

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2021/0024 (PA)	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	29/1/21		
Officer:	AD		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed laying of cobbles, flags and gravel to the rear yard.
Site Address/Location:	The Old School Slaidburn Road Newton BB7 3DY

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No highway concerns.	
LCC Archaeology: Application lacks detail. No significant depth of excavation and not considered to have any adverse archaeological impact.	
CONSULTATIONS:	Additional Representations.
None received.	

RELEVANT POLICIES:
Ribble Valley Core Strategy: Key Statement EN5 – Heritage Assets Policy DMG1 – General Considerations Policy DME4 – Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duties at sections 16, 66 and 72 of the Act means “doing no harm to” (<i>South Lakeland DC v. Secretary of State for the Environment</i> [1992]). National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Relevant Planning History: No pre-application advice has been sought. 3/2019/0438 & 0437 - Repair and replace diamond pattern cast iron windows to front and restoration of balustrade; replace timber window frames to rear; works to curtilage to replace broken tarmac with

cobble sets; replace broken, over-door external light fitting with fully shielded dark sky approved fitting to front; paint front door and fit new door furniture. LBC and PP granted 9/7/19.

BO 1345 – Conversion of Newton National School to a dwelling. PP granted 30 May 1968.

BO 1388 – Details of conversion. PP granted 29 October 1968.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The Old School (converted to a dwelling in 1968) is a Grade II listed (16 November 1983) building of 1842 prominently sited within Newton Conservation Area.

The list description typically refers to the front elevation only.

The Old School is adjoined/faced by and within the setting of Schoolhouse Cottage (Grade II; 16 November 1983), Sunnyside, Barn SW of Hydes and Hydes Farmhouse. The list description of the former identifies:

“House, with dressings similar to those of the school adjoining (q.v.) which is dated 1842, possibly a conversion of an earlier building”.

The Newton Conservation Area Appraisal identifies:

The buildings adjoining the school and cottage to be Buildings of Townscape Merit making a positive contribution to the conservation area and land to the front and rear to be Significant Open Space (Townscape Appraisal Map).

“Newton responded to the closure of the Friends School in 1844 by building the National School, which took its first pupils in 1847. By this time, Newton had reached the form that survives virtually unchanged to this day” (Origins and historic development).

“Rows and pairs of simple cottages are also common, some of them with names that elucidate their former function (Schoolhouse Cottage, The Old Post Office, The Old Reading Room). There is a former school, with belfry and attractive art-deco barrier railings”; photograph (Planform and building types).

“The Old School: Grade II, inscribed ‘Newton National School Erected AD 1842’, of watershot gritstone with projecting plinth, quoins, door and window surrounds, tall two-light mullioned and transomed windows, with hood mould and cast-iron glazing bars forming a diaper pattern. A centrally placed stone bellcote lacks its bell, but the railings forming a barrier between the front door and the road have survived and form an attractive art deco rectilinear pattern.

Schoolhouse Cottage: Grade II, similar in style to the school, with diaper-pattern windows, but possibly converted from an earlier (late 18th) building” (Listed buildings).

“Historic paving: there are small areas of cobbled paving in front of the Parkers Arms, in front of the side entrance to Newton Hall, and in front of Ivy Cottage. There is also an extensive area of cobbles in front of Sunnyside” (Local details).

“some examples of sympathetic modernisation or conservation of historic properties (the Old School, Schoolhouse Cottage, The Old Post Office, for example)” (Strengths).

Proposed Development for which consent is sought:

Planning permission is sought for the proposed laying of cobbles, flags and gravel to the rear yard (which extends beyond the applicant's ownership). Stone flags (lined with setts) are proposed to the area immediately surrounding the existing rear extension; the flags will be contiguous with existing flags to the side. The remaining area will be gravel. The existing material is tarmac.

Impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Newton Conservation Area and the cultural heritage of the Forest of Bowland AONB:

The proposed works are sympathetic and 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 Newton Conservation Area and the cultural heritage of the Forest of Bowland AONB. A sample of gravel was considered on site and is acceptable.

The comments of LCC Archaeology has been considered.

It is not clear that planning permission is required for the proposed works and it is therefore not considered appropriate to impose conditions (remaining material samples) on this decision.

Residential Amenity:

The proposals have an acceptable impact on the amenities of nearby residents.

Highways:

The comments of LCC Highways has been considered.

SUDS:

The proposed replacement of tarmac with gravel would appear to be acceptable.

Observations/Consideration of Matters Raised/Conclusion:

Therefore, in giving considerable importance and weight to the duties at section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (where relevant) and in consideration to NPPF and Key Statement EN5 and EN2 and Policies DME4, DMG1 and DMG2 of the Ribble Valley Core Strategy it is recommended that planning permission be granted.

RECOMMENDATION:

That planning permission be granted.