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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LH** | | | | **Date:** | | **10.6.24** | | **Manager:** | | **NH** | **Date:** | **10.06.24** |
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| **Application Ref:** | | | | 2024/0151 | | | | | | |  | | | |
| **Date Inspected:** | | | | 4.4.24 | | | **Site Notice:** | | 4.4.24 | |
| **Officer:** | | | | Lyndsey Hayes | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Listed Building Consent for removal of cement-based mortar from rear north-facing wall of dwelling and repair with lime mortar | | | | | | | | | |
| **Site Address/Location:** | | | | | Grove House Malt Kiln Brow Chipping PR3 2GP | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No representations received. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **N/A** | | | | |  | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No representations 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:**  **2023/0987:**  Listed Building consent for the proposed drilling of two boreholes and underground pipework within the front driveway of the property, installation of heat pump unit within the garage and associated internal and external pipework. (Pending)  **2022/0402:**  Discharge of Condition 3 (Materials) of planning permission 3/2021/0813. (Approved)  **2021/0813:**  The removal of existing garden shed and greenhouse and the construction of a combined shed/greenhouse in the same location. (Approved)  **2020/0141:**  Repair and renew, like for like, damaged cast iron guttering/downpipes at front of kitchen and main dwelling. Replacement of black PVC downpipe adjacent to front door with cast iron equivalent. Rationalise arrangement of pipes and hopper above/adjacent to front door to reduce visual impact if possible. Removal of cement based repair mortars with hand tools and repoint worn lime mortar joints to match existing lime mortar using traditional methods. Installation of traditional style glass roofed veranda to side of main dwelling. Installation of a glass roofed link between kitchen and wash house to allow secure dry route between buildings. (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  Grove House was Grade II listed on 10/9/19. It is a house, built in the late C18 by the owners of Kirk Mill, extended in the mid- to later C19.  The list description identifies reasons for designation:  *Architectural interest: largely intact late-C18 dwelling; articulation of the principal elevation and the good use of materials, combine to produce an attractive composition; retains a largely intact plan-form and a suite of original late-C18 features including a staircase, doors and fitted cupboards, unified by the incorporation of a reeded decoration; illustrates the conventions of a higher status dwelling modified by a vernacular approach within a strong local context.*  *Historic interest: constructed by the owners of one of the earliest cotton spinning mills in England, which included the pioneering designer of textile machinery Peter Atherton.*  *Group value: benefits from a spatial, historic and functional group value with the Grade II-listed Kirk Mill and Kirk House.*  The list description also identifies:    *Historic mapping indicates that a half-width, single-storey extension and slightly later lean-to were added to the east gable between 1844 and 1892. At an unknown date, the east gable of the building containing the chimney flues and stacks was modified and partially rebuilt, indicated by unbonded quoins to the north-east corner and a projecting moulded eaves cornice to the south-east corner. The fenestration to the north elevation has also been modified.*  The close visual and historic relationship between Grove House, Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat (Grade II) and Kirk House (Grade II) means that works to the exterior of Grove House affects the setting of the other listed buildings in the group.  Grove House is very prominently sited adjoining Malt Kiln Lane and within Kirk Mill Conservation Area. An Article 4(2) Direction came into force on the 26 May 2011 to *control the potentially very damaging consequences of residential ‘permitted development’ works to this prominent building*.  The site is also within the Forest of Bowland National Landscape. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks Listed Building Consent for pointing repairs on the north-facing elevation.  A similar LBC application was granted for pointing repairs on the west elevation in 2022. | | | | | | | | | | | | | | |
| **Impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Kirk Mill Conservation Area and the cultural heritage of the Forest of Bowland AONB:**  In assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. At a local level, Key Statement EN5 and Policy DME4 are relevant for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.  Key Statement EN5 states that:  *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.*  With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:  *1: CONSERVATION AREAS*  *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. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*  *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.*  *2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST*  *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.*  Policy DMG1 is also relevant insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion on design and environment that are relevant to the assessment of the current proposal.  Planning (Listed Building and Conservation Areas) Act 1990:  Given the proposal relates to a Grade II Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.  The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;  Listed Buildings – Section 66(1) (as amended by s.58B of Levelling-up and Regeneration Act 2023):  In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.  Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):  In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.  National Planning Policy Framework (December 2023):  The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets with Paragraphs 205 – 214 being of particular relevance.  **Assessment of Impacts:**  The proposals have an acceptable impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Kirk Mill Conservation Area and the cultural heritage of the Forest of Bowland AONB.  The pointing appears necessary to ensure the proper preservation of the listed building, with the stonework at the rear of the dwelling said to be in very poor condition due to the harsh modern cement mortars covering the softer sandstone. Removal of modern cement-based mortar with hand-tools and repair with traditional lime mortar, is therefore welcome. Details of a methodology of works and the new lime mortar have been submitted and are acceptable.  As such, taking account of the above matters, it is not considered that the proposed development raises any conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any conflicts with the aims, objectives and requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor Paragraphs 205 and 208 of the National Planning Policy Framework. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and having regard to all material considerations and matters raised that the application for Listed Building Consent is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | |  | | | | | | | | | | | |
| That Listed Building Consent be granted subject to the imposition of conditions. | | | | | | | | | | | | | | |