

Report to be read in conjunction with the Decision Notice.

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

Application Ref:	3/2021/0184	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	Numerous		
Officer:	AD		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Discharge of materials condition 5 on application 3/2018/0474 (granted on re-determination of appeal 22 December 2020).
Site Address/Location:	Great Mitton Hall Mitton Road Mitton BB7 9PQ

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RELEVANT POLICIES :

Ribble Valley Core Strategy:
Key Statement EN5 – Heritage Assets
Key Statement EN2 – Landscape
Policy DMG1 – General Considerations
Policy DME4 – Protecting Heritage Assets
Policy DMG2 – Strategic Considerations

National Planning Policy Framework
National Planning Policy Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duties at sections 16 and 66 of the Act means “doing no harm to” (*South Lakeland DC v. Secretary of State for the Environment* [1992]).

ASSESSMENT OF PROPOSED DEVELOPMENT:

The Planning Inspector’s appeal decision states:

“Conditions

32. In order to safeguard the heritage value of the Hall, details of the materials, paint colour and railings should be submitted to the Council and approved in writing. However, I am not satisfied that an archaeological investigation is needed as the disturbance of anything other than made-up ground is likely to be minimal, and I have insufficient evidence to show that the work would be likely to affect bats”.

"5) No works above ground shall take place until precise specifications and samples of walling, roofing and window stone surrounds and the details of any surface materials to be used in the scheme, including their colour and texture shall have been submitted to and approved by the local planning authority. The works shall be carried out in accordance with the approved details and samples".

'Surface materials' would not appear to include paint which the Inspector considers at Condition 4:

"4) No external painting hereby permitted shall be undertaken until details of the paint finish including its colour have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details".

The submitted information appears to be photos of the existing modern extension. Materials to match would appear to meet the Inspector's requirements and expectations (*"its integration into the existing extension means it would not aggravate any impact that element might already have as a result of its incongruity and conspicuousness"* – paragraph 10).

RECOMMENDATION:

Discharge Condition 5.