

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Planning Committee	6 October 2020

ADDENDUM

ITEM 3i - 20/00811/LBC – Astley Hall, Astley Park

The recommendation remains as per the original report.

The report is updated as follows:

The Society for the Protection of Ancient Buildings (SPAB) provided comments on 29th September.

The comments are available in full, however, in summary SPAB agree that the existing render is of low significance and that there are technical reasons that may justify its removal. They do, however, consider that further investigations are required to determine the best course of action such as further trial patch removals of the render and paint analysis of the remnants of any historic surface treatments found on the brick and stone quoins. SPAB consider that this would help better understand the relative ease or difficulty with which the existing render could be removed, and may also yield additional information to help understand why this elevation was rendered in the first place. They also consider that current evidence could suggest a long-standing problem with damp/fabric issues.

SPAB have offered to provide further advice and visit the building, in particular during further trials to witness the actual removal of the render and to examine the façade immediately post render removal. They have also requested to be present during further trials/arranged to coincide with further render removal trials so that they can witness the actual removal and examine the facade immediately post render removal.

The application contains a number of options of surface treatments following the removal of the render, and Keim paint was one possible option. SPAB are opposed to the use of this paint for various reasons. SPAB also comment that the option of re-rendering should not be ruled out at this stage. In addition, SPAB does not consider that there is a technical reason or justification that the brick or stone should be cleaned as they consider that they may cause harm to the building's special interest.

Further comments were received from SPAB on 6th October. SPAB clarify that they do not wish to object to the application and now provide support for the authority's recommendation that a condition requiring a detailed repair methodology be attached to the consent.

Officer comment

A number of trials and investigations have been carried out and it is considered that further trials would not necessarily provide any further meaningful information. Notwithstanding this, the existing render has failed and is damaging the historic fabric of this Grade I listed building. The render has become loose, whereby sections have / are falling off and netting has had to be erected as a health and safety precaution. Ultimately, additional trials would not change the fundamental requirement for the failing render to be removed.

It is however, recognised that the treatment of the facade following removal of the render needs to be appropriate and fully informed. It is considered that this can only truly be realised once the render has been removed. This could be fully controlled by a condition to secure a repair methodology and watching brief. Members should be aware that Historic England and the Council's own heritage advisor from Growth Lancashire consider that a condition is suitable and neither have advised that further trials or investigations are necessary prior to removal of the render. Suitable conditions would ensure that all of the available conservation and archaeological evidence can be taken into consideration. Members will note that SPAB are now supportive of the condition.

The following conditions are recommended:

1. The proposed development must be begun not later than three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed New Ramp Access - Detail	3148 044	30 July 2020
Proposed New Ramp Access - Elevation	3148 045	30 July 2020
West Elevation (Annotated)	3148 019 REV D	28 September 2020
South Elevation (Annotated)	3148 017 REV D	11 September 2020
East Elevation (Annotated)	3148 018 REV C	11 September 2020
Timber opening light window detail (existing and proposed)	3148 104 REV C	11 September 2020
GPR Archaeological Survey Area	3148 038	30 July 2020
Ground Floor Plan - Window Board Repairs	3148 033	30 July 2020
First Floor Plan - Window Board Repairs	3148 034	30 July 2020
Second Floor Plan - Window Board Repairs	3148 023	30 July 2020
Roof Plan Annotated Repairs	3148 013 REV A	30 July 2020
Proposed New Ramp Access	3148 043	30 July 2020
Location Plan	N/A	30 September 2020

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Unless where modified by any condition below, the works shall be carried out in accordance with Chapter 6 of the submitted Design, Access, Flood and Heritage Statement dated 11/09/2020 Revision: REV 01 LBC.

Reason: For the avoidance of doubt and to specify the proposed works.

4. Following removal of the render to the elevations as identified on the approved drawings, a detailed repair methodology to relevant elevations shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall only be carried out in full accordance

with the approved methodology, unless any variation is first agreed in writing by the Local Planning Authority.

The repair methodology shall set out a detailed appraisal of all options of repairs to the existing fabric exposed as a result of the removal of the render, including the brickwork, stone detailing and mortar.

Reason: To ensure that the repairs are appropriate to the heritage asset and based on a detailed assessment following removal of the existing render.

5. Notwithstanding any detail shown on the approved drawings and prior to the commencement of the construction of the access ramp and associated works in this specific area as shown on plan number 3148 043, the following shall be submitted to and approved in writing by the Local Planning Authority:

- Full details of the ramp including section drawings
- Full details of the proposed materials including colour
- A landscaping / restoration scheme of the area of proposed access works

The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development and to ensure that the final details are appropriate to the heritage asset.

6. Notwithstanding any detail shown on the approved drawings and prior to the installation of the respective windows, the following shall be submitted to and approved in writing by the Local Planning Authority:

- Detailed drawings of the windows at all scale of 1:20 to include sizes of all timber sections/frames/glazing bars, including the opening casement variant
- Details of the treatment of the windows and colour
- The submission of a working example

Reason: To ensure that the final details are appropriate to the heritage asset.

7. Security grills to windows W9-15, and W35 shall only be installed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the final details are appropriate to the heritage asset.

8. No groundworks shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has first been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved scheme, unless any variation is approved in writing by the Local Planning Authority.

Reason: To mitigate the potential impact of the proposed development in this area in respect of any archaeological/historical importance.

9. A full standing buildings watching brief shall be carried out during the render removal works to and all evidence shall be recorded and submitted to the Local Planning Authority as part of the repair methodology.

Reason: To ensure that the works and findings are documented to inform the repair methodology.
