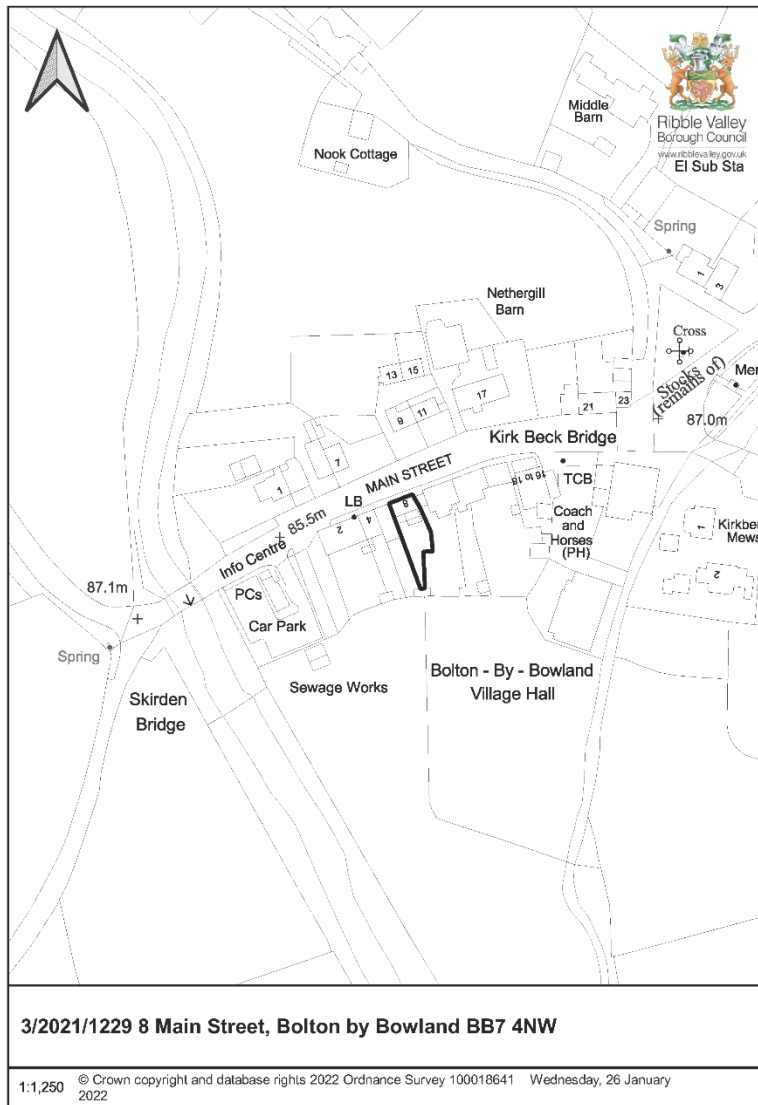


APPLICATION REF: 3/2021/1229

GRID REF: SD 378445 449355

DEVELOPMENT DESCRIPTION:

LBC FOR ERECTION OF A REAR CONSERVATORY TO REPLACE THE EXISTING CONSERVATORY AT 8 MAIN STREET, BOLTON-BY-BOWLAND.



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received.

HISTORIC AMENITY SOCIETIES:

Not Consulted as previously raised no observations.

LANCASHIRE COUNTY COUNCIL (ARCHAEOLOGY):

No observations received but previously concerned that the Heritage Statement and drawings have little information to allow the assessment of the impact of the proposals. 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, it could be considered to have an impact on both the listed building and the conservation area.

If the intervention into the historic fabric does not have deemed consent, would normally recommend a photographic record condition, to be made before and during the works. But possible? However, support the comments made on the previous application with regard to its impact on the visual appearance of the building and impacts on the conservation area. 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 as well as from properties within the row.

2. Proposed Development for which consent is sought

- 2.1 Planning permission is sought for the replacement of the traditionally designed timber framed and stone plinthed 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 approved scheme and differs with the introduction of a transom beam on the side elevations and a pair of two bi fold doors and a reduced plinth on the rear rather a 3 bi fold opening mechanism.

3. **Relevant Planning History**

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

3/2021/0087 - Erection of a rear conservatory to replace the existing conservatory. LBC granted

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. Refused

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. Refused

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**

Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets

Key Statement EN2 – Landscape

Policy DMG1 – General Considerations

Policy DME4 – Protecting Heritage Assets

Policy DMH5: Residential and Curtilage Extensions

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

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

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. Whilst public views are limited, NPPG ‘Historic Environment’ paragraph 13 identifies:

“although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by ... our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

The Planning Inspector considering 3/2007/0736 (LBC) & 3/2007/0737 (PA) at Rodhill Lodge (‘Rodhill Gate Farmhouse’ – Grade II) Sawley concluded:

“I accept that views of the proposed conservatory from the public realm would be very limited but listed buildings are protected for their intrinsic value. The fact that the conservatory would be barely visible to anyone but the appellants is not a matter to which any great weight can be attached, therefore”.

5.1.2 The re-submitted scheme is a minor change to the original consent and would not have a material impact.

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 duties at section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF and having regard to the extant consent that planning permission is refused

RECOMMENDATION: That the application be Listed Building Consent be GRANTED subject to the following conditions.

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 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings and documents:

Proposed Site plan submitted with the application
Proposed Elevation/ Floor plans received on 6/12/21.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1229