

Rosehill with Burnley Wood Ward

Application for Listed Building Consent

Re-roof main double pitched roof

THE OLD STABLES RESTAURANT TOWNLEY PARK BURNLEY BB11 3RQ

Applicant: Burnley Borough Council

The application property and summary of heritage significance:

This application relates to the former stables and coach house to Towneley Hall, dating from c.1790 and converted into a café in the early 1950s. The building, constructed from sandstone under a hipped slate roof, has been substantially altered at various phases during its occupation the most recent addition being the mono-pitch extension to the front.

The building is a heritage asset of high significance, reflected in its Grade II listing. The nature of this significance is derived primarily from its historic and evidential interest resulting from its ancillary relationship to Towneley Hall and its integral part of the designed parkland. Similarly, it holds group value with other surviving ancillary and service buildings on the estate which allow an understanding of the various ancillary operations, functions and relationships between the Hall, its associated buildings and wider estate. The special architectural interest is derived from its historic fabric, materials and architectural features that are representative of local building traditions at the time of construction.

In relation to building condition, the submitted Heritage Statement explains that the roof which was re-slated in the 1980s is beyond practical and feasible repair. The underfelt has failed, allowing water ingress affecting the structure and internal finishes, and there are a significant number of slipped and damaged slates. The lead roll ridge and hip detail have been damaged with sections being stolen largely due to the ease of access.



Proposal:

This application seeks Listed Building Consent for the re-roofing of the building. Existing slates will be re-used where practical and like-for-like replacements where necessary. The roofing battens will be renewed and a breathable membrane incorporated to protect the building and improve thermal efficiency. It is also proposed to replace the ridge and hip leadwork with a synthetic alternative to the same design and detail.

The works have been discussed and agreed with the Council's Heritage Planner who confirms that whilst like-for-like lead replacement (with appropriate security measures) following lead theft is highly desirable it is clear that the risk of further lead theft is high and

as such an alternative material that matches the appearance (colour) and traditional method of application would be acceptable.

This application is presented to Committee as the applicant is Burnley Borough Council

Relevant Policies:

Burnley's Local Plan (July 2018): Policy HE2 (Designated Heritage Assets) outlines the key requirement for proposals to have regard to the desirability of sustaining and enhancing the significance of listed buildings and, where appropriate, securing a viable use most consistent with their conservation. All levels of harm should be avoided. The policy adopts the NPPF's categories of 'substantial' and 'less than substantial' harm and the corresponding policy tests (as set out in NPPF 201 and 202).

The National Planning Policy Framework (2021): It is the conservation of heritage assets in a manner appropriate to their 'significance' which is the focus of the NPPF. Paragraph 199 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm. Paragraph 200 sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Planning (Listed Buildings and Conservation Areas) Act 1990: Sections 16 and 66 as below.

Relevant Recent Site History:

APP/2005/0732 and APP/2005/0733: Erection of extension to 'Stables Cafe' and associated external works – Planning and Listed Building Consent Granted

Consultation and Publicity: No responses received.

Assessment:

The main issue for consideration is the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16(2) and 66 confer upon local planning authorities a duty to have special regard to the desirability of preserving the special interest of a listed building, its setting or any features of special architectural or historic interest that it possesses. With regard to the NPPF and Local Plan Policy HE2 this can be defined as the impact of the proposal on the significance (special interest) of the Listed Building affected with 'preservation' in this context meaning doing no harm to the significance as opposed to keeping it utterly unchanged.

Having regard to the relevant policy and legislation, as set out above, the main issue is whether the proposal would preserve (not cause harm to) the special interest (significance) of the Listed Building.

Impact on the significance (special interest) of the Listed Building:

The application is supported by a Heritage Statement which clearly explains the background, requirements, justification and benefits of the works. Having regard to the statement, it is clear that proposed works are necessary to maintain the upkeep and safeguard the viability of the building. It is considered that renewal of the slates, battens and under-felt are sensitively specified such that they would not result in any harm to the significance of the building. With regards to the use of a lead alternative to the ridge and hips, this element of

the proposal would result in the loss of a traditional material and accordingly would cause a level of harm that is assessed as falling within the lower end of the broad category of “less than substantial harm” in that it would not result in any real change in the ability to understand and appreciate the overall significance of the building.

On this occasion the work is considered to be clearly necessary, due to the high risk of further lead theft and associated damage and the impact limited by the use of a material that matches the appearance (colour) and traditional method of application. The harm arising is considered to be both justified, and outweighed, by the heritage benefits of preventing water ingress thus securing the long term preservation of the building in accordance with the requirements of Policy HE2, the NPPF and the duty assigned by the LBCA Act.

Conclusion:

The proposed works are informed by a sound understanding of the significance of the heritage asset and the proposed interventions limited to what is reasonably necessary to enhance the overall condition of the roof structure and improve its resilience to architectural theft and damage. The works have been designed to minimise harm to historic fabric and visual impact; and are robustly justified against the considerable public benefits associated with enabling the continued use of the building in support of its long-term conservation.

Recommendation:

In giving considerable importance and weight to the duties at Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in consideration to NPPF Section 16 and Policy HE2 of Burnley’s Local Plan I would recommend that listed building consent be granted subject to conditions.

Conditions and Reasons:

1. The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All materials to be used in the approved scheme shall be as stated on the application form and submitted specifications and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: To ensure that the development will be of a satisfactory appearance, having regard to the special historic interest and character of the listed building, in accordance with Policy HE2 and SP5 of Burnley’s Local Plan (July 2018).

EEP (Principal Planner)