

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVE LISTED BUILDING CONSENT

DATE: 15 April 2021

REF:

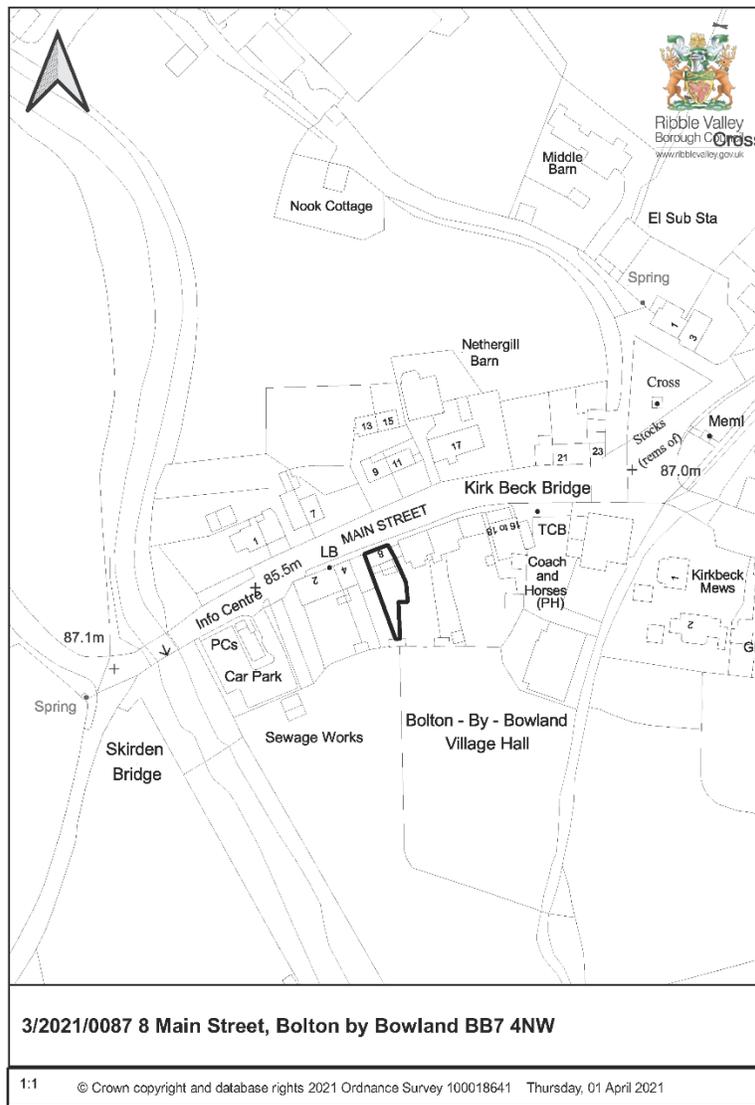
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APPLICATION REF: 3/2021/0087 (LBC)

GRID REF: SD

DEVELOPMENT DESCRIPTION:

ERECTION OF A REAR CONSERVATORY TO REPLACE THE EXISTING CONSERVATORY



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received.

HISTORIC AMENITY SOCIETIES:

Consulted, no representations received.

LANCASHIRE COUNTY COUNCIL (ARCHAEOLOGY):

Have commented as follows:

- The door widening between conservatory and house has potential to impact blocked former openings and if so may require significant structural intervention or reinforcement. Whilst may have deemed consent, useful to see further details or photographs.
- No door is shown in the outer walls of the replacement conservatory.
- More like a modern single storey extension than the traditional conservatory replacing. Seems to be visible from the public car park to the west and the rear of the Coach and Horses PH to the east
- Would normally recommend a photographic record condition, to be made before and during the works.
- No new justification for the proposals here – considerations still apply.

ADDITIONAL REPRESENTATIONS:

None received.

1. Site Description and Surrounding Area

- 1.1 '8 and 8A Main Street' are Grade II listed houses of the late C19th or a conversion of earlier buildings prominently sited within Bolton by Bowland Conservation Area. The list description suggests their importance lies in their external appearance and contribution to the historic row of houses ('Listed for group value only') which also comprise 'Primrose Cottage and Keys Cottage', '10 and 12, Main Street' and '14 Main Street'. The site is within the setting of these Grade II listed buildings and 'The Coach and Horses Public House' (Grade II).
- 1.2 There are public views of the rear of the row from the RVBC public car park immediately to the west and the Coach and Horses/village hall car park however these views are limited.

2. Proposed Development for which consent is sought

- 2.1 Listed Building Consent is sought for the replacement of the existing timber framed and stone plinched conservatory with a rear extension of aluminium frame, windows and doors and 'ultraframe living roof' (a proprietary system with a 'grey finish to resemble lead').
- 2.2 The application is a resubmission of a previously refused application and differs from the previous scheme with the inclusion of gable full-height glazing replacing glazing and plinth

and the proposed widening of the existing doorway with the house (this was deleted from the previous scheme).

- 2.3 The submitted plans refer to previous permissions. Officer consideration to the planning history suggests a wider doorway than existing between house and conservatory was granted planning permission in 2000. The 2000 planning application and original LBC application plans show a smaller conservatory than was built. Correspondence identifies that the case officer was eventually happy for a larger conservatory to be constructed (albeit administered by the case officer as a minor amendment to a listed building consent). No consent or permission has been found for the blocking of the original ground floor kitchen door (location now enclosed by the extended conservatory).

3. **Relevant Planning History**

3/2021/0086 - Erection of a rear conservatory to replace the existing conservatory. PP under consideration.

3/2020/0659 - Replacement of existing timber and glass in existing conservatory with masonry aluminium windows and doors and ultraframe living roof. PP refused 21 January 2021.

3/2020/0660 - Replacement of existing timber and glass in existing conservatory with masonry aluminium windows and doors and ultraframe living roof. LBC under consideration.

3/2000/0622 - Two storey rear extension. Rear conservatory. LBC granted 12 October 2000.

3/2000/0548 - Demolish single storey rear coal shed. build two storey rear extension and conservatory. PP granted 21 September 2000. *The file identifies negotiation by officers to amend the originally submitted Victoria style conservatory with polycarbonate roof to a more traditional and simple style of conservatory constructed of a hardwood timber framework over a stone plinth with traditional doors.*

Consideration has also been made to the planning history of the whole row in respect to rear elevation additions.

4. **Relevant Policies**

Planning (Listed Buildings and Conservation Areas) Act 1990. 'Preservation' in the duties at section 16, 66 and 72 of the Act means "doing no harm to" (*South Lakeland DC v. Secretary of State for the Environment* [1992]).

Bolton by Bowland Conservation Area Appraisal
Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets
Key Statement EN2 – Landscape
Policy DMG1 – General Considerations
Policy DME4 – Protecting Heritage Assets

5. **Assessment of Proposed Development**

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

5.1.1 “8 and 8a Main Street” is listed “for group value only” suggesting that the building is of special architectural and historic interest because of its external appearance.

5.1.2 The Council's Conservation Officer considers that the re-submitted scheme does not overcome concerns from January 2021 and the proposed extension is harmful to the special architectural and historic interest and setting of the listed building (section 16 of the Act).

5.1.3 The NPPG states that “substantial harm is a high test, so it may not arise in many cases”. The harm to the listed building does not result in the loss of historic fabric and is to a secondary elevation. It is ‘less than substantial’. NPPF paragraph 196 requires that ‘less than substantial’ harm be weighed against any public benefits of the proposal.

5.1.4 The owners wish to replace the existing timber conservatory as the timber has expanded and the rear doors can no longer be opened, this is the only rear access from the property. It is acknowledged that the proposed extension is a modern addition that will not read as part of the original building however it is considered that this modern interpretation will affect the appearance of the dwelling less radically and show how the building has evolved over time. The benefits of enabling the applicants to access the rear of their property with an extension which clearly is a modern addition to a heritage asset is considered to outweigh the harm of the development.

5.1.5 In respect to the concern of LCC Archaeology as to the impact of doorway widening on the historic fabric, consideration to the planning history suggests a wider doorway than existing was granted planning permission in 2000 and the principle of the widening of the existing doorway therefore established.

5.2 **Impact upon Residential Amenity:**

5.2.1 The proposed development has no greater impact on the amenities of nearby residents.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 Therefore, in giving considerable importance and weight to the duty at section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF and Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy it is recommended that listed building consent is approved.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

CONDITIONS TO FOLLOW

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0087