

Jane Tucker

Subject: FW: Planning Inspectorate APP/T2350/W/18/3214150: Great Mitton Hall, Mitton Road, BB7 9PQ
Attachments: greatmittonhallappealextract.pdf

From: Adrian Dowd
Sent: 24 September 2020 17:33
To: west2@planninginspectorate.gov.uk
Cc: John Macholc <John.Macholc@ribblevalley.gov.uk>; Planning Appeals <Planningappeals@ribblevalley.gov.uk>
Subject: RE: Planning Inspectorate APP/T2350/W/18/3214150: Great Mitton Hall, Mitton Road, BB7 9PQ

Dear Attila,

Planning Inspectorate APP/T2350/W/18/3214150
Great Mitton Hall, Mitton Road, BB7 9PQ

Thank you for the opportunity to comment upon new material considerations and the specific issues upon which the appeal was quashed.

I have attached an extract from the planning history (listed building consent application 3/2009/0054) which appears relevant to the issue of the arch-headed doorway.

I note that an arch-headed doorway is shown on the approved (Appeal Ref: APP/T2350/D/13/2210765) plans for planning application 3/2013/0793 (although not identified in the development description).

Please acknowledge receipt of this email.

Yours sincerely,
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC
Principal Planning Officer
Ribble Valley BC

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2009/0054

DECISION DATE: 19 June 2009

DATE RECEIVED: 13/02/2009

APPLICANT:

Mr & Mrs Kay
Cliff Park Cottage
Cliff Lane
Great Harwood
Lancs
BB6 7PQ

AGENT:

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancs
BB7 2AG

PARTICULARS OF PROPOSED WORKS: Proposed new garage and conversion of garage to office/study. New stone boundary wall.

AT: Great Mitton Hall Mitton Whalley Lancashire BB7

Ribble Valley Borough Council hereby give notice that **Listed Building Consent** has been granted for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 This permission shall be implemented in accordance with the proposed plans received on the 20 May 2009.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

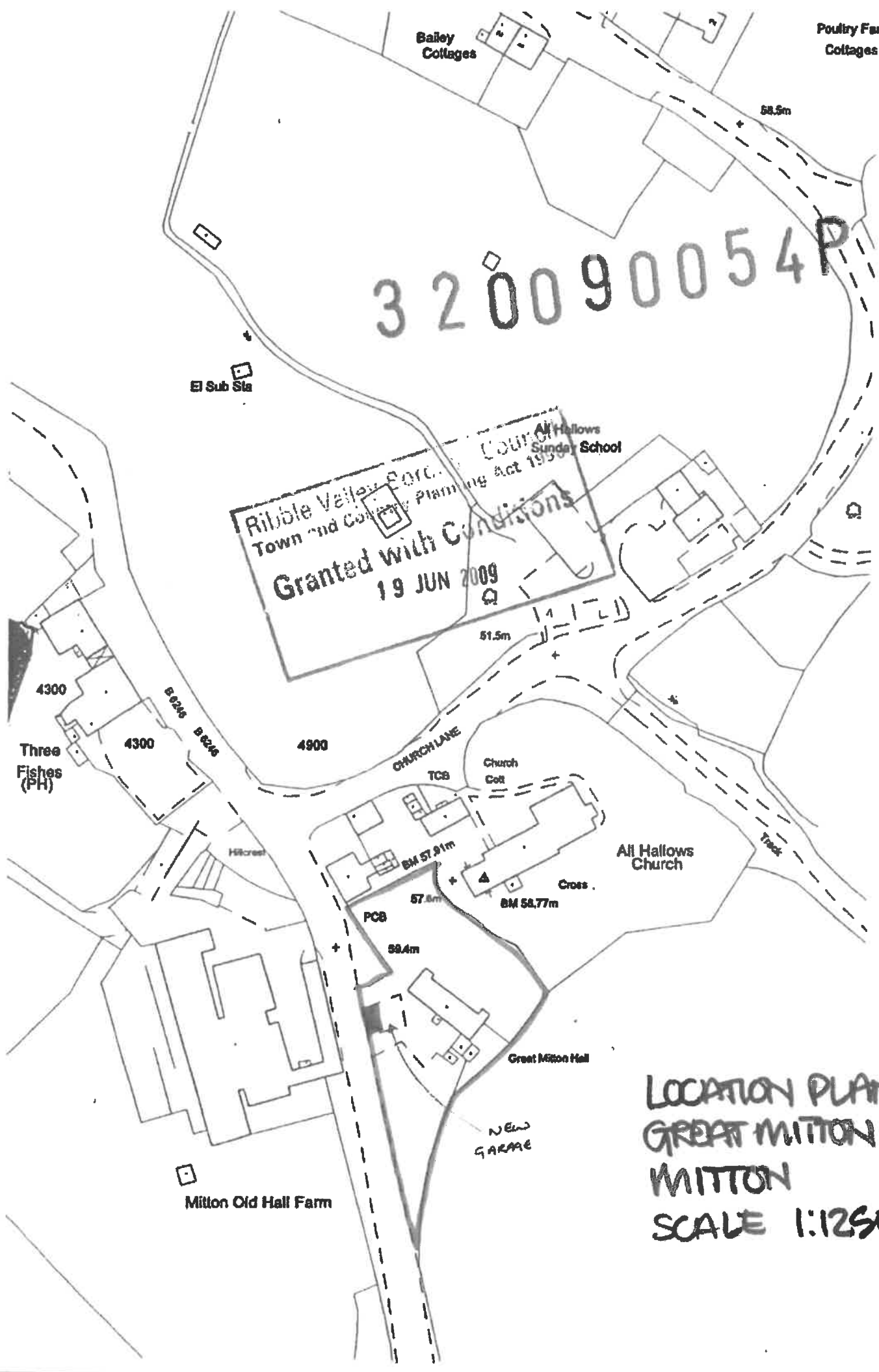
- 3 This consent only relates to the insertion of a new window and a new door into the modern extension approved under application 3/1996/0208/P and 3/1006/0209/P.

REASON: For the avoidance of doubt as the submitted plans show a proposed garage and walling which does not require listed building consent and which has already been considered under planning permission 3/2009/0055/P.

- 4 Precise specifications of window and door (including surrounds) materials and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before they are used in the proposed works.

REASON: In order to safeguard the character and setting of the listed building.

P.T.O.

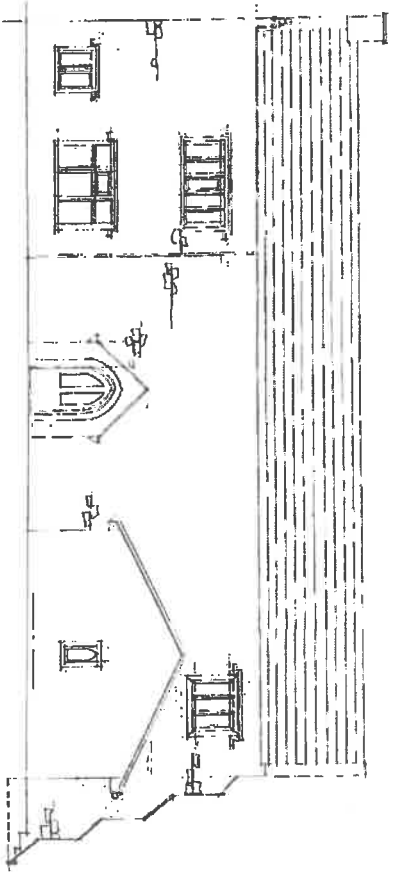


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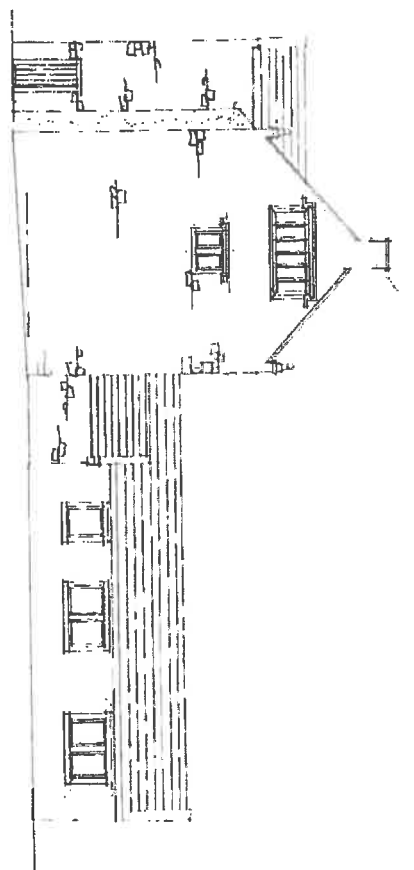
Ribble Valley Council
Town and Country Planning Act 1990
Granted with Conditions
19 JUN 2009

LOCATION PLAN
GREAT MITTON HALL
MITTON
SCALE 1:1250

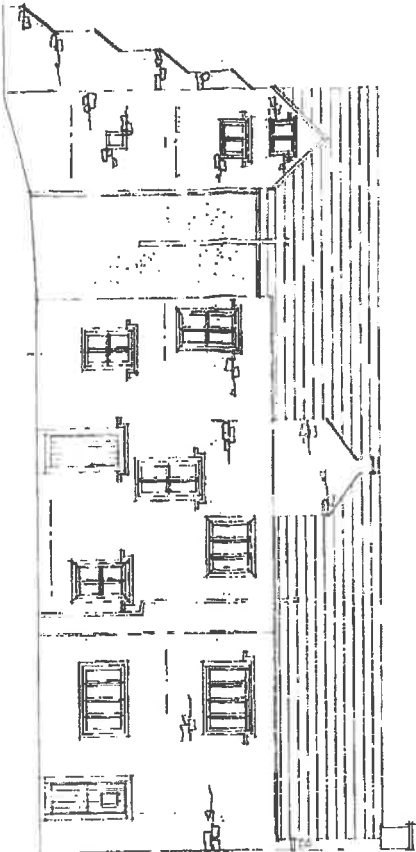
SOUTH WEST ELEVATION



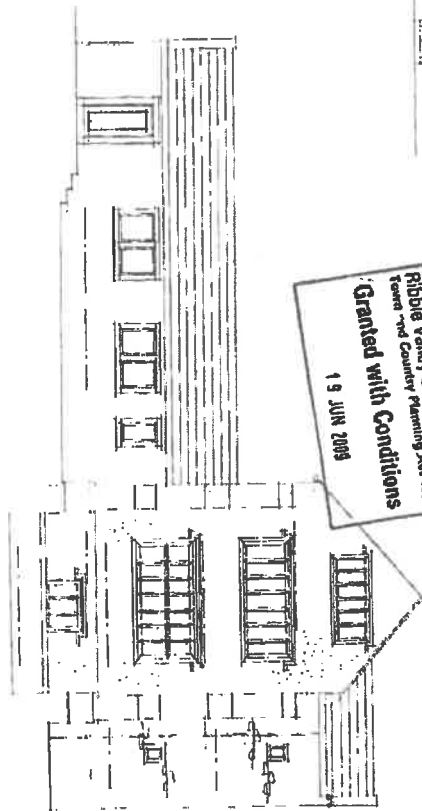
NORTHWEST ELEVATION



NORTH EAST ELEVATION



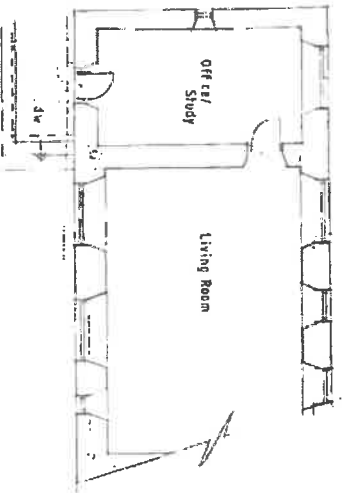
SOUTH EAST ELEVATION



Ribble Valley Borough Council
 Town and Country Planning Act 1990
Granted with Conditions
 19 JUN 2008

*Amended plans
 received 20/5/08*

PART EXISTING GROUND FLOOR



Drawing Title
PROPOSED ELEVATIONS AND PART PLAN

Scale 1:100 Date NOV 08 Drawn LKR

Standard Projects & Associates Ltd.
 Chartered Architects
 Stanley House, Lymmville,
 Clitheroe, Lancashire BB7 1AD.
 Tel: 01200 425170 Fax: 01200 42728
 E-mail: enquiries@spanda.co.uk

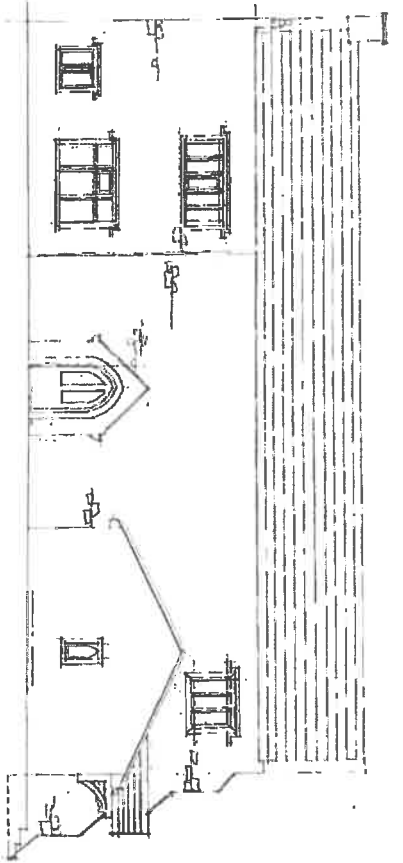
3758 - 8₈

5 - Lymmville/Spa. altered.
 8 - Riverside Street

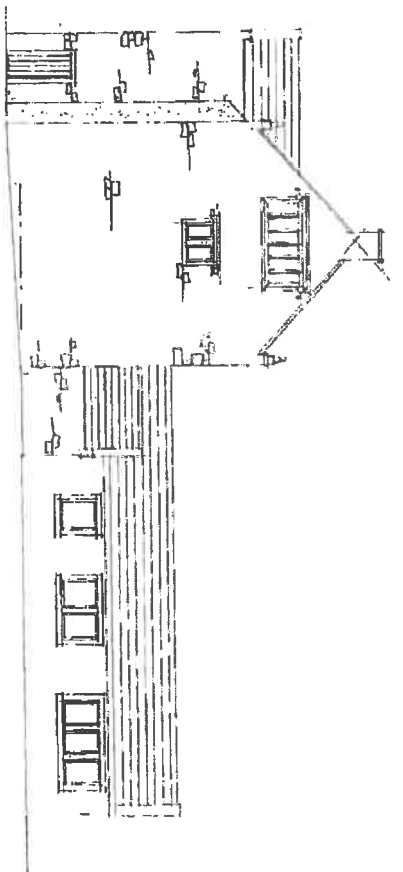
Client
 Mr & Mrs KAY

Job Title
 PROPOSED ALTERATIONS TO
 GREAT MITTON HALL
 GREAT MITTON

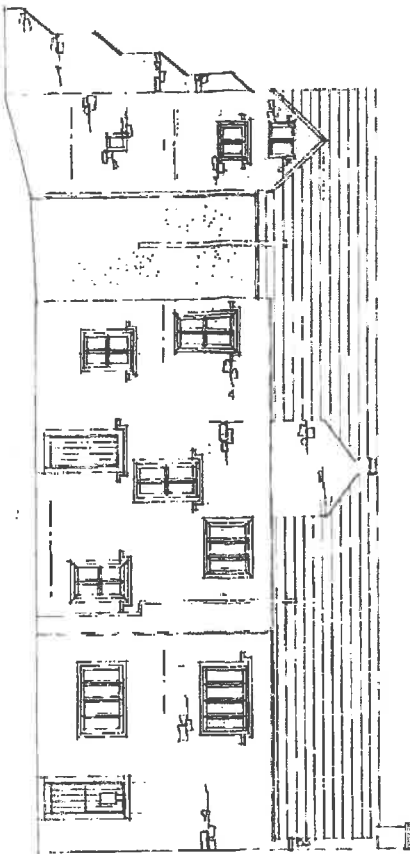
SOUTH WEST ELEVATION



NORTHWEST ELEVATION

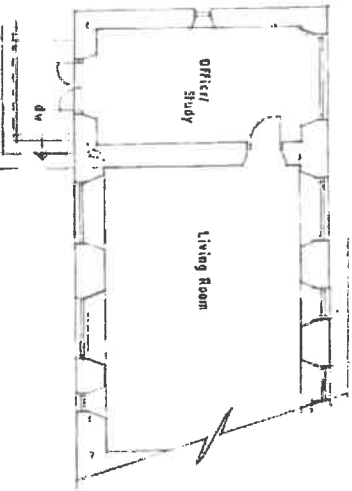


NORTH EAST ELEVATION

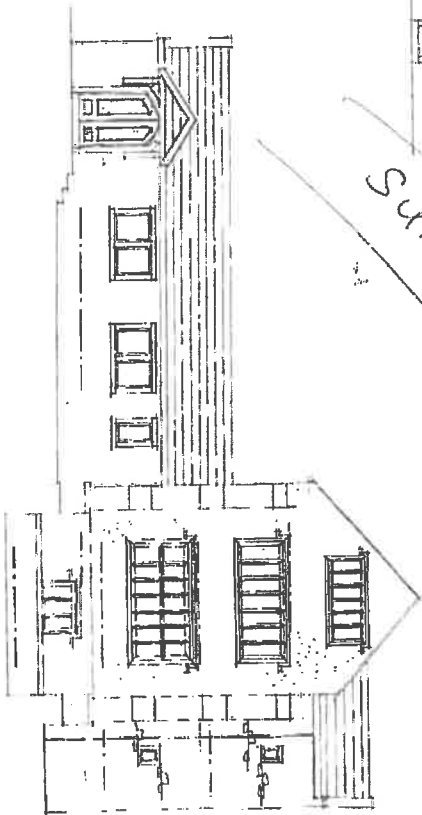


SUPERSEDED

PART EXISTING GROUND FLOOR



SOUTH EAST ELEVATION



32009005

Client
Mr & Mrs KAY

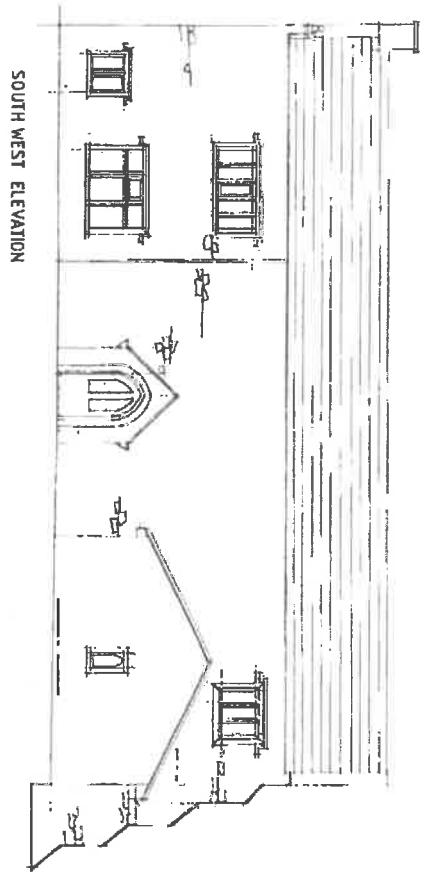
PROPOSED ALTERATIONS TO
GREAT MITON HALL
GREAT MITON

Drawing Title
PROPOSED ELEVATIONS AND PART PLAN

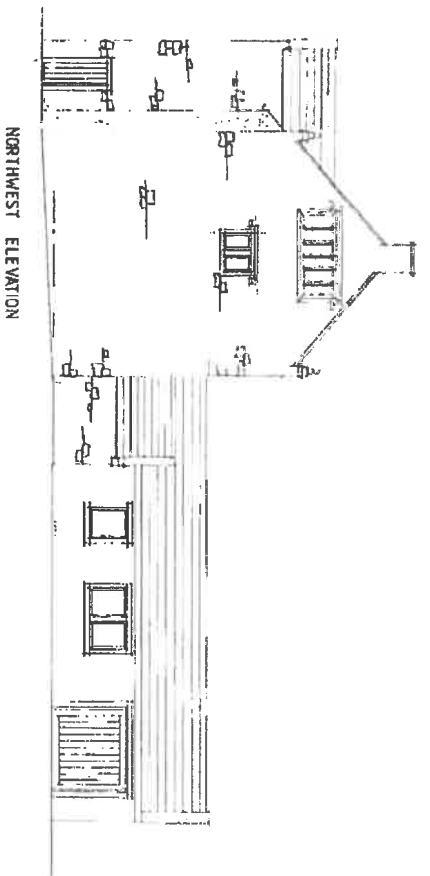
Scale
1:100 Date NOV 08 Drawn LKR

Superior Projects & Associates Ltd
100, Station Road, Lutterworth, Leicestershire, LE17 1AD
Tel: 01509 423178 Fax: 01509 423178
Email: enquiries@superior.co.uk

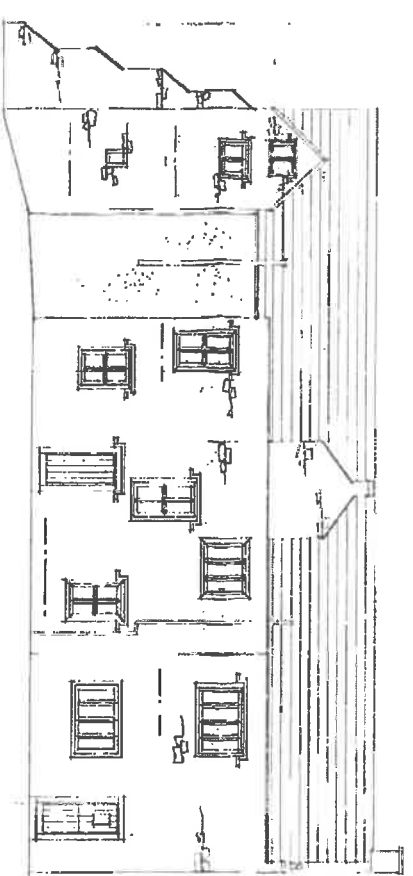
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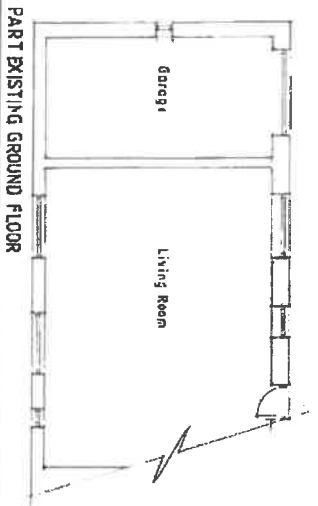
SOUTH WEST ELEVATION



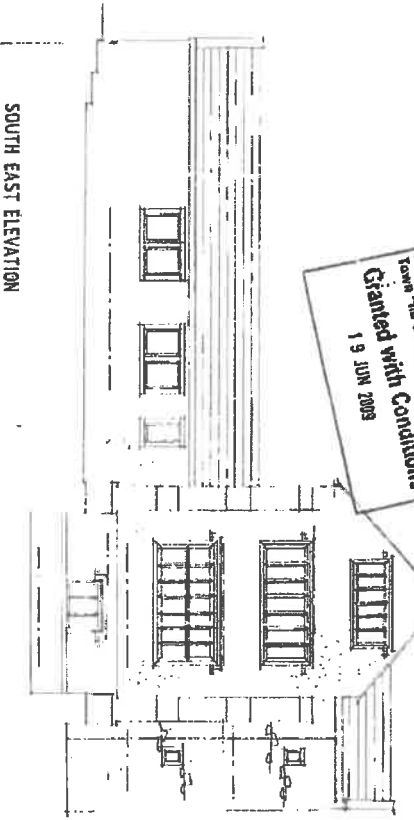
NORTHWEST ELEVATION



NORTH EAST ELEVATION



PART EXISTING GROUND FLOOR



SOUTH EAST ELEVATION

Ribble Valley Borough Council
Town and Country Planning Act 1990
Granted with Conditions
19 JUN 2003

3 2 0 0 9 0 0 5 4

Client
Mr & Mrs KAY

PROPOSED ALTERATIONS TO
GREAT MITTON HALL
GREAT MITTON

Drawing Title
EXISTING ELEVATIONS AND PART PLAN

Scale 1:100 Date NOV 08 Drawn LKR

Shirley House Architects
Shirley House, Lymm, Cheshire, Lancashire, B77 1AD
Tel: 01206 427178 Fax: 01206 427238
E-mail: enquiries@shirleyhouse.co.uk

3758 - 9

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE
APPROVAL

DATE: 18 JUNE 2009
REF: AD/CMS
CHECKED BY:

APPLICATION NO: 3/2009/0054/P (GRID REF: SD 371526 438925)
PROPOSED NEW GARAGE AND CONVERSION OF GARAGE TO OFFICE/STUDY AT
GREAT MITTON HALL, MITTON

PARISH COUNCIL: Bashall Eaves and Mitton Parish Council strongly oppose this proposal. The original extension to the Hall which includes a garage was only permitted on the understanding that a business was being conducted there. There seems to be no reason to create another garage. Not in keeping with the Hall and its position on the roadside; it is detrimental to the Church surroundings.

ENGLISH HERITAGE: Do not wish to offer any comments on this occasion. Recommend application be determined in accordance with National and Local Policy Guidance, and on the basis of Ribble Valley Borough Council's specialist conservation advice.

LANCASHIRE COUNTY COUNCIL (HIGHWAYS): No objection in principle on highway safety grounds. The (proposed) garage is aligned to allow vehicles to manoeuvre to and from the highway in a forward gear. As the (proposed) new wall of the structure is set behind the existing planting, the sightlines from the existing access will be enhanced.

LANCASHIRE COUNTY COUNCIL (ARCHAEOLOGY): No archaeological comments to make.

ADDITIONAL REPRESENTATIONS: None received.

Proposal

The proposed garage and boundary walling is not attached to any part of the listed building and therefore does not require listed building consent (planning permission is required for these elements of the scheme which were considered under application 3/2009/0055/P).

The originally submitted scheme proposed the formation of a three light mullioned window in place of the garage door opening at the north-west elevation of the extension granted consent in 1998. A new arch headed double door with porch/canopy was also proposed to the extension's southeast elevation (close to its gable). Following the concerns of your officers that these works would result in an undue prominence to the modern addition, revised plans showing a two light mullioned window and a single, square headed and largely glazed door have been received.

Site Location

Great Mitton Hall is a Grade II listed building of circa 1600. It forms part of an interesting and prominent assemblage of historic buildings on an escarpment above the River Ribble. The site is immediately adjacent to the Forest of Bowland Area of Outstanding Natural Beauty.

Relevant History

3/2009/0055/P – Proposed new garage and conversion of garage to office/study. Planning permission refused May 2009.

3/2007/0582/P – Modification of condition number 2 of planning consent 3/1998/0048/P to convert consulting rooms to domestic use (and deletion of condition number 7 as a consequence). Planning permission granted July 2007.

3/2006/0907/P and 3/2006/0908/P – Removal of an electric pole and stay and erection of garden room with glazed link at the northeast elevation of the Hall. Listed building consent and planning permission refused December 2006.

3/2006/0172/P and 3/2006/0173/P - Erection of an orangery at the northeast elevation of the Hall. Planning permission and listed building consent refused April 2006.

3/2004/0686/P – Retention of a 1.6m – 1.95m fence at the boundary of the Hall and Church. Planning permission refused 2004.

3/2003/0383/P – Erection of greenhouse to side garden. Planning permission refused 2003.

3/1998/0048/P and 3/1998/0043/P – Extension to accommodate reception area, consulting room and garage. Planning permission and listed building consent approved March 1998.

3/1996/0208/P and 3/1996/0209/P – Works/development including demolition of single storey extension (garage) at the southwest roadside elevation and replacement with a larger single storey snooker room and double garage extension. Planning permission and listed building consent approved November 1996.

Relevant Policies

Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy ENV19 - Listed Buildings (Setting).

Policy ENV20 – Proposals Involving partial demolition/alteration of listed buildings.

Policy G1 - Development Control.

Policy ENV2 - Land Adjacent to Area of Outstanding Natural Beauty.

Environmental, AONB, Human Rights and Other Issues

Listed building consent is only required for the insertion of the two light mullion window and the new doorway into the modern extension. The main considerations in the determination of this application which affects non-historic fabric is thus the impacts on the character and setting of the listed building.

I am mindful of the comments of the Parish Council which appear to relate, in the main, to the proposed new garage (considered under planning application 3/2009/0055/P). I am also mindful that implementation of the proposed works will result in the loss of the existing garage (NB no conditions apply to the retention or specific usage of the garage). However, in my opinion the revised proposals would have an acceptable impact on the character and setting of the listed building.

SUMMARY OF REASONS FOR APPROVAL

The proposals have an acceptable impact upon the character and setting of the listed building.

RECOMMENDATION: That listed building consent be GRANTED subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposed plans received on the 20 May 2009.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

2. This consent only relates to the insertion of a new window and a new door into the modern extension approved under application 3/1996/0208/P and 3/1006/0209/P.

REASON: For the avoidance of doubt as the submitted plans show a proposed garage and walling which does not require listed building consent and which has already been considered under planning permission 3/2009/0055/P.

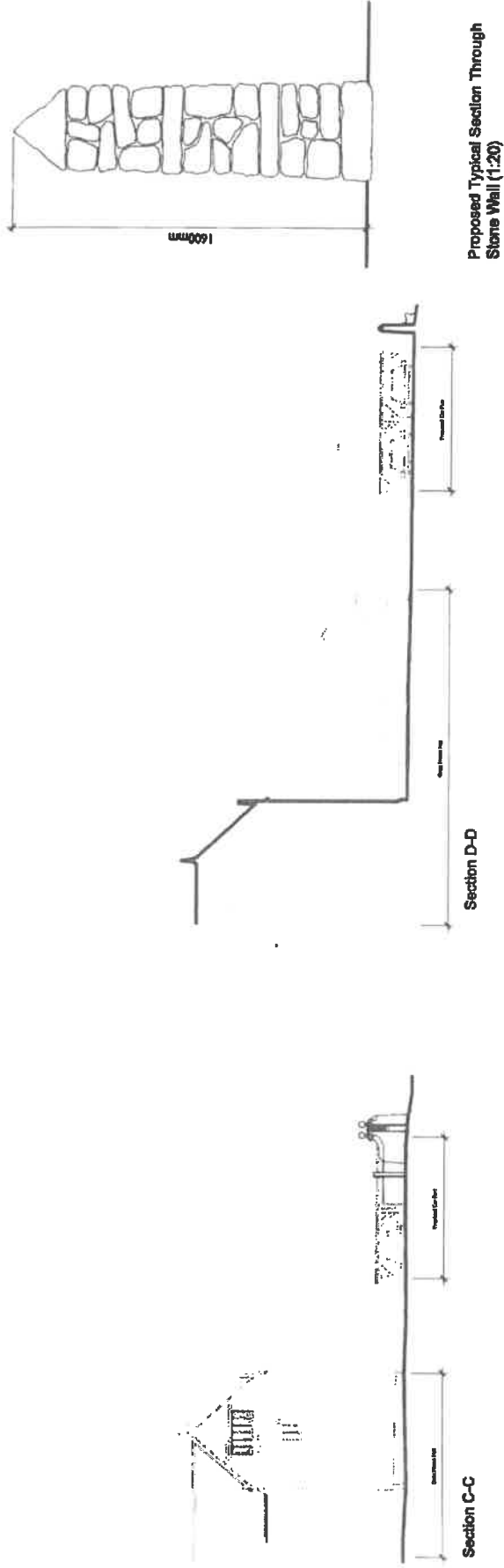
3. Precise specifications of window and door (including surrounds) materials and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before they are used in the proposed works.

REASON: In order to safeguard the character and setting of the listed building.

Figured dimensions only
to be taken from this
drawing. All dimensions
to be checked on site and
any discrepancies should
be reported to the
architect immediately.

REVISIONS:

Rev A 24.10.13 JWP
Wall re-aligned on section D-C to
reflect new visibility splay.



Proposed Typical Section Through
Stone Wall (1:20)

Section D-D

Section E-E

GREAT MITTON HALL
Mr & Mrs Kay

WOODHALL
PLANNING AND CONSERVATION

Woodhall Lane
Calverley
Leeds
LS28 5NY

Telephone:
0113 - 255 4660
Facsimile:
0113 - 256 9688
e-mail:
planning@woodhall.co.uk

Scale 1 - 200 @A3

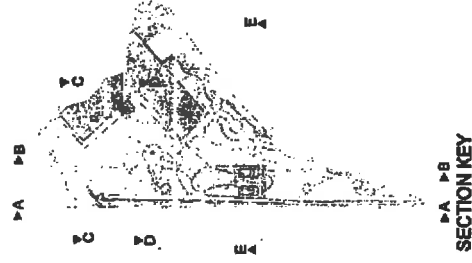
Date 06.08.13

Drawn/Checked: HW/SA

Dwg no.: 2771/10/102A

As Proposed
Site Sections - Sheet 2

Based on survey by TricAD



Great Mitten Hall

Section E-E

1:200 SCALE BAR

0 1 2 6 10 20 Metres

