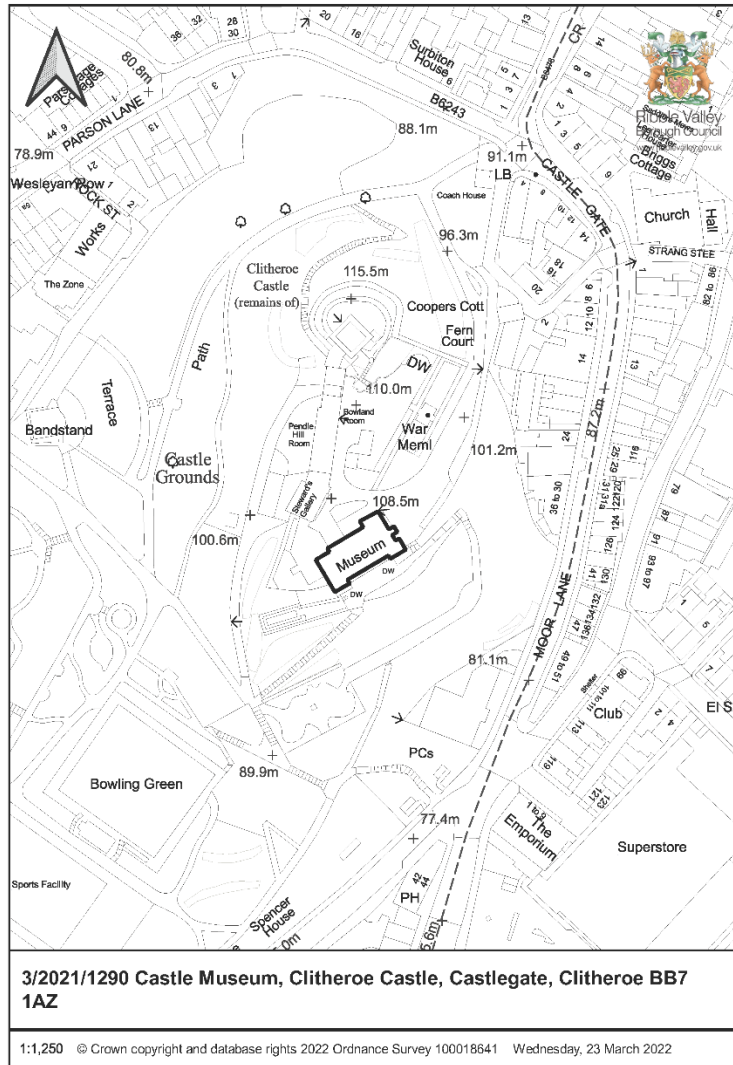


APPLICATION REF: 3/2021/1290

GRID REF: SD 374247 441621

DEVELOPMENT DESCRIPTION:

REPLACE EXISTING TRADITIONAL MORTAR RIDGE SYSTEM WITH A DRY VENTICATED RIDGE SYSTEM TO THE EXISTING SLATE PITCHED ROOF AREAS AT CASTLE MUSEUM CLITHEROE CASTLE CASTLEGATE CLITHEROE



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received.

HISTORIC ENGLAND:

Do not need to notify or consult Historic England.

THE GARDENS TRUST:

Do not wish to comment at this stage. Does not signify either approval or disapproval.

LANCASHIRE COUNTY COUNCIL ARCHAEOLOGY:

Do not consider there is any requirement for any archaeological recording work.

HISTORIC AMENITY SOCIETIES:

Consulted, no representations received.

ADDITIONAL REPRESENTATIONS:

None received.

1. Site Description and Surrounding Area

- 1.1 'Premises occupied by Ribble Valley Borough Council in grounds of Clitheroe Castle' (Clitheroe Castle Museum; Castle House) is a Grade II listed building (30/09/76) of the early-mid C19. The list description identifies that it is included in the list as part of a group with 'Clitheroe Castle' (Grade I listed) and 'Outbuilding and Stable Block to Clitheroe Castle and premises occupied by Ribble Valley Borough Council' (Grade II listed). 'Premises occupied by Ribble Valley Borough Council in grounds of Clitheroe Castle' is within the immediate setting of these listed buildings and 'Turret from Houses of Parliament in gardens of Clitheroe Castle' (Grade II listed) and 'Clitheroe War Memorial' (Grade II listed).
- 1.2 The site is also within the boundary of the 'Clitheroe Castle; medieval enclosure castle' scheduled monument. The description identifies: "A number of features are excluded from the scheduling; these are all buildings other than the keep and curtain wall".
- 1.3 The site is within Clitheroe Castle Historic Park and Garden (Grade II listed). The list description identifies "Principal Buildings ... Castle House (listed grade II) is situated 10m to the south-west of the Old Courthouse. It was built as a private residence and opened as a museum in 1981. Although much of the present fabric of these buildings is of mid C19 date, the stables, courthouse and house all appear on a ground plan of c 1723 (Best 1990), and their existence is confirmed by the mid C18 steward's records (ibid)".
- 1.4 Clitheroe Conservation Area Appraisal Summary of special interest identifies: "Clitheroe Castle, a Scheduled Ancient Monument"; "The Castle Grounds which is included on the English Heritage Register of Parks and Gardens"; "Panoramic views from Clitheroe Castle".

2. **Proposed Development for which consent is sought**

- 2.1 Listed building consent is sought for the installation of a dry ridge system (no visible mortar) to the Castle Museum roof ridges.
- 2.2 There is an ongoing damp problem at the Museum. Ridge and hip tiles show signs of cracking at the mortar joints; if not addressed, this could lead to severe moisture ingress.
- 2.3 The dry ridge system involves fixing each ridge and hip tile to the roof with a screw and clamp rather than mortar. The system allows for ventilation if the felt is trimmed at the apex.
- 2.4 The dry ridge system has a longer cyclical maintenance life than the traditional wet ridge system. This reduces the need for working on the roof and potential damage to slates.

3. **Relevant Planning History**

3/2021/0699 - Dismantle parapet to level of copper/lead tray. make adjustments/replace lead/copper trays and rebuild parapet using the retained stone and matching mortar. LBC granted 22/10/2021.

3/2021/0493 - Proposed replacement of side access ramp to the atrium garden area and walkway. ramp to be steel frame with composite decking (mill board) at Atrium Cafe Clitheroe Castle. LBC granted 30 July 2021.

3/2018/0950 - Removal of four existing steel casement windows (in one opening) and pinning of damaged mullion. Replacement of existing windows with new electroplated and powder coated steel casement windows. LBC granted 30/11/2018

3/2018/0886 - Re-slating of pitched roof section lower tiers using TAPCO Shake tiles to provide a walkway behind the parapet in order to provide access to the CCTV equipment and for cleaning gutters. Over the years the existing roof finish has been damaged owing to access problems at Castle Museum. LBC granted 30 November 2018.

3/2017/0495 - Re-slating of pitched roof area behind parapet wall at Castle Museum. LBC granted 1 September 2017.

3/2007/0039 - Restoration of existing Listed Museum and outbuilding incorporating newbuild link building. External re-landscaping and remodelling of 3240 sq.m. site within curtain wall of Castle site enabling greater public access. Planning permission granted 2/8/2007.

3/2006/1047 - Alteration and extension of Grade II listed Museum and outbuilding incorporating restoration of existing buildings and localised alteration - to improve access and from physical link into the new building. New building linking the existing buildings together and providing accessible entrance facilities. External re-landscaping and remodelling of 3240 sq.m site within the curtain wall of castle site enabling greater public access. All works are aimed to keep the museum buildings in public use and ensure financial viability of the facility. LBC granted 31/7/2007.

4. **Relevant Policies**

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

Clitheroe Conservation Area Appraisal

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

NPPF
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 Clitheroe Conservation Area, the setting of the scheduled monument and the character of the historic park and garden**

- 5.1.1 The proposed works appear to be necessary to address the ongoing problem of damp and building fabric deterioration and ensure the proper preservation of the listed building.
- 5.1.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.1.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.1.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of the planning acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 5.1.5 NPPF paragraph 199 requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 5.1.6 Ribble Valley Core Strategy Policy DME4 states that in considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.
- 5.1.7 Ribble Valley Core Strategy Policy DMG1 states that in determining planning applications, all development must: Design: 1. be of a high standard of building design which considers the 8 Building in Context Principles (from the CABE/English Heritage Building on Context Toolkit. 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. Environment ... 3. all development must protect and enhance heritage assets and their settings.
- 5.1.8 The proposed works will not harm historic fabric and it has been confirmed that the existing roof was re-slatted and felted during the Museum redevelopment scheme c. 2010. The existing ridge beam has only been in place for around 12 years and is not historic fabric. It is considered that the visual impact will be minimal as the original ridge tiles are to be reused and the most significant difference will be the fact the mortar bedding for the tiles will not be in place.
- 5.1.9 The Museum roof is largely hidden by a parapet but is highly visible from the Castle Keep. However, the works are not incongruous or conspicuous from this public viewpoint and do not harm the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Clitheroe Conservation Area, the setting of the scheduled monument and the character of the historic park and garden.

5.2 Ecology:

- 5.2.1 A bat survey has been submitted with a method statement, reasonable avoidance measures, timing of works and emergency advice. The Borough Council Countryside Officer advocates a condition in this regard to secure an acceptable development.

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 Key Statement EN5 and Policies DME4 and DMG1 of the

Ribble Valley Core Strategy it is recommended that listed building consent be granted subject to condition.

RECOMMENDATION: That the application be APPROVED 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The permission shall relate to the development as shown on Plan Reference:

Location Plan
Existing Roof Plan
Section - Detail

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications and samples of any proposed new ridge or hip tiles shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest and setting of the listed building.

4. The development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted 20/9/2021 with regard to Method Statement, Reasonable Avoidance Measures, Timing of works and emergency advice.

REASON: To ensure: no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed; no adverse effects to the favourable conservation status of a bat population; the protection of the bat population from damaging activities and reduction or removal of the impact of development.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1290