

Item B. 4 **06/00536/LBC** **Grant Listed Building Consent**

Case Officer **Miss Nicola Bisset**

Ward **Adlington & Anderton**

Proposal **Proposed two storey side extension**

Location **Tan Pits Farm New Road Anderton Lancashire PR6 9HG**

Applicant **Mr M Lally**

Proposal The application is for Listed Building Consent to erect a two storey side extension at the rear of the existing farmhouse. The farmhouse is Grade II Listed Building located in close proximity to a two storey large detached barn.

The site is approached via a long private road, which takes access off a private road, which serves the Anderton Centre. The site and the immediate surrounding area is designated as Green Belt and the area has retained a very rural character.

Planning permission was granted earlier this year for the erection of the two storey extension (06/00182/FUL) the subject of this application. However the Listed Building Consent does not relate solely to the extension but also to alterations, which have been undertaken without consent at the farmhouse. These alterations include the external cleaning of the stonework and internal alterations. It was considered that adequate details had not been supplied in terms of the alterations and the previous listed building consent which was submitted in conjunction with the planning application was refused. (06/00183/LBC).

Two applications have been submitted for planning permission (06/00534/FUL) and listed building consent (06/00535/LBC) to convert the barn opposite the farmhouse into a live/work unit. These applications have been reported elsewhere on this agenda. In the event that planning permission is granted for the barn conversion the farmhouse and the barn will be independent of one another.

Planning Policy **HT2- Alterations and Extensions to Listed Buildings**

Planning History **05/00745/FUL-** Erection of two storey side extension and detached double garage. Withdrawn
05/00747/LBC- Listed Building Consent for the erection of a two storey side extension and detached double garage. Withdrawn
05/00982/FUL- Two storey side extension and a detached garage. Refused.
05/00984/LBC- Listed Building Consent for a two storey side extension. Refused.
06/00182/FUL- Two storey extension to dwelling together with the construction of a detached garage. Approved April 2006.
06/00183/LBC- Listed Building Consent for two storey extension to dwelling. Refused.

Representations **Anderton Parish Council** wish to raise the same objections as they have on the previous applications. The objections are as follows:

- The size of the proposed extension of the farmhouse building would appear contrary to the Green Belt Policy regarding the extent of the replacement dwellings DC8A.
- The existing farmhouse and pigsty are listed buildings representative of early 18th Century farmhouse construction. The extent of the proposed development would not permit the architectural value to be preserved.
- The Parish Council are also concerned about the extent of work which occurred on site to both the barn and farmhouse prior to the deadline for submission of planning comments.

Consultations **Lancashire County Council (Highways)** have no objection to the proposal.

The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection) has no objection to the proposal.

Assessment This application for listed building consent follows the submission of three previous listed building consent applications (05/00747/LBC, 05/00984/LBC and 06/00183/LBC). This application and the three previous applications relate to the erection of a two storey extension at the rear of the farmhouse. Planning applications were also submitted in conjunction with the applications for Listed Building Consent. The last planning application was approved (06/00182/FUL) as the planning application related only to the extension itself. The Listed Building Consent relates to both the extension and the alterations, which have already been carried out to the dwellinghouse.

The first application (05/00747/LBC) proposed was withdrawn, as the design and size of the proposal were considered unacceptable. The second listed building consent application (05/00984/LBC) was refused again as it was still considered that the proposal was unacceptable and did not respect the special architectural character and historic interest of the listed building. The third application (06/00183/LBC) was submitted in connection with the planning application, which was approved (06/00182/FUL). It was considered that the proposed extension was acceptable in terms of design, siting and massing. The proposed double garage had been reduced in terms of height and the width of the openings and was considered to have a minimal impact on the character of the rural area. Therefore the planning application was approved. The application for listed building consent, however, does not only take into account the extension but the internal and external alterations that have occurred at the property. It was considered that insufficient information had been provided in respect of the works, which have occurred and the application was refused.

This application has incorporated details of the internal alterations, which include new flooring, plaster patching and repairs to the existing lathe and plaster ceilings. However after visiting the

property and viewing the internal alterations it is considered that the extent of the work is a lot more substantial than repairs and patching and it appears that the property has been completely re-plastered through out. A letter from the agent detailing the precise work, which has occurred has been requested. It is an offence to alter a listed building without first obtaining listed building consent however in this situation it is not possible to prosecute the owner as there is no evidence of what existed originally internally.

Externally the stonework of the building has been cleaned and the originally submitted plans indicate that this incorporated chemically cleaning the building. A letter from the agent dated 30th September 2005 stated the reasons why the building was sand blasted. This initially raises concerns as the plans suggest the building was chemically cleaned not sandblasted. The reasons for cleaning the building are as follows:

- The existing stonework was badly stained, predominantly with old mortar splashing of sand and cement.
- There was considerable lichen and moss growth, particularly along the east face of the building
- There would be a colour disparity between the existing stonework and the "clean" stone of the proposed extension and since our client is extremely conscientious he decided to avoid an unpleasant mis-match by cleaning the existing stonework to match the proposed stonework.

It is not considered that the reasons stated above are sufficient justification for cleaning the building and a more appropriate method could have been utilised, which would not have damaged the stonework. The cleaning which has occurred is an offence and the agent has been advised to remove reference to the cleaning from the plans as the Council is not willing to grant Listed Building Consent for work which has damaged the listed building.

New windows were also inserted at the property without the benefit of listed building consent, which is also an offence. The windows which, have been inserted are not considered to be appropriate in terms of design and the character of the listed building. However the proposal incorporates amended window details to insert more appropriately styled windows within the extension and the existing house. Further details have been requested in terms of the windows via a letter to the agent dated 29th June 2006.

A letter from the agent was received on 7th July stating the following:

- The plasterwork within the dwelling is a combination of existing plaster and new plaster patching, which has been totally skimmed and decorated.
- The window frames on site are mahogany and will be adapted to the detail already in your possession
- The existing floor has been maintained throughout, in that existing stone flags have been retained in the original position and concreted floors have an asphalt screed.

In terms of the extension itself the massing and scale have been reduced from the originally submitted applications to lessen the impact on the Listed Building. The design details, including the window size and locations and details of the doors, respect the

design of the Listed Building. It is considered that the proposed extension will not adversely effect the architectural character and historic interest of the Listed Building and as such the proposed extension complies with Policy HT2.

It is considered that the details submitted explain the internal alterations. A condition will be attached to ensure that appropriate windows and doors are inserted at the property. The cleaning of the building is still an issue, which will be investigated further and will not form part of this Listed Building Consent.

Recommendation: Grant Listed Building Consent 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 91 of the Town and Country Planning Act 1990.

2. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
K159/100D	7 th July 2006	Proposed Site Plan
K159/104E	5 th June 2006	Proposed Elevations
K159/103	5 th June 2006	Proposed Floor Plans
K159/101	3 rd May 2006	Existing Floor Plans
K159/106	3 rd May 2006	Existing Elevations
K159/105	3 rd May 2006	Proposed Window details

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

4. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

5. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.

Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HT2 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on

previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HT2 of the Adopted Chorley Borough Local Plan Review.
