

## **APPLICATION REPORT – 24/00869/LBC**

**Validation Date: 17 October 2024**

**Ward: Chorley North West**

**Type of Application: Listed Building**

**Proposal: Application for listed building consent for the change of use of no. 11 St Georges Street to a 16no. bedroom house in multiple occupation, the erection of a single storey rear extension and a first floor rear extension**

**Location: Printing.com 11 St Georges Street Chorley PR7 2AA**

**Case Officer: Chris Smith**

**Applicant: MESSERS MJ & S McVERRY**

**Agent: Mr Lee Fenton**

**Consultation expiry: 7 November 2024**

**Decision due by: 12 December 2024**

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### **RECOMMENDATION**

1. It is recommended that listed building consent is granted.

### **SITE DESCRIPTION**

2. The application site is located within the settlement area of Chorley as defined by the Chorley Local Plan 2012-2026 on the northern side of St George's Street within the St George's Conservation area. The site contains a two storey, Grade II listed, mid terraced property. There are also Grade II listed buildings on either side of the site and to the south on the opposite side of St. George's Street. The immediate locality is a densely built-up urban environment containing a mix of uses typically found within a town centre including commercial services, restaurants, residential properties and the Grade II listed St George's Church at the eastern end of St George's Street.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

3. The application seeks listed building consent for the change of use of no. 11 St George's Street to a 16no. bedroom house in multiple occupation along with the erection of a single storey rear extension and a first-floor rear extension. The proposal would also result in a number of bricked up window openings becoming reinstated and rooflights installed.

### **REPRESENTATIONS**

4. One representation has been received citing the following grounds of objection to the proposed development:
  - The Council has not provided a comprehensive list of existing houses in multiple occupation.
  - This lack of transparency leaves the community unaware of the density of HMOs
  - Application should be postponed until this information has been provided
  - Lack of infrastructure to support the proposed development.

- Police do not respond to minor crimes.
- Log waiting time for GP appointments
- Increased demand for public transport will contribute to CO2 and NOX emissions
- Sewage
- Energy supply

## **PLANNING CONSIDERATIONS**

5. 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.
6. The National Planning Policy Framework (The Framework) at Chapter 16 deals with conserving and enhancing the historic environment. It sets out that in determining planning applications LPAs should take account of:
  - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
7. Paragraph 212 states that when considering the impact of proposals on the significance of a designated heritage asset, 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.
8. Paragraph 213 states that any harm or loss of significance to a designated heritage asset (from alteration or destruction or from development within its setting) should require clear and convincing justification.
9. Paragraph 215 states that where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal.
10. The adopted Central Lancashire Core Strategy (2012) policy 16 (Heritage Assets) states: 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.
11. 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;
  - v. 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.
12. 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 that have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.
13. The key considerations in respect of the impact of the proposal on the heritage asset are whether the proposed development would:
- Whether the proposed development would harm the significance of the setting of the listed buildings – nos. 9 to 27 St George's Street and the Church of St George.
  - Whether the proposed development will harm the significance of the listed building 'The Old Coach House' (nos. 16 to 28 St George's Street).
  - Whether the proposed development will harm the character or appearance of the St George's Conservation Area.

## **Assessment**

### *The impact on the listed building -*

14. The existing property is a mid-nineteenth century townhouse in Flemish bond on a stone plinth with a moulded stone doorcase and it fronts the north side of St George's Street in Chorley Town Centre. The property's significance is based largely on its historic, aesthetic and group values, primarily evidenced through the building's fabric, materials, architectural form and design and its group value within the terrace and surrounding listed properties. An attached former coach house to the rear has been much altered and has shuttered openings. As a listed building in a Conservation Area, high significance is attributed to the property.
15. It is considered that the proposed development would ensure that the building is brought into an active use, which is the best way to help sustain the significance of the listed building and its importance to the Conservation Area. With regards to the proposed rear extensions, the coach house at the rear of the building is a 19<sup>th</sup> century brick built ancillary building historically connected to the terrace, however, it has been much altered and surrounded by modern infill development on all sides except from the front (east) and still has a historic yard and access from St Georges Street. The proposed extensions would be located on either side of the central outshut which will in effect provide the appearance of a flush gable frontage. The proposed extensions will be clad with standing seam zinc effect cladding to provide distinction from the old and new and the cladding will extend to the ground floor on the north side. Overall, given the cumulative development to the rear, it is not considered that these elements will cause any further harm to the listed building.

16. Internally, the proposed plans show that the building will be heavily sub-divided to provide the multiple units. In this regard, it is considered that the proposed development will erode the significance of the listed building somewhat. However, the front entrance and hallway and left side 'service alley' is to be retained and as a result the historic plan form of the building would be retained. With regards to internal features, it is noted that photographic evidence submitted with the application shows that original timber carpentry and plaster cornicing appear to be limited to the front room of the property and the hallway, whilst at the rear of the property, it is evident that the building has been altered substantially overtime which has led to the loss of the majority of historic features. The plans submitted with the application denote the position of the historic features and propose to retain them in their entirety. Consequently, from a heritage perspective it is considered that the internal configuration would cause no additional harm to the significance of the listed building. Furthermore, it is noted that the property's significance is based largely on its group value within the terrace and surrounding listed properties rather than its historic internal features.

*The impact on the conservation area and the setting of the listed buildings -*

17. The character of the St George's Street Conservation Area is defined in its eclectic mix of nineteenth century public, commercial and domestic buildings built around St George's Church. It is considered that the significant character of the Conservation Area derives from the strong focal point that the church provides in the view down St Georges Street and the frontage properties of St George's Street, Church Street and Chapel Street.

18. It is considered that, the proposals for the rear would have no impact on the Conservation Area or the setting of the listed buildings. The original front entrance door to the property is to be reinstated and it is considered that this would have a positive impact on the Conservation Area.

19. Having regard to the above, the proposed development is considered to meet the statutory test 'to preserve' and would cause no discernible harm to the character and appearance of the St George's Conservation Area and there would be no discernible harm caused to the collective significance of the listed buildings.

## **CONCLUSION**

20. It is considered that the proposal would meet the statutory test of the Act 'to preserve' and is acceptable in design terms. The proposed development accords with the objectives of Chapter 16 of the Framework, policy BNE8 of the Chorley Local Plan and Policy 16 of the Central Lancashire Core Strategy.

**RELEVANT POLICIES:** The Planning (Listed Building and Conservation Areas) Act 1990 states that the Local Planning Authority has a primary duty in relation to listed buildings to 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. Policy 16 of the Central Lancashire Core Strategy, 'Heritage Assets' and Policy BNE8, 'Protection and Enhancement of Heritage Assets' of the Adopted Chorley Local Plan 2012 - 2026 seek to protect and enhance the Borough's heritage. Also, of relevance is the Framework (National Planning Policy Framework), section 16.

## **RELEVANT HISTORY OF THE SITE**

**Ref:** 81/00397/FUL **Decision:** PERFPF **Decision Date:** 19 May 1981  
**Description:** Change of use to small offset printing and stationery business

**Ref:** 24/00646/FUL **Decision:** WDN **Decision Date:** 27 September 2024  
**Description:** Change of use of no. 11 St Georges Street to a 20no. bedroom house in multiple occupation, the erection of a single storey extension and a first floor extension to the side (east) elevation and the installation of two roof dormer extensions to the rear (north) elevation

**Ref:** 24/00647/LBC **Decision:** WDN **Decision Date:** 27 September 2024

**Description:** Application for listed building consent for the change of use of no. 11 St Georges Street to a 20no. bedroom house in multiple occupation, the erection of a single storey extension and a first floor extension to the side (east) elevation and the installation of two roof dormer extensions to the rear (north) elevation

Suggested Conditions

To follow.