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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **KH** | **Date:** | **10/01/25** | **Manager:** | **LH** | **Date:** | **10/01/25** |
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| **Application Ref:** | 2024/0784 |  |
| **Date Inspected:** | 17/10/24 | **Site Notice:** | 07/11/24 |
| **Officer:** | KH |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Planning Permission for demolition and replacement of modern outrigger to the rear. |
| **Site Address/Location:** | 1-3 Windy Street, Chipping PR3 2GD |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No comments. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement EN5 – Heritage AssetsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DME4 Protecting Heritage AssetsPlanning (Listed Buildings and Conservation Areas) ActNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2024/0543 –** LBC for internal alterations including new staircase and flooring, replace windows, restoration of basement openings and rebuild chimney stack and replace railings. Demolition and replacement of modern outrigger to the rear – Pending.**3/2010/0963 –** Renewal of planning consent 3/2007/1017 for change of use from existing shop and dwelling to shop with living accommodation and separate dwelling – Approved. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**1-3 Windy Street is a two storey Grade II listed dwellinghouse located in a prominent setting within the village of Chipping which itself is sited within the rural setting of the Forest of Bowland National Landscape and Chipping Conservation Area. The list description states Proctor’s Shop, 1 and 3, Windy Street with no. 3 Proctor’s Shop being the village shop. The List entry states “Shop, late C18th. Squared sandstone with slate roof. 2 storeys. Chamfred quoins at right-hand end, with moulded stone gutter cornice. 2 bays, the windows being modern with plain stone surrounds. The right-hand ground-floor window is wider. Plain stone door surrounds to the left of each bay, the left-hand one being blocked to form a window. Above this door, on the 1st floor, is a plaque now worn and illegible. Chimney to the right of the 1st bay and at the left of the façade, adjoining No. 2 Talbot Street. The site has direct pedestrian access onto Windy Street. |
| **Proposed Development for which consent is sought:**Planning permission is sought to demolish and replace the modern outrigger to the rear. |
| **Principle of Development:**1 & 3 Windy Street is Grade II listed and therefore the principle of the development is dependent upon the level of harm to the significance of the listed buildings together with compliance with policy. |
| **Impact upon Listed Building(s) and Setting:****Sections 66 and 72 of the Planning (Listed Buildings 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.At a local level, Key Statement EN5: Heritage Assets and Policy DME4: Protecting Heritage Assets of the Core Strategy are primarily engaged for the purposes of assessing likely impacts upon designated heritage assets, which allow development that conserves and enhances heritage assets and their settings.Alterations and/or extensions to listed buildings which cause harm to the significance of the heritage asset will not be supported.**National Planning Policy Framework (December 2024):**The NPPF sets out further duties in respect of determining proposals that affect heritage assets stating that ‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets at Paragraphs 212 – 22.Para 210 of the Framework states that when considering the impacts of proposals on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm.A key issue is whether the proposal would result in any harm to the significance of the listed building. The properties significance lies in its aesthetic and historic context, primarily evidenced in the buildings C18th fabric and architectural form/appearance and previous use as a village shop. In this context, as a listed building, it can be attributed as having a high significance.The proposed single storey rear extension this has been poorly constructed and is proposed to be demolished. A replacement single storey rear extension constructed in reclaimed random rubble stone of the existing extension to the lower section and lime rendered finish to the upper section. Timber sliding sash double glazed windows would be inserted in the rear elevation and side elevations together with double doors with full length glazing to the side. The extension would be erected on the existing footprint.This would be an appropriate addition and would be read as a modern extension and allow for the continued use of this currently vacant heritage asset as two dwellinghouses.  In this respect of the proposed rear extension will cause no harm to the significance of the listed building.  The duty’s imposed by s.66(1) of the Planning (Listed Building and Conservation Area) Act 1990 had been given considerable weight in the comments above.Subject to appropriate conditions the proposal will be of a negligible impact which would be more than offset by the benefits of retaining and reusing these vacant group of buildings leading to their long-term conservation.The proposal would meet the objectives of Chapter 16 of the National Planning Policy Framework and would accord with Policy DMG1, Policy DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.  |
| **Impact upon Chipping Conservation Area and Setting:**In considering whether to grant listed building/planning permission for development which affects a conservation area the Local Planning Authority shall have regard to the desirability of preserving the asset or any special features of special architectural or historic interest which it possesses as required by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act.Para 210 of the National Planning Policy Framework states that when considering the impacts of proposals on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm.A key issue is whether the proposal would result in any harm to the significance of the conservation area. The Chipping Conservation Area Appraisal refers to the historic layout and street pattern of Talbot Street and Windy Street and the open areas in front of the Sun Inn and the Talbot Hotel.The associated Townscape Appraisal Map shows: the area to the front of 1 and 3 Windy Street to be a “Significant Open Space”; the property to feature in “Important Views” and all adjoining or facing buildings to be either listed or ‘Buildings of Townscape Merit’ positively contributing to the character and appearance of the Conservation Area. The proposed single storey rear extension this has been poorly constructed and is proposed to be demolished. A replacement single storey rear extension constructed in reclaimed random rubble stone of the existing extension to the lower section and lime rendered finish to the upper section. Timber sliding sash double glazed windows would be inserted in the rear elevation and side elevations together with double doors with full length glazing to the side which would not be publicity visible as sited and is acceptable as part of this new element. The extension would be erected on the existing footprint.This would be an appropriate addition and would be read as a modern extension and allow for the continued use of this vacant heritage asset as a dwellinghouse.  In this respect of the proposed rear extension will cause no harm to the significance of Chipping Conservation Area.  The duty’s imposed by s.66(1) of the Planning (Listed Building and Conservation Area) Act 1990 had been given considerable weight in the comments above.Subject to appropriate conditions the proposal will be of a negligible impact which would be more than offset by the benefits of retaining and reusing these vacant group of buildings leading to their long-term conservation and continued contribution to the conservation area. |
| **Impact Upon Residential Amenity:**The nearest property is No. 2 Talbot Street which adjoins to the north and no.’s 5 – 9 Windy Street which adjoin to the south.As the rear extension would be rebuilt on the footprint of the existing outrigger and would be the same overall height there would be limited impact on the nearest adjoining to property (No. 5) to the south in terms of impact. There is at present a higher-level window to the rear elevation, as well as the surround of a higher level window to the side elevation and a window to the lower level of the side of the existing extension. The proposed extension seeks to replace the lower window with double doors and retain the higher window to the rear elevation together with the reinstatement of the higher window to the side elevation, both of which serve the staircase.This proposal would not result in any increased overlooking or loss of privacy than the existing situation. |
| **Visual Amenity/External Appearance:**As this replacement extension would be sited on the same footprint of a similar height at 5.66m maximum (4.12m to eaves) and reuse the existing materials there would be limited impact on visual amenity. The replacement rear extension would, therefore, be acceptable in terms of design and result in limited impact to the listed building and the conservation area. |
| **Highways and Parking:**No highway implications would arise from the proposal. The site has no provision for parking at present and none is proposed. |
| **Landscape/Ecology:**There would be no landscape or ecology implications arising from the proposal. |
| **RECOMMENDATION**: |  |
| That planning permission be granted subject to the imposition of appropriate conditions. |