

APPLICATION REPORT – 20/00930/LBC

Validation Date: 2 September 2020

Ward: Chorley North West

Type of Application: Listed Building

Proposal: Application for listed building consent for repairs and minor alterations to the north-eastern cottage wing of the Astley Hall to include: (1) repointing brickwork and stonework, (2) re-facing or replacement of a stone plaque (3) render repairs (4) tying back of a brick gable, (5) window repairs and replacement (6) timber frame repairs, (7) replacement of failing cementitious infill panels, (8) leadwork renewal, (9) roof repairs and recovering and (10) improvement of rainwater goods

Location: Astley Hall Astley Park Park Road Chorley PR7 1NP

Case Officer: Amy Aspinall

Applicant: Chorley Borough Council

Agent: Mr Geoff Maybank, Maybank Buildings Conservation

Consultation expiry: 8 October 2020

Decision due by: 11 December 2020 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that listed building consent is granted, subject to conditions.

SITE DESCRIPTION

2. The application relates to the 'cottage wing' to the rear of the main range of Astley Hall, which is a grade I listed building. Astley Hall is a former manor house of fine example dating from the C16 and C17 with early C19 addition; and was repaired and restored from 1949. The Hall is situated within the grade II registered Historic Park and Garden which is of special historic interest and a number of buildings within the curtilage are grade II listed in their own right. The official listing description is available to view online.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The proposed works form part of a wider phasing plan of repairs to Astley Hall. These are fully set out in the repairs schedule which accompanies the application for listed building consent and are summarised below:

- (1) repointing brickwork and stonework
- (2) re-facing or replacement of a stone plaque
- (3) render repairs
- (4) tying back of a brick gable
- (5) window repairs and replacement
- (6) timber frame repairs
- (7) replacement of failing cementitious infill panels
- (8) leadwork renewal
- (9) roof repairs and recovering and

(10) improvement of rainwater goods

REPRESENTATIONS

4. 1no. representation has been received setting out support for the proposed works as follows:

The cottage enhances the whole structure of Astley hall and provides the nerve centre for operations of the Hall.

Leaking rooves and gutters, noticeable by visitors does not add positively to the visitor experience and including this long overdue repair will help ensure that the good people of Chorley, who in high numbers visit the Hall and grounds on multi- occasions show that the whole Astley experience is greatly enjoyed and well supported by the vast majority of them.

CONSULTATIONS

5. CIL Officers: Comment that the works are not a chargeable development for the purposes of the Community Infrastructure Levy. Not CIL Liable.

6. The Gardens Trust: Advise that they have considered the information provided in support of the application and confirm that they do not wish to comment on the proposals at this stage.

7. Historic England: Have no objections. Conditions advised.

8. Friends of Astley Park: No comments have been received.

9. Friends of Astley Hall: No comments have been received.

10. Ancient Monuments Society: No comments have been received.

11. Twentieth Century Society: No comments have been received.

12. The Victorian Society: No comments have been received.

13. The Georgian Group: No comments have been received.

14. SPAB: No comments have been received.

15. The Council for British Archaeology: No comments have been received.

PLANNING CONSIDERATIONS

16. The Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) sets out the primary duty that a Local Planning Authority 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. Great weight and importance is attached to this duty.

17. The National Planning Policy Framework (The Framework) at Chapter 16 deals with conserving and enhancing the historic environment. The following paragraphs contained therein are considered to be pertinent in this case:

18. Paragraph 184 recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

19. Paragraph 190 The Framework states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

20. Paragraph 192 provides that in determining applications, Local Planning Authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

21. When considering the impact of proposals on the significance of a designated heritage asset, paragraph 193 states that great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

22. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

23. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, paragraph 194 advises that Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use

24. Paragraph 196 identifies that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

25. The adopted Central Lancashire Core Strategy (2012) policy 16 (Heritage Assets) seeks to: Protect and seek opportunities to enhance the historic environment, heritage assets and their settings by:

- a) Safeguarding heritage assets from inappropriate development that would cause harm to their significances.
- b) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.
- c) Identifying and adopting a local list of heritage assets for each Authority.

26. Chorley Local Plan 2012 - 2026 policy BNE8 (Protection and Enhancement of Heritage Assets) states that:

- a) Applications affecting a Heritage Asset or its setting will be granted where it:
 - i. Is in accordance with the Framework and relevant Historic England guidance;
 - ii. Where appropriate, takes full account of the findings and recommendations in the Council's Conservation Area Appraisals and Management Proposals;
 - iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council's advice on Heritage Statements) and;

b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:

- i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;
- ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged;
- iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets;
- iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
- iv. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged;
- vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.

27. The policy also states that development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.

28. The works identified in the application are largely essential repairs and are set out earlier in this report. The application is informed by a Heritage Statement (Maybank Building Conservation - 22 August 2020) and Conservation Management Plan (Parts 1 and 2) dated April 2016. The Heritage Statement sets out the schedule of repairs at Section 6.2.

29. The works set out in the repair schedule are considered to be essential maintenance/repairs and represent sound conservation practice which would help the Council's sustained and active use of the Astley Hall.

30. The assessment as set out in the submitted Heritage Statement provides a Heritage Impact Assessment and its findings are accepted and agreed to have a neutral impact on the significance of this part of the building.

31. It is considered that the significance of the listed building would not be harmed, nor would the significance of the Historic park and Garden in which Astley Hall sits.

32. Finer details/specifications of the materials and other various aspects would be secured by way of conditions.

CONCLUSION

33. The Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) imposes a primary duty that a Local Planning Authority 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. Great weight and importance is attached to the duty to preserve, regardless of the level of harm.

34. The proposed works would not harm the special historic or architectural significance of Astley Hall and are, therefore, considered to meet the statutory obligation which is 'to preserve'.

35. In addition, the proposed works would maintain the long-term viable use of the heritage asset as a public building, being appropriately conserved for existing and future generations.

36. The application is considered to meet the principal duty of the Act, the objectives of Chapter 16 of The National Planning Policy Framework, heritage policy 16 of the Central Lancashire Core Strategy and policy BNE8 Chorley Local Plan 2012-2026. The application is, therefore, recommended for approval, subject to conditions.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

Ref: 90/00253/COU **Decision:** PERFPP **Decision Date:** 3 July 1990
Description: Change of use of agricultural dwelling to office accommodation

Ref: 07/00243/LBC **Decision:** PERLBC **Decision Date:** 19 November 2007
Description: Construction of 2.7m to 2.1m high brick wall between lean to of boiler house and corner of the rear of Astley Hall

Ref: 08/00060/LBC **Decision:** WDN **Decision Date:** 14 August 2008
Description: Listed Building Consent for the installation of six CCTV cameras on Astley Hall and The Coach House

Ref: 08/00884/CB3 **Decision:** PERFPP **Decision Date:** 4 February 2009
Description: Installation of a CCTV system including six cameras (located on Astley Hall, The Coach House, wall mounted and on poles in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House

Ref: 08/00885/LBC **Decision:** PERLBC **Decision Date:** 4 February 2009
Description: Listed Building Consent for the installation of a CCTV system including six cameras (located on Astley Hall, The Coach House and wall mounted in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House

Ref: 12/00750/LBC **Decision:** PERLBC **Decision Date:** 13 November 2012
Description: Repairs to stone archway, gates, side pillars and adjacent landscaping including: re pointing ashlar stonework; stone repairs with lime repair mortar; stone piecing-in repairs; renovation of gates; replacing corroding iron cramps; lifting and re bedding coping stonework; fitting of new metal capping to head of archway; making good adjacent landscaping

Ref: 18/00178/CB3 **Decision:** PERFPP **Decision Date:** 25 April 2018
Description: Creation of covered event and performance space within the Walled Garden adjacent to Astley Hall

Ref: 18/00179/LBC **Decision:** PERLBC **Decision Date:** 25 April 2018
Description: Listed Building Consent for: Alterations to structure within the Walled Garden adjacent to Astley Hall to create a covered events and performance space

Ref: 18/00608/DIS **Decision:** PEDISZ **Decision Date:** 3 July 2018
Description: Application to discharge condition no.4 (sample materials) to permission granted under 18/00178/CB3: Creation of covered event and performance space within the Walled Garden adjacent to Astley Hall

Ref: 20/00811/LBC **Decision:** PERLBC **Decision Date:** 7 October 2020
Description: Application for listed building consent for repairs and alterations to the south range of Astley Hall to include: (1) the removal of failing C19th concrete render to the exterior. (2) repair of the exposed C17th brick and stone façade. (3) repointing of brickwork and masonry. (4) stitching of movement cracks with stainless steel helical bar. (5) new leadwork cappings. (6)

re-decoration of the facade with limewash or breathable paint (if required). (7) rebuilding of the second-floor leaded light windows, retaining glazing. (8) replacement of the failing ground and first floor timber windows. (9) new chimney and buttress stone capping. (10) internal lime plaster repairs. (11) repair to internal window boards. (12) minor oak panelling repair and re-fixing. (13) provision of new access ramp to the west door

Suggested conditions

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
Location Plan	N/A	2 September 2020
Cottage East Elevation (Annotated)	3148 024 REV C	2 September 2020
North Elevation (Annotated)	3148 025 REV C	2 September 2020
Cottage West Elevation (Annotated)	3148 026 REV C	2 September 2020
Cottage Roof Plan - Annotated Repairs	3148 049 REV C	2 September 2020

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

3. The proposed works shall be carried out in accordance with the application, plans, and accompanying documentation, except where modified by any condition.

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

4. Notwithstanding any detail shown in the application, where any new/additional roof flags are required as part of the roof re-covering works, details of such shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The roof re-covering works shall only be carried out in accordance with the approved details insofar as it relates to the new/addition materials.

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

5. Prior to their installation, full details of new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details.

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

6. Prior to repointing of the respective area, mortar mix specifications shall be submitted to and approved in writing by the Local Planning Authority. Re-pointing shall only be carried out using the approved materials/specification.

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

7. Should the stone plaque (item 1.4 of the repairs schedule) need replacing, full details shall be submitted to and approved in writing by the Local Planning Authority. Any replacement shall be in full accordance with the approved details.

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

8. Notwithstanding any detail shown on the approved drawings and prior to the installation of the windows W45, W46, W47, W48 W49, W50, 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.

9. Prior to the commencement of any works to the roof timbers specified in item 8.1 of the repairs schedule, a full itemisation of the works shall be submitted to an approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: Such details have not been submitted, therefore, the condition is necessary to ensure that the final details are appropriate to the heritage asset.

10. Prior to the installation of the insulation, full details of the method of installation shall be submitted to and approved in writing by the Local Planning Authority. The insulation shall only be installed in accordance with the approved details.

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