

**Item 4h**                      **12/00750/LBC**

**Case Officer**              **Ian Heywood**

**Ward**                              **Chorley North West**

**Proposal**                      **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.**

**Location**                      **Astley Hall, Astley Park, Park Road, Chorley Lancashire**

**Applicant**                      **Chorley Borough Council**

**Consultation expiry:** **5 September 2012**

**Application expiry:** **19 September 2012**

**Proposal**

1. Repairs to stone archway, gates and adjacent landscaping including: repointing of ashlar stonework; stone repairs with lime repair mortar; stone piecing-in repairs; renovation of gates; replacing corroded iron cramps; lifting and rebidding coping stonework; fitting of new metal capping to head of archway; making good adjacent landscaping.
2. The works are all part of a coordinated project being run and funded jointly by Chorley Council (for which Executive Cabinet approval has already been given) and 'Chorley Remembers' Charity with funding from the Heritage Lottery Fund. Other works include the Chorley Pals memorial, the Cenotaph and an exhibition within the Coach House, Astley Hall.

**Site Description**

3. The 'Memorial Arch' stands at the entrance to Astley Park on Park Road in the centre of Chorley. It originally stood at the entrance to the Gillibrand Estate, but in 1923 was moved to its current site after which time it had the dates of The Great War, 1914 – 1918, and the inscription, 'Pro Patria' carved in time for the official opening on 31 May 1924.
4. The 'arch' consists of the principal masonry arch, intended for carriage entrance and two adjacent side pedestrian arches and abutments. Each opening is filled with wrought iron gates with iron running rails set in stone setts in the floor.
5. The head of the arch includes substantial blocks of stone held in place by wrought iron cramps. With the passage of time water has found its way into the structure causing these iron cramps to corrode, expand and fracture the stone. Vegetation has also taken hold in other gaps between the masonry joints and as the roots of these plants have grown and expanded so again the mortar joints have cracked open still further.
6. The iron gates have also suffered from corrosion as the iron has expanded and delaminated in places.
7. The proposed works are designed to repair the stone arch and the gates. Repairs in themselves if undertaken on a like-for-like basis would not normally require listed building consent. However the opportunity is being taken to change the iron cramps for ones of stainless steel and to add a cap from the same material which is to be fabricated to cover the uppermost stone joints to prevent water ingress in the future, which will also prevent plant

growth from becoming established in upward facing mortar joints. It is the use of non-original materials that determines the need for listed building consent to be obtained.

8. The proposal together with a highly detailed works specification have been drawn up by a leading conservation architect, who will also act as project manager, and the works are currently being sent out for tenders in a competitive bidding process being organised by Liberata in consultation with the Head of Streetscene and Leisure Contracts, the Conservation Architect and myself.

### **Recommendation**

9. The Local Planning Authority recommend to the Secretary of State that the Listed Building Consent should be granted.

### **Main Issues**

10. The main issues for consideration in respect of this planning application are:
  - Principle of the development, which in this case refers to the impact upon the significance of a designated heritage asset (as defined in both Annex 2 and Section 12 of the NPPF).

### **Representations**

11. No letters of objection have been received.

### **Assessment**

#### Principle of the development

12. The proposal suggests the use of established and accepted conservation practice. The recent and dramatic increase in lead thefts from church roofs has resulted in the recognition that alternative materials need to be considered in these circumstances – no point in replacing stolen lead with more lead that is going to be stolen again almost straight away. It is the enhanced expertise in this area that is being utilised to devise an appropriate solution here. The conservation architect is vastly experienced in this type of work and consequently his proposed solution here is appropriate, cost effective and highly durable.
13. The alternative option is to undertake exact like-for-like repairs using matching materials and omitting the stainless steel cap. The problem with this option would be that by using iron cramps again these would corrode, expand and fracture the stonework again. Omitting the stainless steel cap will allow water penetration and possible establishment of vegetation growth, which will cause further damage to the structure in the future.
14. The proposed stainless steel cap is to be fabricated from pre-treated steels that will have a dull grey appearance rather than a shiny one that is normally associated with stainless steel. The drawings and specification that accompany the application illustrate that the 'cap' will only cover the very uppermost area of the arch. This combined with the discrete colour of the material will result in an inconspicuous appearance when the arch is viewed from ground level.
15. The design of the proposed works is such that the significance of the designated heritage asset will be sustained. Indeed the longevity of the structure will be enhanced as the proposed works will make it more durable and resistant to both the weather and organic growth.

### **Overall Conclusion**

16. The proposal complies with Section 12 of the NPPF, Policy 16 of the Adopted Central Lancashire Core Strategy DPD and the emerging policy BNE6 for the Sites for Chorley Site Allocations and Development Management Policies DPD. It will result in an enhanced appearance for the structure and also a structure that has a greatly enhanced life expectancy. It is therefore recommended for approval.

### **Planning Policies**

#### National Planning Policy Framework (NPPF):

Section 12: Conserving and enhancing the historic environment

Sites for Chorley: Site Allocations and Development Management DPD Policies(Preferred Options, not yet at Publication stage): BNE6 - Heritage

Adopted Central Lancashire Joint Core Strategy DPD Policies: 16 – Heritage Assets

## Planning History

- Ref:** 07/00232/FUL    **Decision:** PERFPP    **Decision Date:** 18 July 2007  
**Description:** Proposed lighting of the main route through Astley Park (4.79m high lighting columns at 28m intervals)
- Ref:** 08/00143/CB3    **Decision:** PERRG3    **Decision Date:** 24 July 2008  
**Description:** Installation of pets corner with animal accommodation and adventure play area
- Ref:** 12/00750/LBC    **Decision:** PDE    **Decision Date:**  
**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:** 93/00868/FUL    **Decision:** WDN    **Decision Date:** 15 December 1994  
**Description:** Construction of pumping station and appropriate landscaping works
- Ref:** 90/00965/FUL    **Decision:** PERFPP    **Decision Date:** 26 November 1990  
**Description:** Deemed regulation 4 application for the erection of single-storey public toilet accommodation
- Ref:** 12/00750/LBC    **Decision:** PDE    **Decision Date:**  
**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:** 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:** PDE    **Decision Date:**  
**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:** 90/00253/COU    **Decision:** PERFPP    **Decision Date:** 3 July 1990

**Description:**            Change of use of agricultural dwelling to office accommodation

**Recommendation:**    **The Local Planning Authority recommend to the Secretary of State that the Listed Building Consent should be granted.**