

Item B. 4 **07/00748/LBC** **Grant Listed Building Consent**

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley South East**

Proposal **Listed Building Consent for the proposed demolition of existing golf club house and the construction of a new single storey club house incorporating a Bar/Dining area, sport shop, function room and offices to be in keeping with the adjoining property a grade 2 listed building the Coach House**

Location **Duxbury Park Golf Club Duxbury Hall Road Chorley PR7 4AS**

Applicant **Glendale Managed Services Ltd & Chorley Council**

Proposal The application relates to Listed Building Consent for the erection of a single storey club house for Duxbury Golf Club incorporating Bar/ Dining area, sport shop, function room and offices. The proposal incorporates the demolition of the existing single storey club house.

Duxbury Golf Club is located within the Green Belt and forms part of a complex of buildings which are occupied by office accommodation. The two immediately adjacent buildings, The Coach House and The Stables, are Grade II Listed Buildings.

The application has been submitted by Glendale Managed Services Ltd and Chorley Council. Chorley Council owns the existing buildings, including the Coach House and Amenity Building. Glendale Managed Services manage Duxbury Golf Course and lease the buildings for the Duxbury Park Business Centre.

Planning Policy **Planning Policy Guidance Note 15-** Planning and the Historic Environment

Joint Lancashire Structure Plan:
Policy 21- Lancashire's Natural and Manmade Heritage

Chorley Borough Local Plan Review:
HT2- Alterations and Extensions to Listed Buildings
HT3- The Setting of Listed Buildings

Planning History **9/74/14-** Conversion and extension of existing buildings to form a Golf Club House. Approved 1974

9/82/296- Single storey pitched roof extension to enlarge professional's shop area. Approved May 1982

9/86/930- Display of signs at Duxbury Hall Road and Duxbury Park Centre. Approved February 1987

9/87/157- Conversion of Vacant Coach House to Offices. Approved April 1987

9/87/158- Application for Listed Building Consent for Conversion of Vacant Coach House to Offices. Approved April 1987

9/89/542- Extension to form Golf Practice room. Approved August 1989

07/00747/FUL- Proposed demolition of existing golf club house and the construction of a new single storey club house incorporating a Bar/Dining area, sport shop, function room and offices. Under consideration

Applicant's Case The applicant has forwarded the following points in the form of a planning statement:

- There is a pressing need to improve the existing golf facilities. There is currently a mismatch of unsuitable buildings in poor states of repair scattered around the park
- The design process for the new club house has been carried out with the overall policy aims of sustainable development in mind. The scheme will take place on previously developed land and has been designed to result in minimum impact on the environment and maximum environmental gains
- The proposal is an essential facility for outdoor sports and recreation and will not reduce the openness of the Green Belt
- The scheme will remove a building that currently distracts appreciation of a number of listed building in Duxbury Park
- The scheme has been based on an understanding of the site and its surroundings and the need to preserve its character.
- The scheme constitutes a well-considered proposal that will make a positive contribution to the provision of recreation facilities in the local area.

Representations 2 letters have been received from neighbouring residents in support of the application

Consultations **Lancashire County Council Highways Section** Have no objection to the proposal.

Assessment The main issues of consideration in respect of this Listed Building application are the impact of the proposal on both the Listed Buildings and the setting of the Listed Buildings.

The existing building is attached to The Coach House, which is a Grade II Listed Building, and it is proposed to attach the new development to the Listed Building. The proposed development is also located in close proximity to The Stables which is also a Grade II Listed Building

The submission of this application follows discussions between the applicants and the Council's Conservation Officer (who has since left the authority) in respect of the proposed development. The Conservation Officer originally had concerns which related to the design of the proposed development and its relationship with the Listed Buildings.

The applicants have assessed the historic context and the impact of the development on the Listed Buildings within their Planning Statement. Both The Coach House and The Stables contribute to the historical development of Duxbury Park and originally formed part of the complex of building associated with Duxbury Hall. The Hall was destroyed by fire in 1957.

The proposal incorporates the demolition of a building which has no architectural merit and actually detracts from both the character of the area and the setting of the Listed Buildings. The demolition of this building is considered to be a benefit to the area as a whole and the setting of the Listed Buildings.

Although the proposed development comprises a modern development this is not considered to be inappropriate within the setting. It would not be possible to replicate the historic existing buildings on site and it is considered that a building which replicates a modern transition from old to new is appropriate within this setting. The proposal incorporates a relatively simple structure with clean lines which also enables the courtyard area to the rear of the site to be reinstated. This courtyard historically was associated with the Listed Building and has been partly lost by the existing building on site. The reinstatement of the historic courtyard is achieved by re-establishing the line of the eastern side of the courtyard.

English Heritage were consulted on the scheme prior to the submission of the application. They welcomed the modern approach however they did raise a few points of concern. The proposal incorporates disengaging the existing club house from the Coach House, the exposed ashlar wall should be cleaned back and presented as matching the elevation currently visible. Appropriate archaeological watching briefs should be commissioned for excavating the new foundations. The proposed stone element should be matching stone ashlar. In addition to this the adjacent brick garden wall is statutorily listed and English Heritage would not condone its demolition.

It is considered that the demolition of the existing building benefits the character and the setting of the Listed Buildings. The modern approach to the replacement buildings represents the transition from old to new and enables the historic courtyard to be re-established.

Through consultation with the Council's Conservation Officer the link to the Listed Building has been amended to ensure that the development does not adversely impact on the fabric of the Listed Building.

Conclusion

It is considered that the proposed development represents a modern transition between the old and new. The demolition of the existing structure represents a benefit to both the area as a whole and the Listed Buildings. As such the proposed development is considered to comply with Government advice contained in PPG15 and Policies HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

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. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details 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 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, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the buildings (notwithstanding any 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, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

4. Free access to the development site at all reasonable times shall be afforded to any archaeologist nominated by the Local Planning Authority, such access to allow the nominated archaeologist to observe the excavations and record items of interest and finds.

Reason: The development involves excavating close to Statutory Listed Building and archaeological remains have been recorded in the area. In accordance with Government advice contained in PPG15: Planning and the Historic Environment.

5. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the work proposed to the Listed Building. The required details shall include details of the works proposed to the Listed Building following the removal of the existing building and the works required in respect of the construction of the development hereby approved, in particular details of how the building will be attached to the Listed Building. The works thereafter shall be carried out in accordance with the approved details.

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.
