


**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2021/0338 (LBC)	 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	22/04/21	
<b>Officer:</b>	JM	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Demolition of majority of existing outbuilding and refurbishment of part to form single storey outbuilding in rear garden.
<b>Site Address/Location:</b>	6 Downham Road Chatburn BB7 4AU

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No observations.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>Historic amenity societies:</b>	
Consulted, no representations received.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
Three letters of objection have been received which make the following points:  Consider the drawings inadequate and misleading. Rear wall has little foundations and concern that this proposal will lead to instability of wall. Materials of wall unsympathetic. Welcome the fact that the link and terracing has been removed.	

<b>RELEVANT POLICIES :</b>
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" ( <i>South Lakeland DC v. Secretary of State for the Environment</i> [1992]). Downham Conservation Area Appraisal  National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)  Ribble Valley Core Strategy: Key Statement EN5 – Heritage Assets Policy DME4 – Protecting Heritage Assets Policy DMG1 – General Considerations
<b>Relevant Planning History:</b>
3/2019/1079- Alterations to the door and window openings to the rear elevation and removal of link walkway- Approved

3/1976/0582 - Utility room, store and workshop in rear yard. LBC granted 13 September 1976.

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

'6 Downham Road' is a Grade II listed (13 February 1967) house of the C17, prominently sited within Chatburn Conservation Area.

The Chatburn Conservation Area Appraisal identifies:

Downham Road buildings adjoining to the east and facing to be Buildings of Townscape Merit deserving Article 4 Direction restriction; the former tollhouse at the end of this row to be a Focal Building (Townscape Appraisal Map).

*"Chatburn's earliest buildings, which date from 17th century, have mullioned or mullioned and transomed windows of the same limestone as the walls (Nos 6, 55 and 57 Downham Road, for example)" (Architectural Qualities).*

*"considered to be good, relatively unaltered examples, of their type. Among buildings of note are ... Downham Road ... the Reading Room/Parish Hall at 21 Downham Road, Nos 1 and Nos 7/9*

*... Several houses have distinctive architectural features that make them stand out from other dwellings ... The old toll house (No. 2 Downham Road): has a semi octagonal plan, a flat-roofed sandstone porch supported by a column of turned sandstone and a moulded cushion capital, and a corner squinch of sandstone supporting a projecting upper story. It also has lead lined stone gutters, a roof of Welsh slate, and a gable end with coping and shaped corbels. Overall this represents a late 19th-century reworking of what was probably a utilitarian toll house into a picturesque cottage, which is now an eye-catching focal building" (Buildings of Townscape Merit).*

*"roof conversions that result in very large dormer windows on the rear roofs of some cottages" (SWOT analysis: Weaknesses).*

*"Continuing loss of original architectural details and use of inappropriate modern materials or details" (SWOT analysis: Threats).*

*"The incremental loss of original building materials and detailing has been noted on many of the historic buildings within the Chatburn Conservation Area*

*... The buildings which are proposed for inclusion within the Article 4 Direction are ... Downham Road north side: Nos 2 (old toll house), 8 to 12*

*... The kinds of work that it is proposed to control include ... alterations to the roof, including changing the roof materials and installing rooflights ... the erection of sheds and other outbuildings ... the erection or alteration of gates, fences or walls*

*... It is proposed that the restrictions will only relate to development visible from a public highway" (Article 4 Direction).*

##### **Proposed Development for which consent is sought:**

It is proposed to demolish the majority of the outbuilding and rebuild a small part with a sloping monopitched roof with dimensions of approximately 2.6 m by 2.4 and a maximum height of 3.1. The walls are rendered and slate roof. It is situated at the rear and abut the existing rear boundary wall.

##### **Impact upon the special architectural and historic interest of the listed building and the character**

**and appearance of Chatburn Conservation Area:**

It is considered that there is no significant impact on the Conservation Area or Listed Building and it would result in a visual improvement .

**Impact Upon Residential Amenity:**

The proposed development has an unacceptable impact upon neighbour amenities in respect to the overbearing and overlooking of 2 Sawley Road and the overlooking of 4 Downham Road. The issues raised in the objection letters are noted but it is considered unreasonable to request the wall is to be rebuilt and that this application must be considered on its own individual merits and it is unlikely to have any structural impact on wall.

**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 and in consideration to NPPF (2018) and Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy it is recommended that listed building consent be granted.

**RECOMMENDATION:**

That listed building consent be granted.