

**REPORT FROM:** PLANNING, BUILDING CONTROL AND LICENSING  
SERVICES MANAGER

**TO:** BRIERFIELD AND REEDLEY COMMITTEE

**DATE:** 5<sup>th</sup> December 2017

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## PLANNING APPLICATIONS

### **PURPOSE OF REPORT**

To determine the attached planning applications

## REPORT TO BRIERFIELD AND REEDLEY COMMITTEE 6<sup>th</sup> DECEMBER, 2017

**Application Ref:** 17/0459/FUL

**Proposal:** Full: Major: Conversion of mill building to 52 residential apartments (Use Class C3) to third floor, part of 2<sup>nd</sup> and 1<sup>st</sup> floors; use ground floor as offices (Use Classes B1A and A2) and flexible use of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor of café (Use Class A3) and drinking establishments (Use Class A4) external alterations to building including replacement windows and new formation of new entrances and roof alterations.

**At:** Northlight Glen Way Brierfield BB9 5NJ

**On behalf of:** Pearl Brierfield Ltd

**Date Registered:** 27 September 2017

**Expiry Date:** 27 December 2017

**Case Officer:** Kathryn Hughes

### **Site Description and Proposal**

The site is the Grade II listed Brierfield Mills Complex which is located within Brierfield Mills Conservation Area and the settlement boundary for Brierfield.

Brierfield Mill Complex is sited between the Leeds-Liverpool Canal to the west and the railway line to the east. The site is within walking distance of the train station and bus stops in Brierfield centre.

The site forms part of a wider area of historic sites which holistically have been designated as a conservation area. To the north is a gas holder, to the west the Leeds and Liverpool Canal; and to the south is the Lob Lane complex with its converted mill and complimentary new housing. Beyond the site to the west is the cleared Clitheroe Road housing site which is the subject of further development proposals. The immediate area around the Mill is seeking renewal and regeneration and a new lease of life for the mill would be a significant element in these wider regeneration efforts.

The Mill was built from 1860's onwards with other buildings constructed in the early 1900's. The site is currently vacant and has remained so for around 9 years with Smith and Nephews ceasing trading in 2006. Finding a new use for such a large scale complex has proved to be challenging, this being more constrained with the constraints on change that its listed status brings.

The overall use of the site and its potential has been looked at in a master planning process. The scale of the complex means that a number of different but complimentary uses will be brought forward.

This proposal is for planning permission to convert the mill into residential apartments and office use including A2 and flexible uses including café and drinking establishments together with external alterations to the building including replacement windows and additional entrance doors and roof alterations.

Existing permission and listed building consent has been granted for a variety of uses on this site under previous permissions as listed below.

## **Relevant Planning History**

13/13/0143P - Listed Building Consent: Installation of replacement windows and refurbishment of North Light roof - Granted 28th May, 2013.

13/15/0019P - Full: Major: Conversion and change of use of buildings to a hotel (Use Class C1), leisure use (Use Class D2), including 4 small retail units (Use Class A1) and car park (Use Class Sui Generis) with landscaping, car parking, infrastructure, demolition and associated works - Approved 24th February, 2015.

13/15/0020P - Listed Building Consent: External alterations to mill buildings and partial demolition of roof on north lights shed and removal of modern extensions to warehouse - Granted 24th February, 2015.

13/15/0600P - Full: Major: Conversion and change of use of building to sports facilities (Use Class D2), change cladding to outbuildings with associated landscaping, car parking, infrastructure and associated works – Granted 16<sup>th</sup> March, 2016.

13/15/0601P - Listed Building Consent: External alterations to mill building, demolition of bridge link and repairs to main shed roof – Granted 2<sup>nd</sup> March, 2016.

13/15/0603P - Listed Building Consent: Demolish gatehouse and balustrade, install gates to entrance, repair and replace stone surrounds and cills where necessary, replace windows and external doors and internal walls and doors – Granted 16<sup>th</sup> March, 2016.

13/15/0604P - Listed Building Consent: Demolish gatehouse and balustrade, install gates to entrance, repair and replace stone surrounds and cills where necessary, replace windows and external doors and internal walls and doors – Granted 2<sup>nd</sup> March, 2016.

16/0387/LBC – Listed Building Consent: External alterations including demolition of stone planter, temporary removal of stone coping to facilitate demolition of vaulted roof and demolition of pedestrian link bridge – Granted 19<sup>th</sup> July, 2016.

17/0258/LBC – Listed Building Consent: Removal of part of roof and cladded extension, removal of roller shutter to south elevation and new curtain wall and entrance, formation of roller shutter access to west and remove mezzanine level and staircase – Granted 18<sup>th</sup> August, 2017.

17/0460/LBC – Listed Building Consent: Removal and reconfiguration of main roof to spinning mill, removal of roof to preparation block to form external public terrace, existing windows to be removed and replaced with timber double glazed units, form louvres and windows with screens or balustrades, remove and replace floors in engine house, form new internal stairs and remove vaults – Pending.

## **Consultee Response**

The Coal Authority

Lead Local Flood Authority – Comments will be reported to the meeting.

LCC Highways – The parking layout plan which has 63 parking spaces and 24 cycle spaces shown.

Due to the position of the columns I anticipate that 8 of the proposed spaces could not be used and 2 of the spaces would prevent access to the cycle store, therefore the overall number of spaces is reduced to 53.

The 2 spaces shown adjacent to the cycle parking should be hatched out to ensure access to the cycle parking is maintained.

The number of secure, cycle spaces must be increased to a minimum of 53 to ensure that all residents have access to a secure cycle store to maximise sustainable travel modes.

As discussed previously, electric vehicle charging points must be included and a level of 10% is recommended.

I would recommend that the whole basement parking area is allocated for the sole use of the residential apartments on the site due to the number of spaces and limited manoeuvrability which the residents would become quickly accustomed to. There appears to be no scope to share this basement parking facility with the other proposed uses.

The proposed mixed uses for the remaining part of the building are likely to change over time and generate differences in parking requirements. I would expect that active management of the car parks on the whole site and for the lifetime of the facility will be necessary and can be addressed under a condition. The surrounding highway network should not experience any over-spill parking from the site and this will be prevented by the introduction of parking restrictions on the surrounding roads under the package of off-site highway works agreed under a condition of a previous approval.

There is a condition under the previous approval which requires a car park management and signing strategy to be submitted for the whole site and this should address the active management and include details of a car park management co-ordinator.

The Highway Authority would raise no objection to this proposal, subject to the cycle parking being provided as detailed above and the car parking management plan being approved under a relevant condition.

National Grid - The apparatus that has been identified as being in the vicinity of your proposed works is:

Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Architectural Liaison Unit – In addition to the Crime Impact Statement provided by my colleague, dated 15th January 2015 for planning application 13/15/0019P (copy attached) and to which this application also relates, I have noted that this is now a change of use to include C1 development. Also, the Design and Access Statement does not make mention of any security provision following the report provided in 2015.

However, in addition to this report I would highlight the following security issues for consideration by the Applicant and case Planning Officer;

It is important that crime and security measures are considered at an early stage of the design phase for this multi-use development in order to mitigate risk. I would therefore recommend that the scheme is developed to Secured By Design 'Commercial 2015' criteria and SBD Homes 2016'; guidance, application forms and interactive design guides can be found at

[www.securedbydesign.com](http://www.securedbydesign.com).

1. All windows and doors across the development (including glazed curtain walling and apartment entrance doors) should be installed to PAS24/2012 (16) certification or an alternative accepted

standard, such as LPS 1175. Ground floor glazing should be laminated and opening windows should be fitted with 'restrictors' to prevent sneak-in type offences. Entrance doorsets for each apartment should also be fitted with a door viewer and door chain.

2. As part of an overall security management plan for the site, a recorded digital HD colour CCTV system should be installed to cover external doorsets, main entrances, car parking facilities, fire exits etc. and also internal shared or public areas, such as lobbies, reception areas, lifts, stairwells etc. to deter theft and burglary, and to provide evidential evidence if crime is committed on-site. Cameras must not be located where they can be easily disabled or tampered with. If they can be reached, they must be housed in a casing to protect them from damage. Recorded data should be stored for a 30 day period before being destroyed, if not required. CCTV recording equipment should be stored in a locked room and staff should be able to competently use the system to retrieve data should an offence take place. The car parking areas should also be covered by the CCTV system. Appropriate CCTV signage should inform visitors of the presence of CCTV. The CCTV system should comply with Data Protection Act 1998, Freedom of Information Act 2000 and Protection of Freedoms Act 2012 requirements and be registered with the Information Commissioner's Office.

3.. A comprehensive access control system should be installed to tightly control unauthorised access into the private apartments and businesses spaces deemed as 'private', such as offices, storerooms etc. The associated doors should incorporate an electronic access control system with proximity card access or a digital push button door entry system. The access control system should reduce the risk of 'tailgating'

and/or opportunist 'sneak-in' type offences, which in turn compromises the safety of the residents, businesses, staff and security of the whole scheme. This type of system is also crucial for businesses that house high value items, such as CCTV recording equipment, stock, IT/computers and areas where cash may be stored and should slow down offender movements within areas of the building so the opportunity for theft is reduced.

4. The site and perimeter of the building must be well lit using vandal resistant photoelectric 'dusk until dawn' energy efficient light fittings. The lighting scheme should cover all external doorsets, including fire exits, open spaces and the car parking facility. The lighting design should be co-ordinated with the CCTV installation to ensure that the lighting is sufficient to support such a system. 24 hour lighting (photoelectric cell) should be installed to cover communal parts of the apartments, such as corridors, entrance hall, landings, lifts, stairwell, other exit points etc.

5. The proposed large roof terrace should incorporate security/safety railings and/or 'toughened' glazed

panels (dependant on design) and be to a minimum height of 1100mm from standing floor level and comply with Building Regulations. This could also be supplemented with a 1m buffer zone, such as raised planters, that reduces easy access to the edge of the building line to prevent falling over.

6. The waste bin storage should be well lit with the bins having lockable lids and secured to reduce the risk of arson and nuisance caused by bins being removed, especially those with wheels that can be used as climbing aids. Any boundary treatments to the bin storage facilities should allow natural surveillance into

these areas to reduce the risk of them being targeted for burglary, damage and nuisance. Also, if the proposed outward opening doors on the waste bin stores incorporate a lock, this must be a robust mechanism that includes a 'thumb turn' on the inside to prevent a person being accidentally locked in.

7. Anti-ram raid bollards, tested to PAS68-1 & 2:2013 and installed to PAS69:2013, should be installed to protect vulnerable areas such as entrances, glazed curtain walling and fire doors to prevent obstruction or other measures incorporated into the design such as substantial planning boxes or raised kerbs.

8. Fire doors can be vulnerable to intruder attack and vandalism and should be free from external hardware and kept clear at all times. They should be illuminated to promote natural surveillance and be linked into the intruder alarm system to deter crime and anti-social behaviour.

9. Landscaping within and around the site should not hinder natural surveillance and be designed in conjunction with the lighting and the CCTV scheme, so one does not have a negative impact on the other.

10. In relation to the proposed drinking establishments; bespoke security advice should be sought from the Designing Out Crime Team if they are to serve alcohol and further consultation should take place with Lancashire Constabulary's East Licensing Team.

11. Crowded places such as commercial and retail centres, restaurants, bars, pubs and clubs etc., which are easily accessible to the public, can be attractive to terrorists. Therefore, the 'NaCTSO Crowded Places Guidance 2017' can provide protective security advice and is aimed at those places where there may be a risk of a terrorist attack by the very nature that they are a crowded place. The guide can be found at [www.gov.uk](http://www.gov.uk) National Counter Terrorism Security Office and [www.lancashire.police.uk](http://www.lancashire.police.uk). Bespoke advice can be accessed via our Counter Terrorism Security Advisors [CTSA@lancashire.pnn.police.uk](mailto:CTSA@lancashire.pnn.police.uk).

12. Every effort must be made to prevent unauthorised access into the basement car park. Therefore, an access control system must be applied to all pedestrian and vehicular entrances. Where terrorism is a consideration access should be controlled with a PAS 68 rated measure. Inward opening automatic gates, roller shutters or grilles should be located as close to the building line as possible to avoid the creation of a recess. Such products must be certificated to LPS 1175: Issue 7, SR2; STS 202: Issue 3, BR2; PAS 68:2013. They must be capable of being operated remotely by the driver whilst sitting within the vehicle.

The area must be covered by the CCTV system and incorporate lighting to BS 5489-1:2013.

13. Unfortunately, there have been a large number of reported thefts and burglaries at construction sites across all areas of Lancashire. High value plant and machinery and white goods and boilers are targeted as the dwellings are nearing completion. This is placing additional demand on local policing resources.

Therefore, the site must be secured throughout the construction phase to include robust perimeter fencing and a monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored. Condition: The site must be secured throughout the construction phase as part of the construction management plan. The site should be secured at the perimeter with security fencing and gates as well as other measures such as monitored digital CCTV accredited with either National Security inspectorate (NSI) or Security Systems & Alarm inspection Board (SSAIB).

LCC Education – request for contribution towards 5 primary and 3 secondary school places

Canal & River Trust – Generally, we do have some concerns that the proposals include detailed drainage arrangements, and we cannot be certain that the flows and design shown will not cause water management and navigational issues along the canal. Usually, developers will contact us first before making detailed drainage proposals, and the developer may be best advised to contact our utilities team first in order to allow for the necessary assessments to ensure that the outfalls can be adequately designed to mitigate any risks.

On the basis of on the information available our advice is that **additional information** or suitably worded **conditions** are necessary to address the above matters. Our advice and comments are detailed below:

The drainage proposals indicate that surface water drainage will rely on discharge to the canal from the site. There is, however, no information provided as to the impact of the discharge upon water flows within the immediate canal network, and the impact of the outlet on navigational safety.

The proposed rate of discharge will have implications with regards to the control of water flows on the canal network. Excessive rates of discharge can result in flooding issues along the canal corridor, and the Trust therefore need to know the rate of discharge sought in order to clarify

whether there will be hazard caused to the water management along the network. No assessment has taken place to ascertain whether flows attenuated to 422l/sec with a 30% allowance for climate change (as shown on the submitted plans) will result in excessive water flows to the canal that could result in hazards to water management along the Leeds & Liverpool canal.

In addition to the above, the rate of discharge to the canal has the potential to result in alterations to the flow of water within the canal, which could cause navigational hazards to craft. An assessment of the rate of flow from the discharge relative to the canal would be required to demonstrate that such hazards will not occur.

It should be noted that, although existing discharges to the canal appear to be in place, it is not known what the existing rates of discharge are, or how the proposals will impact upon this.

The findings of a full assessment of the impact on water levels within the canal and water flows at the position of the outfall may necessitate a significant redesign of the proposed drainage arrangements in order to allow for matters concerning water management and navigational safety to be fully addressed. As a result, we request that no determination is made concerning the drainage proposals shown unless the above information concerning the impact upon water management and navigation on the canal is provided and demonstrates that the arrangements shown are acceptable.

It may be possible for details of the drainage proposals to be reserved by condition. However, there would be a need to ensure that the list of approved drawings does not prejudice the potential for the level of water discharge or the design of the drainage outfall to be amended in order to provide for an acceptable outcome.

In our capacity as owner and operator of the canal, the applicant is reminded that amendments to the surface water discharge from site does require a licence by the Trust. The applicant should therefore contact the Trust's utilities section on 01926626158 or at [utilitiesenquiry@canalrivertrust.org.uk](mailto:utilitiesenquiry@canalrivertrust.org.uk) in order to discuss this. Requirements for such a licence may impact upon the design of drainage apparatus sought, and as such we recommend that the applicant seeks to discuss requirements related to any agreement required prior to submitting finalised details of the drainage proposals for planning consideration.

In addition to the above, given the position of the works next to the canal, and upon our land, the developer would be required to enter a Third-Party Works agreement with the Canal & River Trust. Should planning permission be granted we request that the following informative is appended to the decision notice:

“The applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team on 0303 0404040 in order to ensure that any necessary consents are obtained and that the works comply with the Trust's “Code of Practice for Works affecting Canal & River Trust”

Natural England – No comments.

PBC Conservation Officer – Comments on implications of potential impact on the Heritage Assets and suggest conditions relating to details of design, materials and finishes.

PBC Environmental Health – contamination condition recommended.

Brierfield Town Council

### **Public Response**

Site and press notices posted and nearest neighbours notified by letter without response.

## Policy Issues

### **Policy**

The planning application is accompanied by a listed building consent submission. As with all planning applications the statutory requirement is that the application must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the area is the adopted replacement Pendle Local Plan ("the Local Plan") and the adopted Core Strategy ("Local Plan Part 1"). National planning policy is now contained in a single document - the National Planning Policy Framework ("the Framework"). Guidance on its implementation is contained in the online National Planning Practice Guidance.

### The Local Plan

The Local Plan Part 1: Core Strategy has several relevant policies:

ENV 1 requires development to make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments. The policy requires the significance of any heritage asset must not be harmed or lost without clear justification.

ENV2 requires a high standard of design to enhance our heritage and natural assets and sense of place.

The following saved Replacement Pendle Local Plan policies are also relevant here:

Policy 4D which protects biodiversity on sites. The policy states that where there will be loss or damage to biodiversity then appropriate and adequate mitigation will be required.

Policy 31 sets the maximum amount of parking required for specific use classes.

The Framework is the single composite national policy on planning matters in England. It replaced all previous national planning policy documents.

The Framework sets out that the purpose of planning is to contribute to achieving sustainable development. This comprises of three dimensions: social, environmental and economic. The Framework continues to place Local Plans at the heart of decision making. At paragraph 17 it sets out 12 core principles, one of which is to encourage the effective use of land by re-using land that has been previously developed. Another core principle is to conserve heritage assets in a manner appropriate to their significance.

Section 2 sets out policies regarding town centres. It states that authorities should apply a sequential test to planning applications for main town centre uses which in turn should be required to be located in town centres before other locations.

Good design is seen as an important element in the built environment. Paragraph 64 states that planning permission should be refused for development of poor design.

The role the historic environment plays in society and in planning is principally dealt with in Part 12 of the Framework. Opportunities should be taken of sustaining and enhancing the significance of heritage assets ("HA") and the social, cultural and environmental benefits that conserving the historic environment brings is recognised.



The Framework sets out the mechanism for how heritage assets need to be assessed in planning applications. Applicants must assess the significance of the heritage asset affected and Local Authorities need to assess the impact on it. New development should where desirable make a positive contribution to local character and distinctiveness.

The more important the HA the greater the weight should be given to its conservation. Any harm or loss to a HA requires a clear and convincing justification.

Paragraph 133 states that where a development would lead to significant harm or loss of a HA consent should be refused. Where less than substantial harm would occur any harm should be weighed against the public benefits it would bring which includes securing its optimum viable use.

### ***Officer Comments***

Brierfield Mill is a large and locally iconic building complex which is listed for its historic and architectural significance. It holistically comprises of 380,000 ft<sup>2</sup> of floorspace built around three main sections of buildings. The buildings on site were built from 1868, although the site had buildings on it prior to that. The mill was constructed for the production of textiles but was last used around 2006 for the production of medical products.

The site forms part of a wider area of historic sites which holistically have been designated as a conservation area. To the north is a gas holder, to the west the Leeds and Liverpool Canal; and to the south is the Lob Lane complex with its converted mill and complimentary new housing. Beyond the site to the west is the cleared Clitheroe Road housing site which is the subject of further development proposals. The immediate area around the Mill is seeing renewal and regeneration and a new lease of life for the mill would be a significant element in these wider regeneration efforts.

The Mill complex has been vacant since 2006 and finding a new use for such a large scale complex has proved to be challenging, this being more constrained with the constraints on change that its listed status brings.

The overall use of the site and its potential has been looked at in a master planning process. The scale of the complex means that a number of different but complimentary uses will be brought forward.

This planning application is accompanied by a listed building consent submission. This application seeks to convert the former mill building into 52 residential apartments and ground floor offices as well as flexible use of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor to accommodate potential food and drinking establishments.

There are external changes to the building proposed. These are listed below. They are also discussed in more detail in the listed building application which is elsewhere on this agenda.

### **Ecology**

A bat survey dated September, 2016 has been submitted as part of the application. There are no other areas of ecological importance on site that require investigating. No evidence of bats roosting on the site has been found for this building.

### **Highways**

The lower level of the Preparation Block is proposed to be used for car parking with access to the car park and the building via Hollin Bank as existing. The car park is proposed to be laid out with 63 car parking spaces, however, LCC Highways has queried the number of spaces proposed as

eight would not be of a sufficient size to be classed as usable spaces due to restrictions with columns etc. and two would prevent access to the cycle store and therefore the number of spaces actually available would be 53. The agent has been requested to address these concerns. Any update will be reported to the meeting.

A transport statement accompanied the previous planning application and detailed the proposed arrangements, parking standards and compares existing traffic generation of the lawful use to that proposed by the development.

In terms therefore of the overall level of use of the local highway network the development would reduce that which could happen were the lawful use to re-occur. However, the traffic going into and out from the site still needs to be assessed for its specific impact on the highway network. The proposed traffic management strategy is to direct traffic going to the residential and commercial units to access the site from Hollin Bank. The use of the Hollin Bank access would mean that users of the residential and commercial units would access the site predominantly via the M65 and this would result in the highway network off the motorway not having more traffic utilising it.

The car parking situation is complicated as the existing use needs to be taken into account in calculating the impacts resulting from the development. The existing Mill has a floor area of 35,303m<sup>2</sup>. This would require a maximum car parking provision of 706 car parking spaces. The whole of the basement car park proposed should be used for the residential element and the commercial uses would need to be accommodated elsewhere on the site as it is likely that these flexible uses will change over time. This can be accommodated on the parking area proposed for the hotel and leisure uses previously approved on the Dale Street Car Park.

Overall the level of car parking proposed would not normally satisfy the policy requirements for a new building. It does however represent a significant improvement on the lawful use of the site and is fully acceptable on that basis.

### **External Alterations**

The external changes include formation of additional doorways on the ground floor and replacement windows units some of which include louvres to accommodate mechanical ventilation systems. The agent has been requested to clarify if the number of louvres can be reduced.

The rooftop space will be utilised by a terrace and black aluminium clad stair pods would give access from the apartments and would not raise any undue concerns.

Replacement windows and retention of architectural features are proposed as well as internal alterations and sub-division.

Subject to appropriate conditions the proposed changes would not have a material impact on the heritage assets and are acceptable and accord with policy ENV1.

### **Flooding**

The application has been accompanied by a flood risk assessment. There is some concern expressed by the Canal & River Trust based on the flood risk from the development not being established.

The application site has been in situ since 1868 when the main complex was built. The drainage arrangements to it have not altered since then and no new development is proposed. There will be no alteration to the risk to or from flooding off site resulting from this development.

The Framework sets out the approach to be taken to climate change in new developments. It indicates that new development should be planned to avoid the increased vulnerability to climate change. It sets out a sequential test for new development to be located away from areas vulnerable to flooding. Clearly that is not a test that is applicable to the current application.

The concerns of the Canal & River Trust are that the Flood Risk Assessment does not adequately deal with the onsite drainage issues to ensure that the site is not vulnerable to flooding.

The principle of development on the site has long been established. The drainage has served the mill buildings for over 150 years. The development itself will not generate any increase in risk of flooding whether on site or offsite. It is however appropriate to require, by condition, further details of the drainage scheme to be agreed prior to this development commencing on site. As the development is already in situ and the principle of the change of use is acceptable the final form of a drainage scheme can be required by a condition.

The concerns of the Canal & River Trust are that the Flood Risk Assessment does not adequately deal with the onsite drainage issues to ensure that the site is not vulnerable to flooding.

The agent has been requested to address the concerns that the flows and design shown will not cause water management and navigational issues along the canal and to ensure that the outfalls can be adequately designed to mitigate any risks.

### **Flexible café and drinking establishment**

The site is in an edge of centre location but outside of a town centre. Prevailing planning policy is to require new retail development to be located in accordance with a sequential approach within town centres being the first choice. Only if there are no town centre locations available should out of centre locations be considered.

The Framework places significant weight on conserving and enhancing the historic environment. Finding viable uses for designated heritage assets is recognised as being difficult alongside of the positive contribution heritage assets can make to sustainable communities. The benefit that the re-use of the historically significant building complex would have locally would be significant. Paragraph 140 of the Framework establishes that enabling development that would secure the future of a heritage asset may be acceptable even where it conflicts with prevailing policy. Whilst the provision of food and drinking establishments is not enabling development in the strictest understanding of the term it will assist in bringing the development forward by making it more viable. The benefits these types of uses would have on the heritage asset would outweigh any harm the location of outside of the town centre would have.

### **Reason for Decision**

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of design and materials, impact on amenity, impact on the Listed Building and the conservation area therefore complying with policies of the Pendle Local Plan Core Strategy. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

### **RECOMMENDATION: Approve**

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

A1118-LIB-B3-A1-00-ZZ-00-P2-001\_P1\_Existing Ground Floor Plan  
A1118-LIB-B3-A1-00-ZZ-01-P2-001\_P1\_Existing First Floor Plan  
A1118-LIB-B3-A1-00-ZZ-02-P2-001\_P1\_Existing Second Floor Plan  
A1118-LIB-B3-A1-00-ZZ-03-P2-001\_P1\_Existing Third Floor Plan  
A1118-LIB-B3-A1-00-ZZ-04-P2-001\_P1\_Existing Roof Plan  
A1118-LIB-B3-A1-00-ZZ-B1-P2-001\_P1\_Existing Basement Floor Plan  
A1118-LIB-B3-A1-00-ZZ-LL-E2-003\_P1\_Existing Elevations Sheet 1 of 2  
A1118-LIB-B3-A1-00-ZZ-LL-E2-001\_P1\_Existing Elevations Sheet 2 of 2  
A1118-LIB-B3-A1-00-ZZ-ZZ-3D-001\_P1\_Existing 3D's  
A1118-LIB-B3-A1-20-ZZ-00-P2-001\_P1\_Proposed Ground Floor Plan  
A1118-LIB-B3-A1-20-ZZ-01-P2-001\_P1\_Proposed First Floor Plan  
A1118-LIB-B3-A1-20-ZZ-02-P2-001\_P1\_Proposed Second Floor Plan  
A1118-LIB-B3-A1-20-ZZ-03-P2-001\_P1\_Proposed Third Floor Plan  
A1118-LIB-B3-A1-20-ZZ-04-P2-001\_P1\_Proposed Roof Plan  
A1118-LIB-B3-A1-20-ZZ-B1-P2-001\_P1\_Proposed Basement Floor Plan  
A1118-LIB-B3-A1-20-ZZ-LL-E2-001\_P1\_Proposed Elevations Sheet 1 of 2  
A1118-LIB-B3-A1-20-ZZ-LL-E2-001\_P1\_Proposed Elevations Sheet 2 of 2  
A1118-LIB-B3-A1-20-ZZ-LL-S2-001\_P1\_Proposed GA Sections 1 of 2  
A1118-LIB-B3-A1-20-ZZ-00-S2-001\_P1\_Proposed GA Sections 2 of 2  
A1118-LIB-B3-A1-20-ZZ-ZZ-3D-001\_P1\_Proposed 3D's

**Reason:** For the avoidance of doubt

3. Prior to occupation of the residential accommodation hereby approved details of the car park and cycle store provision shall have been submitted to and approved in writing by the Local Planning Authority. The car park and cycling provision shall thereafter be provide in accordance with the approved details and be available for use by the residents.

**Reason:** In order to ensure that the development is served by an adequate level of car parking to prevent on street parking that would be inimical to highway safety.

4. The commercial uses hereby approved shall not be opened to customers unless and until the car park shown on approved drawing 0-051 Revision B has been provided, surfaced and marked out in its entirety and is available for use by the staff and customers.

**Reason:** In order to ensure that the development is served by an adequate level of car parking to prevent on street parking that would be inimical to highway safety.

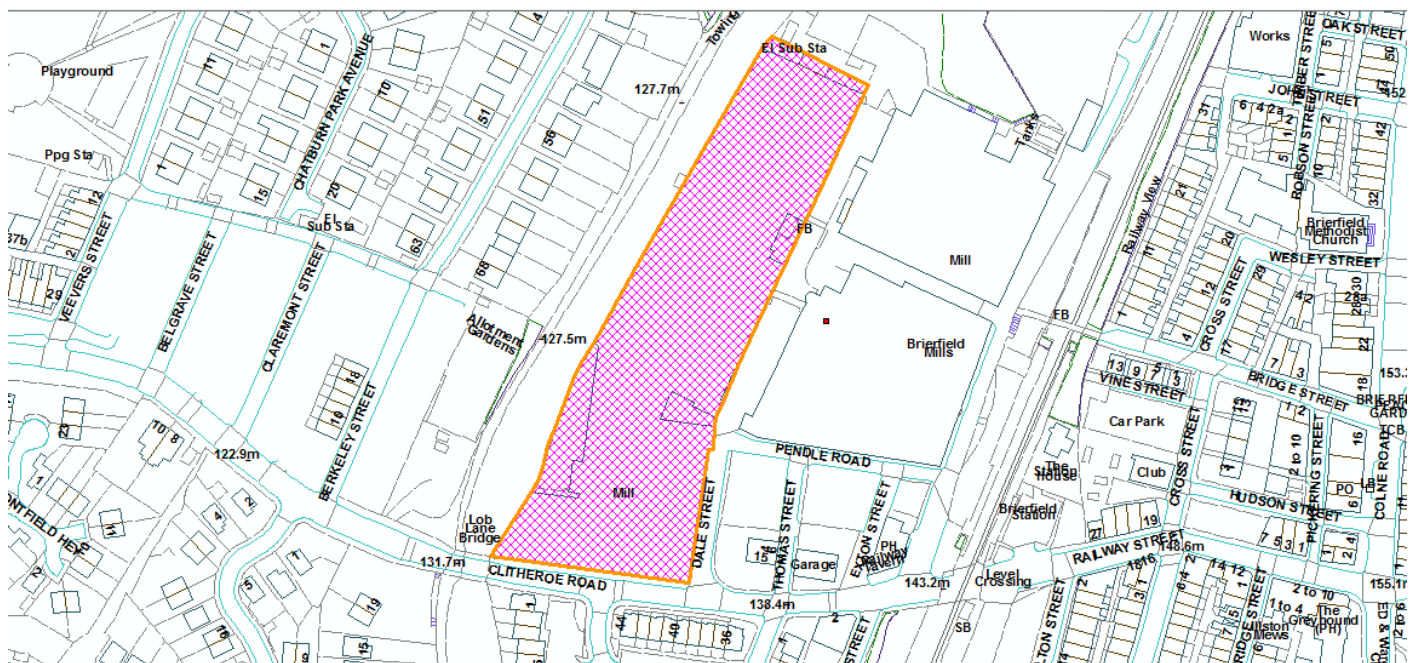
5. No development hereby permitted shall commence on site unless and until a full drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the foul and surface water disposal systems and the capacity of those systems. The residential and commercial units shall not be occupied unless and until the drainage has been installed in its entirety in accordance with the approved scheme.

**Reason:** In order that the site is served by an adequate surface and foul effluent disposal system.

6. The development hereby permitted shall not be commenced unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:
- the exact location and species of all existing trees and other planting to be retained;
  - all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
  - an outline specification for ground preparation;
  - all proposed boundary treatments with supporting elevations and construction details;
  - all proposed hard landscape elements and pavings, including layout, materials and colours;
  - the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

**Reason:** To ensure that the development is adequately landscaped so as to integrate with its surroundings.



**Application Ref:** 17/0459/FUL

**Proposal:** Full: Major: Conversion of mill building to 52 residential apartments (Use Class C3) to third floor, part of 2<sup>nd</sup> and 1<sup>st</sup> floors; use ground floor as offices (Use Classes B1A and A2) and flexible use of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor of café (Use Class A3) and drinking establishments (Use Class A4) external alterations to building including replacement windows and new formation of new entrances and roof alterations.

**At:** Northlight Glen Way Brierfield BB9 5NJ

**On behalf of:** Pearl Brierfield Ltd

## REPORT TO BRIERFIELD AND REEDLEY COMMITTEE 5<sup>th</sup> DECEMBER, 2017

**Application Ref:** 17/0460/LBC

**Proposal:** Listed Building Consent: Removal and reconfiguration of main roof to spinning mill, removal of roof to preparation block to form external public terrace, existing windows to be removed and replaced with timber double glazed units, form louvres and windows with screens or balustrades, remove and replace floors in engine house, form new internal stairs and remove vaults.

**At:** Northlight Glen Way Brierfield BB9 5NJ

**On behalf of:** Pearl Brierfield Ltd

**Date Registered:** 24 August 2017

**Expiry Date:** 15 November 2017

**Case Officer:** Kathryn Hughes

### **Site Description and Proposal**

The site is the Grade II listed Brierfield Mills Complex which is located within Brierfield Mills Conservation Area and the settlement boundary for Brierfield.

Brierfield Mill Complex is sited between the Leeds-Liverpool Canal to the west and the railway line to the east. The site is within walking distance of the train station and bus stops in Brierfield centre.

The site forms part of a wider area of historic sites which holistically have been designated as a conservation area. To the north is a gas holder, to the west the Leeds and Liverpool Canal; and to the south is the Lob Lane complex with its converted mill and complimentary new housing. Beyond the site to the west is the cleared Clitheroe Road housing site which is the subject of further development proposals. The immediate area around the Mill is seeking renewal and regeneration and a new lease of life for the mill would be a significant element in these wider regeneration efforts.

The Mill was built from 1860's onwards with other buildings constructed in the early 1900's. The site is currently vacant and has remained so for around 9 years with Smith and Nephews ceasing trading in 2006. Finding a new use for such a large scale complex has proved to be challenging, this being more constrained with the constraints on change that its listed status brings.

The overall use of the site and its potential has been looked at in a master planning process. The scale of the complex means that a number of different but complimentary uses will be brought forward.

The proposal is for listed building consent for the removal and reconfiguration of the main roof to the spinning mill, removal of the roof to preparation block to form external public terrace, remove and replace existing windows with timber double glazed units, form louvres and windows with screens or balustrades, remove and replace floors in engine house, form new internal stairs and remove vaults

Existing permission and listed building consent has been granted for a variety of uses on this site under previous permissions as listed below.

## **Relevant Planning History**

**13/13/0143P:** Listed Building Consent: Installation of replacement windows and refurbishment of North Light roof - Granted 28th May, 2013.

**13/15/0019P:** Full: Major: Conversion and change of use of buildings to a hotel (Use Class C1), leisure use (Use Class D2), including 4 small retail units (Use Class A1) and car park (Use Class Sui Generis) with landscaping, car parking, infrastructure, demolition and associated works - Approved 24th February, 2015.

**13/15/0020P:** Listed Building Consent: External alterations to mill buildings and partial demolition of roof on north lights shed and removal of modern extensions to warehouse - Granted 24th February, 2015.

**13/15/0600P** - Full: Major: Conversion and change of use of building to sports facilities (Use Class D2), change cladding to outbuildings with associated landscaping, car parking, infrastructure and associated works – Granted 16<sup>th</sup> March, 2016.

**13/15/0601P** - Listed Building Consent: External alterations to mill building, demolition of bridge link and repairs to main shed roof – Granted 2<sup>nd</sup> March, 2016.

**13/15/0603P** - Listed Building Consent: Demolish gatehouse and balustrade, install gates to entrance, repair and replace stone surrounds and cills where necessary, replace windows and external doors and internal walls and doors – Granted 16<sup>th</sup> March, 2016.

**13/15/0604P** - Listed Building Consent: Demolish gatehouse and balustrade, install gates to entrance, repair and replace stone surrounds and cills where necessary, replace windows and external doors and internal walls and doors – Granted 2<sup>nd</sup> March, 2016.

**16/0387/LBC** – LBC: External alterations including demolition of stone planter, temporary removal of stone coping to facilitate demolition of vaulted roof and demolition of pedestrian link bridge – Approved.

**17/0257/FUL** – Conversion of building to artist’s studio with ancillary accommodation and retail sales, external alterations to building and roof extension – Approved.

17/0459/FUL - Full: Major: Conversion of mill building to 52 residential apartments (Use Class C3) to third floor, part of 2<sup>nd</sup> and 1<sup>st</sup> floors; use ground floor as offices (Use Classes B1A and A2) and flexible use of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor of café (Use Class A3) and drinking establishments (Use Class A4) external alterations to building including replacement windows and new formation of new entrances and roof alterations – Pending.

## **Consultee Response**

Historic England – Any comments will be reported to the meeting.

PBC Conservation Officers comments are included within the main body of the officer’s comments.

Brierfield Town Council

## **Public Response**

Site and press notices posted and nearest neighbours notified by letter without response.

## **Policy Issues**

### **Policy**

As with all applications the statutory requirement is that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration of the application must also be in accordance with primary legislation which in this case is primarily the Planning (Listed Buildings and Conservation Areas) act 1990 („the Act“).

The Act states in section 16:

*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

The development plan for the area is the adopted replacement Pendle Local Plan ("the Local Plan"). National planning policy is now contained in a single document - the National Planning Policy Framework ("the Framework"). Guidance on its implementation is contained in the online National Planning Practice Guidance.

### **Pendle Local Plan Part 1: Core Strategy**

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) requires developments to make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments.

Policy ENV2 (Achieving Quality and Design and Conservation) states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Brierfield Mills is a Grade II Listed Building with a conservation area and there is a duty under section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

### **National Planning Policy Framework ("the Framework")**

The Framework is the single composite national policy on planning matters in England. It replaced all previous national planning policy documents.

The Framework sets out that the purpose of planning is to contribute to achieving sustainable development. This comprises of three dimensions: social, environmental and economic. The Framework continues to place Local Plans at the heart of decision making. At paragraph 17 it sets out 12 core principles, one of which is to encourage the effective use of land by re-using land that has been previously developed. Another core principle is to conserve heritage assets in a manner appropriate to their significance.

Good design is seen as an important element in the built environment. Paragraph 64 states that planning permission should be refused for development of poor design.

The role the historic environment plays in society and in planning is principally dealt with in Part 12 of the Framework. Opportunities should be taken for sustaining and enhancing the significance of



heritage assets ("HA") and the social, cultural and environmental benefits that conserving the historic environment brings is recognised.

The Framework sets out the mechanism for how heritage assets need to be assessed in planning applications. Applicants must assess the significance of the heritage asset with the detail being proportionate to the importance of the asset. The particular significance of the asset needs to be assessed.

In making a decision on the application account needs to be taken of:

- The desirability of sustaining and enhancing the significance of the assets and putting them to a viable use consistent with their conservation.
- The positive contribution assets can make to sustainable communities
- The desirability of new development making a positive contribution to local character and distinctiveness

Great weight should be given to be given to the asset's conservation when the impact on the significance of a designated asset is considered. The more important the asset the greater that weight should be.

Harm to assets is not precluded from happening but this needs clear and convincing justification. If there is substantial harm or loss of a grade II listed building the justification for that should be exceptional.

Less than substantial harm is set out in para 134 of the NPPF.

There would be public benefit to the development in terms of economic activity and potentially securing the future use of the building.

### **Officer Comments**

The main considerations for this Listed Building consent are the impact of the proposed internal and external alterations on the fabric of the building.

It is important in the consideration of the impact the proposals would have on the significance of the designated heritage asset to define what that asset comprises of. There are two designated heritage assets to be considered. The first is the Brierfield Mills Conservation Area. This incorporates Lob Lane Mill, Brierfield Mills Complex including the application site and the gas holder to the north. The heritage asset is the whole of the conservation area.

Similarly the designated heritage asset for the mill is the whole of the mill complex and any harm is required to be assessed against the whole of the designated asset not parts of it. There are different interventions proposed for different parts of the mill with differing impacts.

The overall use of the site and its potential has been looked at in a master planning process. The scale of the complex means that a number of different but complimentary uses will be brought forward. This application forms the second set of proposals for this part of the site. Whilst an ideal scenario would be to consider the whole of the site at one time the scale, complexity and financial issues involved in bringing together a scheme to cover the whole complex means that the reality is that a phased, but complimentary approach, to the development is the only realistic one that will occur.

## Impact on Designated Heritage Assets ("DHA")

The main issues revolve around specific impacts on the listed building.

In order to consider the changes proposed to the building and the impact it has on the designated heritage asset a Heritage Impact Assessment has been submitted. The assessment has built on a previous Conservation Statement which looked in detail the historic significance of the building.

Significance in the assessment is defined by the cultural heritage value of the mill which is a combination of the evidence of past human activity, its historic value, aesthetic value and its communal value. The mill is recognised as being of national importance with strong links between its architecture and the industrial purposes it was built for. The following considers the potential impacts the scheme will have.

These proposals for the site relate mainly to the canalside 4-storey north and south spinning mills together with the central engine house (dated 1860/70's), and the attached 2-storey yarn preparation block fronting the canal (1870's-1906). A previous listed building consent for a similar conversion and refurbishment scheme for these buildings was granted in February 2015 (13/15/0020P). Since that time work has proceeded on the buildings fronting Glen Way (Buildings 1 and 2), which are now substantially complete and have transformed this part of the complex. The conversion of the remaining spinning mills to accommodate new uses and the main alterations to the fabric have already been approved in principle, and this application includes some additional alterations necessary to support the range of new uses now proposed. The building will be fully refurbished with new windows, doors and new roof, together with areas of the public realm to the outdoor canalside spaces.

Together the mill complex is the largest in Pendle and one of the largest in the North West; its integrated function i.e. carrying out both spinning and weaving, is relatively unusual in Pendle where the usual form is the simple single storey weaving shed. A major part of its significance lies in its imposing stone facades of formal squared stone in regular straight courses with string and lintel/sill courses, and the regular rows of windows, seen to best effect from the canal and motorway corridor and the valley sides further west. Not only are the buildings large in scale but they also incorporate much architectural embellishment, which is unusual for an industrial building. The majority of the exterior and the layout of the different buildings remains markedly complete, though there have been some significant alterations internally.

These revised proposals to refurbish and upgrade these important and prominent parts of the mill are welcomed. The buildings have been vacant for several years now and the fabric has reached the stage where it is rapidly deteriorating, and viable new uses are urgently required. NPPF 131 urges planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; NPPF also stresses the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality. Given the scale and prominence of the Mill and its listed status, the importance of securing a sustainable future for the whole complex is therefore crucial, not just for Brierfield but for Pendle and the wider area.

The application includes a detailed Heritage Impact Assessment which describes and assesses the heritage significance of each part of the listed building; this is based on the comprehensive Conservation Statement prepared by Purcell in 2012. The Assessment identifies the likely impact of the main principles of the proposed works on the significance of the mill and the conservation area and their settings, as designated heritage assets, however, a short additional update statement should be supplied to justify the additional changes proposed in this application. The stated intention is to accommodate the new uses with minimal adverse impact on the historic fabric; the proposals do in the most part leave the external envelopes of the main buildings intact, and most importantly, for both the listed building and the conservation area, there will be no

significant demolition of the stone elevations. Internally there is more scope for the buildings to accommodate change, and again, through creative designs, the proposals generally demonstrate the conservation principles of minimal intervention to the historic fabric.

Proposed works involve both necessary refurbishments to the fabric, such as repairs to stonework, new cast iron rainwater goods and replacement timber windows, as well as some more significant alterations to facilitate the new uses.

The main changes proposed to each building are as follows:

### **North and south spinning mills and central engine house**

The four storey north and south spinning mills comprise probably the most recognisable and prominent part of the complex; standing alongside the canal they form a striking element in the landscape when viewed from the motorway and from the hillsides to the west across the valley floor. North and south blocks are similar in form and size, and are linked by the central engine house. The existing flat roofs throughout are relatively modern and would be replaced, as in the previous consent, though a rooftop terrace is now proposed with individual stair 'pods' in black aluminium cladding giving access from the apartments on the top floor. This concept was originally part of the Masterplan prepared by David Morley Architects, and it is good to see the rooftop space now to be utilised in this way. The existing roof parapet is increased in height to provide a strip lighting feature and edge protection. The stonework throughout all the buildings is generally in good condition but will need to be made good in some areas, and to be cleaned and repointed. The ground floor business units will have individual accesses onto the central street formed from some of the existing window openings.

The east front of the central engine house would form the main entrance area to serve residential and business units, with new glazed entrance screens infilling former loading bay openings, and internally to form the circulation core with lift and stairs. Two floors would be removed in the engine house to facilitate the remodelling, however these are relatively modern concrete slabs and therefore this raises no heritage concerns. Both east and west elevations of the engine house have been significantly altered in the past and these will require the most remodelling and making good. Window openings and stone will be reinstated to match existing, however the scarred and rendered section of the west elevation facing the canal will be clad with a Corten full height feature panel which would include back-lighting and 'Northlight' lettering in order to identify the Mill and showcase the new conversion work. This will create a modern aesthetic which will blend well with the stonework of the mill.

Existing windows are mainly uPVC with some timber frames, the latter mostly altered and in poor condition. These will be replaced throughout with grey painted timber double glazed frames, to improve energy efficiency whilst reflecting the original framing pattern. The original timber frames have a distinctive chamfered design, which is common to all the buildings in the complex. This design has been incorporated successfully to the internal face of the new windows already installed to Buildings 1 and 2, and these proposals will preserve and enhance an important element of the significance of the mill. Louvres are proposed to the top lights of all the windows in order to accommodate mechanical ventilation extract to the flats, however, as only some of the windows would need to accommodate this more details have been requested in order to see whether there is scope to reduce the number of windows which will require a louvred panel to be inserted.

Within both spinning mills and engine house the main interventions would be the internal subdivision and fitting out of the floors, new lifts and stairs and new building services. Two additional staircases are proposed in addition to the existing stone stairs at either end of the building, which will require limited removal of sections of vaulted ceilings. As before, subdivision of the open floor areas would inevitably cause some harm to significance, however the special

interest of the mill lies in its value as a large integrated complex with a substantially complete exterior, rather than for its internal spaces. The subdivisions would generally work within the existing grid of cast iron columns and shallow brick vaulted ceilings, necessitating relatively limited removal of original fabric, and allowing the vaulted ceilings to remain visible in the office spaces, corridors and main living areas. External walls would be lined and insulated internally, whilst allowing the natural stone finish and detail around windows to be exposed. Care would need to be taken in the detailed design and fit out of the building to ensure that services are accommodated in a way that sensitively works with the original fabric and minimises damage. Only one floor retains original earthenware tiles, these would be retained in situ and covered over, and where affected by new stairs etc. lifted and salvaged for reuse. The recent fit out of the Lancashire Adult Learning (Building 2) has generally been successful in retaining much of the character of the internal spaces, and this has provided useful precedent for the successful treatment of internal spaces throughout all the buildings.

## **Preparation building**

The two storey flat-roofed preparation block forms a 'podium' to the base of the long western elevation, wedged between the mill and the canal, the stone walls rising sheer from the water. The building would be used as a car park on the lower floor with an open canalside terrace above, created by the removal of the modern steel truss roof to the upper floor. There may be a need to remove some columns to facilitate a better layout of the lower parking area. The car park entrance would require an enlarged opening to the northern elevation with a roller shutter door and a separate pedestrian door. Windows to the lower floor would be replaced with new open grille metal screens to ventilate the parking area. Windows to the canalside terrace would be removed and the reveals left open, with similar decorative metal grilles to the lower section to provide edge protection. These interventions would be likely to have little impact on the external appearance of this block, whilst allowing the creation of an attractive outdoor terrace, making the most of the extensive views out over the canal.

## **Public realm**

A landscaping masterplan has already been submitted and agreed for most of the larger site. The key public spaces included in this application are the canalside terrace within the yarn preparation building, the pedestrian plaza along the canal to the south of the site and the adjacent public space under the retained northlight roof (the middle mill), and the car parking area (already approved) within the walls of the south west weaving shed. Predominantly natural and buff-toned materials will be used to create a contemporary design to the pedestrian areas. The proposed materials palette of natural sandstone paving and setts with resin bound gravel would enhance the setting of the listed buildings and be appropriate to the historic context. A co-ordinated scheme of bespoke street furniture, taking detailed elements reflective of the industrial heritage, would also enhance local character and distinctiveness.

The proposed alterations are acceptable and will bring a redundant building back into an acceptable, viable use and therefore accord with policy.

## **Conclusions**

The proposed alterations are sympathetic and will enhance the significance of the listed building and would not result in harm to the designated heritage assets of the listed building or conservation area. The public benefits to reusing the building would be substantial and would clearly outweigh any minor harm caused. In accordance with para 131 of the Framework the significance of the heritage asset will be sustained and enhanced and the building will be put to viable uses consistent with its conservation.

## Reason for Decision

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the mill complex and as such accords with local and national policy requirements.

## RECOMMENDATION: Approve

Subject to the following conditions:

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

**Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

A1118-LIB-B3-A1-00-ZZ-00-P2-001\_P1\_Existing Ground Floor Plan  
A1118-LIB-B3-A1-00-ZZ-01-P2-001\_P1\_Existing First Floor Plan  
A1118-LIB-B3-A1-00-ZZ-02-P2-001\_P1\_Existing Second Floor Plan  
A1118-LIB-B3-A1-00-ZZ-03-P2-001\_P1\_Existing Third Floor Plan  
A1118-LIB-B3-A1-00-ZZ-04-P2-001\_P1\_Existing Roof Plan  
A1118-LIB-B3-A1-00-ZZ-B1-P2-001\_P1\_Existing Basement Floor Plan  
A1118-LIB-B3-A1-00-ZZ-LL-E2-003\_P1\_Existing Elevations Sheet 1 of 2  
A1118-LIB-B3-A1-00-ZZ-LL-E2-001\_P1\_Existing Elevations Sheet 2 of 2  
A1118-LIB-B3-A1-00-ZZ-ZZ-3D-001\_P1\_Existing 3D's  
A1118-LIB-B3-A1-20-ZZ-00-P2-001\_P1\_Proposed Ground Floor Plan  
A1118-LIB-B3-A1-20-ZZ-01-P2-001\_P1\_Proposed First Floor Plan  
A1118-LIB-B3-A1-20-ZZ-02-P2-001\_P1\_Proposed Second Floor Plan  
A1118-LIB-B3-A1-20-ZZ-03-P2-001\_P1\_Proposed Third Floor Plan  
A1118-LIB-B3-A1-20-ZZ-04-P2-001\_P1\_Proposed Roof Plan  
A1118-LIB-B3-A1-20-ZZ-B1-P2-001\_P1\_Proposed Basement Floor Plan  
A1118-LIB-B3-A1-20-ZZ-LL-E2-001\_P1\_Proposed Elevations Sheet 1 of 2  
A1118-LIB-B3-A1-20-ZZ-LL-E2-001\_P1\_Proposed Elevations Sheet 2 of 2  
A1118-LIB-B3-A1-20-ZZ-LL-S2-001\_P1\_Proposed GA Sections 1 of 2  
A1118-LIB-B3-A1-20-ZZ-00-S2-001\_P1\_Proposed GA Sections 2 of 2  
A1118-LIB-B3-A1-20-ZZ-ZZ-3D-001\_P1\_Proposed 3D's

**Reason:** For the avoidance of doubt

3. Prior to the commencement of development details of the schedule and methodology shall be submitted to and approved in writing by the Local Planning Authority for:
  - Proposed stonework repairs, replacements and alterations, new openings to be formed in stonework, including any stone cleaning and repointing. Samples shall be submitted for the stone cleaning and repointing.

- Works to windows and doors, including design of new frames, new window openings; materials, colours and finishes, including detailed plans and sections at not less than 1:20.

All works shall thereafter strictly conform to the details so approved.

**Reason:** In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

4. Prior to the commencement of development details of the design schedule shall be submitted to and approved in writing by the Local Planning Authority for all rainwater goods, including repairs to existing, new gutters and downpipes in cast iron to replace plastic including details of materials, colours and finishes.

All works shall thereafter strictly conform to the details so approved.

**Reason:** In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

5. Prior to the commencement of development details of the schedule of materials and design details shall be submitted to and approved in writing by the Local Planning Authority for:
  - New roofing and pods to spinning mills and engine house.
  - Terrace and other public realm areas including layout and finishes.
  - Additions, fixtures and other alterations to external facades and roofs to include flues, ventilation openings, pipework, ducts, plant, service runs, lighting, signage and public art including details of positions, materials and finishes.

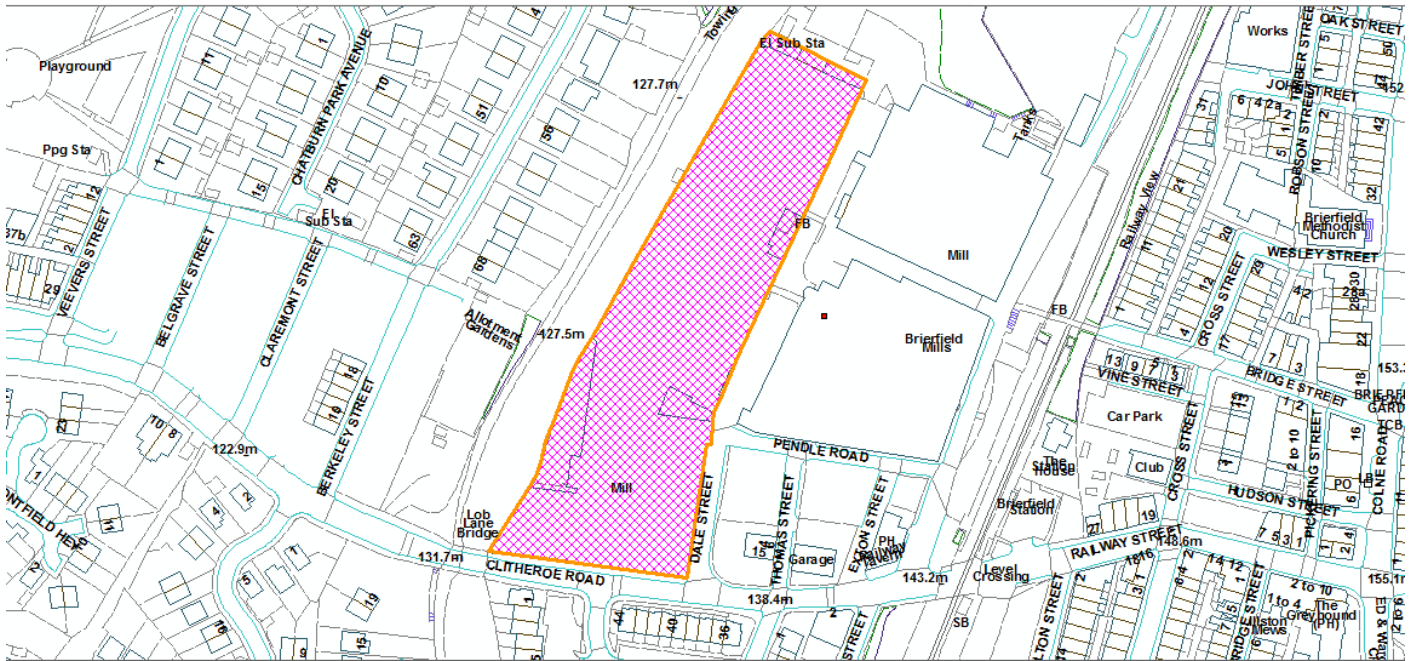
All works shall thereafter strictly conform to the details so approved.

**Reason:** In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

6. Prior to the commencement of development details of the schedule and methodology shall be submitted to and approved in writing by the Local Planning Authority for:
  - Treatment of internal walls, floors and ceilings, to include materials, colours and finishes, insulation, and a scheme for the location, installation and design of building services and suspended ceilings.
  - Salvage, retention and display on site of original features, fittings or fabric to be removed.

All works shall thereafter strictly conform to the details so approved.

**Reason:** In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building



**Application Ref:** 17/0460/LBC

**Proposal:** Listed Building Consent: Removal and reconfiguration of main roof to spinning mill, removal of roof to preparation block to form external public terrace, existing windows to be removed and replaced with timber double glazed units, form louvres and windows with screens or balustrades, remove and replace floors in engine house, form new internal stairs and remove vaults.

**At:** Northlight Glen Way Brierfield BB9 5NJ

# REPORT TO BRIERFIELD AND REEDLEY COMMITTEE 5<sup>TH</sup> December, 2017

**Application Ref:** 17/0541/LBC

**Proposal:** Listed Building Consent: Extension of coal-place (Retrospective) and re-roofing of coal-place in natural stone slate.

**At:** Inghams Farm House, Royle, Reedley

**On behalf of:** Mr Brian Foster

**Date Registered:** 21.09.2017

**Expiry Date:** 11.12.2017

**Case Officer:** Charlotte Pinch

## Site Description and Proposal

Inghams Farm House is a mid 17<sup>th</sup>C Grade II Listed Building surrounded by open agricultural and equestrian land, to the west of the M65. The site is also located within the Green Belt.

This application is for part retrospective Listed Building Consent for the extension and works to the frontage of the coal-place, in addition to the proposed re-roofing with natural stone slate.

## Relevant Planning History

None relevant.

## Consultee Response

### PBC Conservation Officer

Ingham's Farmhouse, listed Grade II, is a typical early to mid 17<sup>th</sup>C farmhouse of rubble stone and stone slate, with the right hand bay added in the early 1800s. Its main significance lies in its early date, the local stone and slate of its construction, its attractive front elevation and linear plan, and prominent chimney stacks. Though some original stone mullioned windows remain, most have been altered as part of the 19<sup>th</sup>C alterations and extensions.

To the right gable end of the added 19<sup>th</sup>C wing and well set back from the front of the house, is the small red brick mono-pitch outhouse which is of likely 20<sup>th</sup>C date. The outbuilding itself has low heritage significance.

The stone screen wall that has been constructed fronting the outhouse, and attaching to the 19<sup>th</sup> century gable wall of the LB, has been built to a good standard and in matching stone. It is unobtrusively located and well recessed back from the main front elevation of the LB, therefore having very little impact in views of the listed house or its heritage significance. The original form of the brick outbuilding remains.

The concrete roofing tiles should be replaced with natural stone slate.

### Burnley Borough Council

No comments. Trust it will be dealt with following advice from PBC Conservation Officer.



## **Public Response**

Three letters of objection were received from neighbouring occupiers, their comments can be summarised as follows:

- Applied previously for change, but it was refused.
- Look of farmhouse has been harmed; it is not in keeping and too modern.
- Total change to what was a red brick building, which was separate to the main building.

A follow up letter was received from the applicant, in response to objections put forward. Their comments can be summarised as follows:

- This application is not related to a previous application from 1997.
- The alterations subject of this current application has been in place for approximately 17 years.
- This proposal is not related to any planning refusals in 1999.
- Concerns over invalid neighbour objections.

[Officer Note – Applications 13/97/0071 and 13/97/0072 were for the erection of a garage and covered passage to the side of the existing dwelling. These were both refused. Subsequently application 13/98/0062 proposed a detached double garage to the side of the dwelling. This was approved with conditions. None of the applications referred to the extension or re-roofing of the coal place.]

## **Officer Comments**

### **Policy**

#### Pendle Local Plan Part 1: Core Strategy

Policy ENV1 states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Conservation Area Design and Development Guidance SPD 2008 sets out key aspects of development to ensure the special character of the conservation area are maintained.

### **Design and Heritage Impact**

A number of alterations and extensions were undertaken to the property in the 19thC. The small red brick mono-pitch outhouse, likely of 20thC date, is of low heritage significance. The stone fronting to the outhouse has been built to a good standard and in matching stone. It is unobtrusively located and has little impact on the views of the listed property. Furthermore, the replacement of the concrete tiles with stone Indian slates, would be a beneficial alteration which would be more in keeping with the main dwellinghouse.

Subject to conditions to the control the works, the proposed development would preserve the special interest and significance of the listed building.

## **Reason for Decision**

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the Grade II Listed Building, Inghams Farm House and as such there is no reason to refuse consent.

## **RECOMMENDATION: Approve**

Subject to the following conditions:

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

**Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

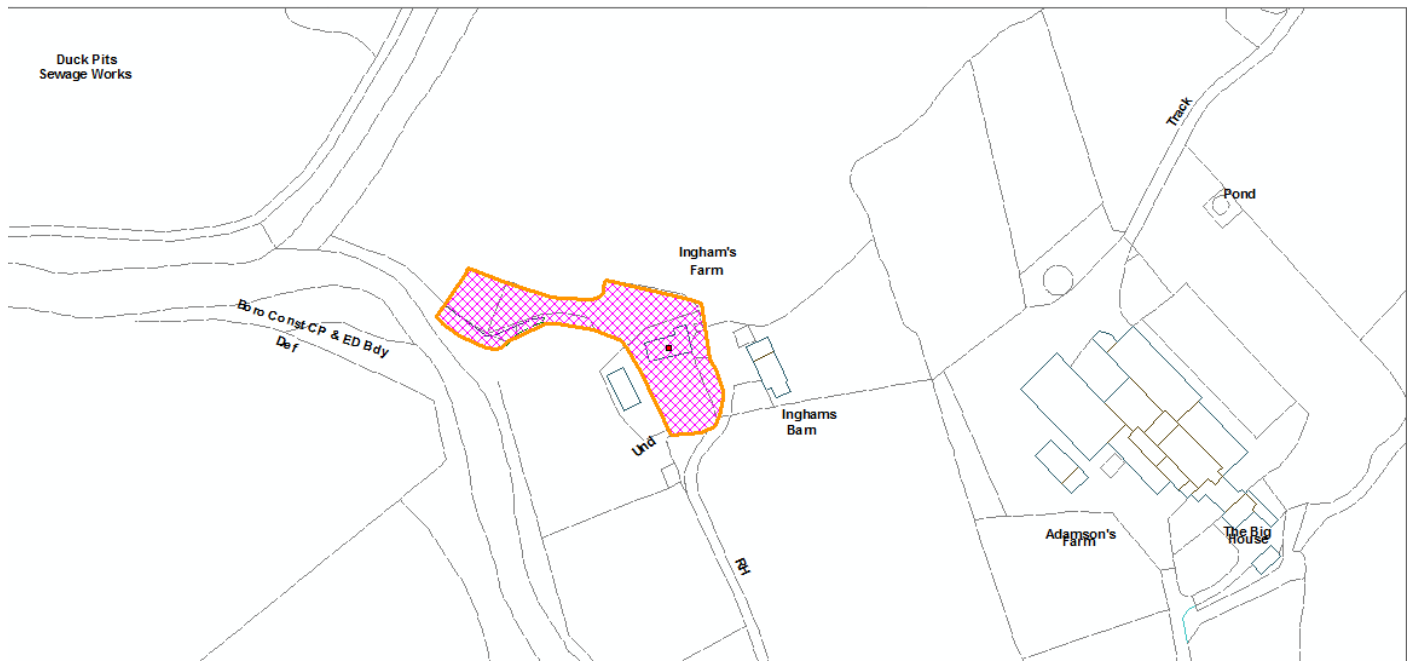
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

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**Reason:** For the avoidance of doubt and in the interests of proper planning.

3. All materials to be used in the replacement roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

**Reason:** These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.



**Application Ref:** 17/0541/LBC

**Proposal:** Listed Building Consent: Extension of coal-place (Retrospective) and re-roofing of coal-place in natural stone slate.

**At:** Inghams Farm House, Royle, Reedley

**On behalf of:** Mr Brian Foster

## LIST OF BACKGROUND PAPERS

Planning Applications

**NW/MP**

**Date: 21st November 2017**