

Nelson, Brierfield and Reedley Committee – Planning Update Report – 7th October 2024

24/0562/FUL 28A Colne Road

Following the publication of the Committee report, two more objections were received from neighbours. One of them was from a neighbour who has already sent in their objection earlier.

The objections raised the following concerns in summary:

- Affects the setting of the Methodist Church which is grade II listed
- No heritage statement attached

Officer Comments

No heritage statement was requested during validation since the application site is not directly adjoining the Brierfield Methodist church which is a grade II listed building. The war memorial and townhall across the road from the front elevation of the application site are also grade II listed buildings. These however would not be impacted by the proposal since the proposed development is to the rear of the application site. Following the receipt of the neighbour comments the applicant was given an opportunity to submit further information addressing the heritage impact of the proposal. No such further information was received.

The shutter is highly visible from Wesley Street to which the methodist church has its side elevation. The shutter with its industrial appearance in finish, design and scale would be highly incongruous to the ornate stone exterior of the listed building. It represents poor design and would have a harmful impact on the character and setting of the listed building. In this case the proposal leads to less than substantial harm to the significance of a designated heritage asset, and therefore this harm should be weighed against the public benefits of the proposal as per paragraph 208 of the NPPF. There are no public benefits to the proposed shutter to weigh against the harm and therefore the proposed development would not be acceptable in this location.

Overall, the proposed development would not be acceptable in terms of its poor design and its less than substantial harm to the significance of the grade II listed Brierfield Methodist Church and would be contrary to policies ENV1 and ENV2 of the Adopted Pendle Local Plan Part 1: Core Strategy, the Adopted Pendle Design principles SPD, Paragraph 139 and 208 of the NPPF.

This does not change the recommendation which is for refusal

RECOMMENDATION: Refuse

Due to its design, finish, scale and location, the proposed roller shutter would have an unacceptable impact upon the character of the original building and the street scene, and would cause less than substantial harm to the significance of the grade II listed Brierfield Methodist Church, in conflict with Policies ENV1 and ENV2 of the adopted Local Plan: Part 1 Core Strategy, the adopted Design Principles SPD and Paragraph 139 and 208 of the NPPF.