

| Report of | Meeting | Date |
|--|-------------------------------|------------|
| Director of Development & Regeneration | Development Control Committee | 21.11.2006 |

ENFORCEMENT ITEM

DEMOLITION OF SINGLE STOREY FLAT ROOFED BUILDING AND REPLACE WITH A PITCHED ROOF SINGLE STOREY EXTENSION ALLANSON HALL FARM WESTHOUGHTON ROAD ADLINGTON PR7 4DG

PURPOSE OF REPORT

1. To consider whether it is expedient to take Listed Building Enforcement action in respect of the above case.

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

4. A retrospective application seeking Listed Building Consent for the demolition of a single storey flat roofed building and the erecting of a single storey pitched roof extension to property Allanson Hall Farm, Westhoughton Road, Adlington, a Grade II Listed Building. Application 06/01074/LBC has been presented on this agenda with a recommendation for refusal and if Committee Members endorse that recommendation, it is considered expedient to take Listed Building Enforcement action to secure removal of the single storey extension.

Note: At the time of preparation of this report the application had not been withdrawn, however the Agent acting on behalf of the applicant has intimated to Officers that the application may be withdrawn prior to this meeting.

POLICY

5. Policy HT2 – Alterations and Extensions to Listed Buildings and PPG15 – Planning and the Historic Environment are relevant in consideration of this application.

ASSESSMENT



6. The issue to consider is whether the development meets with Policy HT2. It is opined that the proposed extension creates a very modern extension, which detrimentally impacts on the historic character and appearance of the Listed Building by virtue of its inappropriate massing, window designs, fixings and facing materials.

COMMENTS OF THE DIRECTOR OF FINANCE

7. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

8. No comments.

RECOMMENDATION

9. That it is expedient to issue a Listed Building Enforcement Notice under Section 38 of the Town and Country Planning Act 1990 in respect of the following breach of planning control - the extension of Allanson Hall Farm, Westhoughton Road, Adlington, a Grade II Listed Building, without Listed Building Consent by the erecting of a single storey pitched roof extension to the east elevation of the dwelling house.

(a) Remedy for Breach

- i. Demolish the single storey pitched roof extension to the East elevation of the building.
- ii. Remove all material resultant from the works carried out under 9 (ai) from the land.

(b) Period for Compliance

3 months.

(c) Reason

It is considered that the proposed extension adversely impacts on the special architectural and historic character of the Listed Building and is contrary to Policy HT2 of the adopted Chorley Borough Local Plan Review.

JANE E MEEK
DIRECTOR OF DEVELOPMENT & REGENERATION

| Report Author | Ext | Date | Doc ID |
|-------------------------------------|------|------------------|----------------------|
| Steve Aldous | 5414 | 21 November 2006 | |
| Background Papers | | | |
| Document | Date | File | Place of Inspection |
| Listed Building Consent Application | | 06/01074/LBC | Union Street Offices |