

## **Application Recommended for Delegation**

Daneshouse with Stoneyholme Ward

**APP/2017/0561**

### Listed Building Application

Proposed roof repairs to rear of building including replacement flue, repairs and reduction in height of two chimney stacks, repair to roof lights/cladding of clock tower mechanism and lift shaft and motor room/guttering/lead weatherings and redecoration of windows in light well

TOWN HALL MANCHESTER ROAD BURNLEY



### **Background:**

Burnley Town Hall is a Grade II Listed Building. Following the completion of the building in 1888 the building has accommodated a police station including cells and a court facility in addition to being the main council offices for Burnley Council. Although the police station and court do not now operate from the premises, the building is fully utilised as council accommodation. The building has benefitted from a number of alterations including being adapted to meet DDA compliance.

It has recently been identified that essential works are required to the flue system which serves the 4<sup>th</sup> and 5<sup>th</sup> floor heating and hot water gas boilers. Access has been provided by a fixed tubular scaffold system constructed within the inner light well of the building (currently in situ). This area is located within the central core of the building.

It is proposed to utilise the same scaffold to undertake a number of repairs to other building elements, which have been previously been identified as being defective and requiring attention but access has not been possible.

The utilisation of the scaffold will save considerable council financial resources in relation to the repairs that are required to prevent further deterioration of the building.

The works that are to be considered in addition to the renewal of the flue system are as follows:

- Repairs to the slated roof where safe access is possible – Matching blue slate to be used to complement existing roof finish;
- Repairs to the two chimney stacks located on the rear roof slope. Such works will include taking down the deflected chimneys and rebuilding in the existing stonework to a height of approximately 1000mm from roof level at the rear of the stack. Any remaining stone not used will be stored on site;
- Replacement of the boxing to the clock weight cables – Consideration to be given to the use of low maintenance materials subject to approval;
- Renewal of lead weatherings where required – Replacement lead to be used to match existing;
- Refurbishment of clock tower including, copper cladding, timberwork, pointing etc;
- Undertake structural repairs to the disused lift motor room situated at the top of the lift shaft – Full extent of work to be determined once Structural Engineer has provided his assessment;
- Stone repairs to remove loose flaking stone work – defrag;
- Gutter repairs including cleaning – reseal joints to cast iron gutters and paint internally;
- Replacement of windows to match existing style and material;
- Redecoration of windows;
- Roof lights to main roof – Repair, replace of slate over (subject to approval);
- Remove and slate over any redundant overflows and vents to roof slope; and
- Fix any loose lightening conductors

Once the urgent works have been completed and the flue made safe, a full assessment of the actual works to be undertaken will be made and submitted for consideration. These works will include sample material information.

The application for Listed Building Consent has been presented to Committee at this early stage in order to expedite an early decision once the consultation period has finished and all the actual works have been agreed. The application has been submitted following pre-application discussions.

### **Relevant Policies:**

#### Burnley Local Plan Second Review

E10 – Alterations, extensions, change of use and development affecting Listed Buildings.

Burnley's Local Plan – Proposed Submission Document, July 2017  
HE2 – Designated Heritage Assets

Other material considerations

The National Planning Policy Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

**Site History:**

APP/1994/0009 - Proposed access for disabled people – Withdrawn.

APP/1992/0583 - Proposed doorway into new office, alterations for disabled access – LBC Granted.

APP/1992/0538 - Proposal to improve existing reception facilities in entrance hall – LBC Granted.

**Consultation Responses:**

None received at the time of the report submission.

**Planning and Environmental Considerations:**

Policy E10 of the current Local Plan seeks to protect the character and historic interest of listed buildings.

The National Planning Policy Framework (the Framework) states that local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Paragraph 134 of the NPPF considers that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

Policy HE2 of the Emerging Local Plan considers proposals affecting Heritage Assets with the same considerations as the NPPF requires.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers upon local planning authorities a duty to have special regard to the desirability of preserving the interest of a listed building or its setting.

The works will be undertaken on locations on the building that are not visible from public view, however the works are intended to be carried out by reusing any existing fixtures and building fabric where possible, and if this is not possible, by removing defective material and replacing like for like, or as near to possible.

The proposed repairs and refurbishment work will prevent further deterioration of the building from water ingress which would result in expensive future repairs. The undertaking of the necessary repairs by taking advantage of the expensive scaffold will prevent the need to re-scaffold the area to undertake essential repairs in the future. The essential structural works will remove the danger of collapse of the lift motor room, failure of the leaning chimneys and the potential falling of stonework which is a health and safety concern.

As the proposed works relate to areas where access is only achievable by the use of complex and expensive scaffolding, more durable and longer lasting materials may have to be considered in order to ensure the safe, secure and viable, long term maintenance of the building.

We will ensure that any proposed works will be sensitively designed and appropriate, in order to ensure that works do not significantly affect the special interest of the listed building.

Historic England has in this case been consulted due to the procedure for dealing with applications made by or on behalf of the determining Authority.

**Recommendation:**

That, subject to the conditions below and any other conditions which may be required following the receipt of further details relating to the proposals and any comments received from the consultation process, the decision to grant Listed Building Consent shall be delegated to the Head of Housing and Development Control.

**Conditions**

1. The development hereby permitted shall be carried out in accordance with the following approved details and/or plans: TO BE AGREED

**Reasons**

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

GDT