. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | |  | | | | | | | | | | | |
| That Listed Building Consent be granted. | | | | | | | | | | | | | | |