

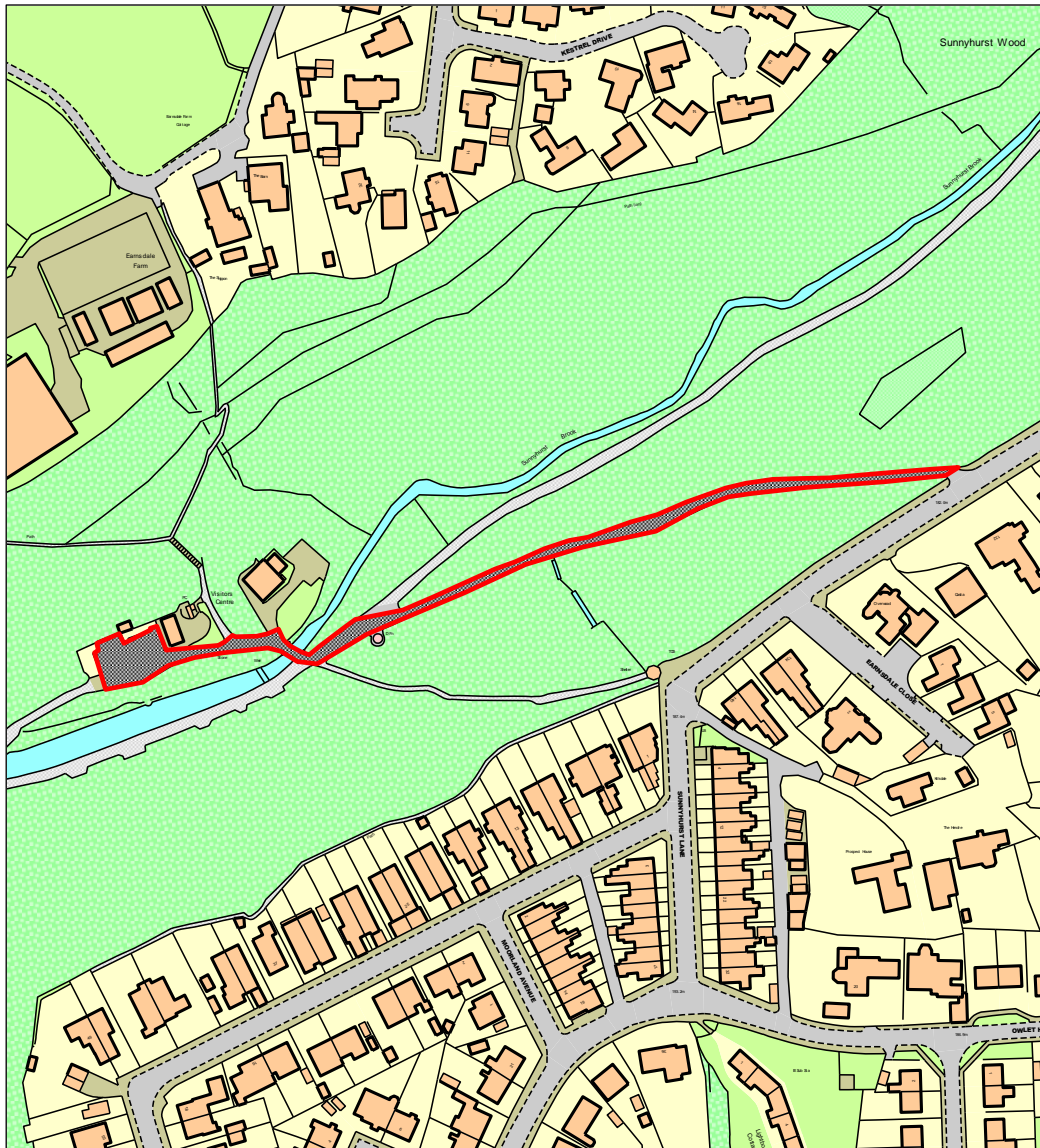
Proposed Development: Listed Building Consent: Installation of secondary glazing to the first-floor hallway, bedroom single windows and living room bay window and implementation of various refurbishment works including plastering, electrical works and internal carpentry.

Site Address: Olde England Kiosk, Earnsdale Road, Darwen, BB3 0LA

Applicant: Blackburn with Darwen Borough Council

Ward: Darwen West

**Councillor Dave Smith
Councillor Brian Taylor
Councillor Stephanie Brookfield**



1.0 SUMMARY OF RECOMMENDATION

- 1.1 The proposed development is recommended to be granted listed building consent, subject to the conditions detailed in Section 5.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 This application is presented to the Planning and Highways Committee, in accordance with the Council's Constitution, and given that the application has been made on behalf of the Council (Regulation 3).
- 2.2 The proposed development has been publicised through displaying a site notice on 10th November 2023. No public comments have been received for the application so far. Should any comments be received ahead of the meeting they will be presented as part of a committee update report.
- 2.3 The Council's development plan supports new heritage developments and associated works, provided they constitute sustainable development and accord with the development plan when taken as a whole.
- 2.4 The proposed development involves the installation of secondary glazing to the first-floor hallway, bedroom single windows and living room bay window. Various internal refurbishment works are also proposed, which include internal plastering, electrical works and internal carpentry. The works are required to improve the habitability of the ancillary first floor apartment, which is permanently occupied by the centre manager.
- 2.5 On balance, the proposals would be satisfactory from a technical point of view, with all issues having been addressed through the application process, or capable of being controlled or mitigated through appropriately worded planning conditions.
- 2.6 The key issues to be addressed in determining this application are limited to impacts on heritage assets given the nature of the submission.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site is a Grade II listed building that is located to the west of the settlement of Darwen and within Sunnyhurst Woods, which is a Grade II listed park. Mature woodland and parkland surround to all four sides and vehicle access is gained to the south from Earnsdale Road. The listing covers two pairs of gate piers that are positioned to the south of the building. The Grade II listed Sunnyhurst Cottage is also positioned to the east.
- 3.1.2 The building was constructed in 1911-12 and was originally used as a tea house for the gentry. A function room and café are located on the ground floor with an ancillary apartment above. The building is constructed from coursed sandstone, with stone slate roof coverings. It was built in the 'old mansion' style. The main

(south) elevation has five bays and two-storeys. The narrow central bay has a main entrance with a canopied head and a lean-to roof over, the entrance is fitted with an original five-panelled door with glazed upper parts.

- 3.1.3 The building contains a mix of windows, including three-light timber mullioned windows with lozenge-shaped leaded panes, full-height canted bay windows that rise through the eaves to dormer level, windows of six lights separated by panels of mock pargetting incorporating a lozenge design and timber mullioned window with lozenge-shaped leaded panes. Glass to all of the canted bays is leaded and the central pair of lights to the central tier has stained glass. The interior has extensive mock timbering.

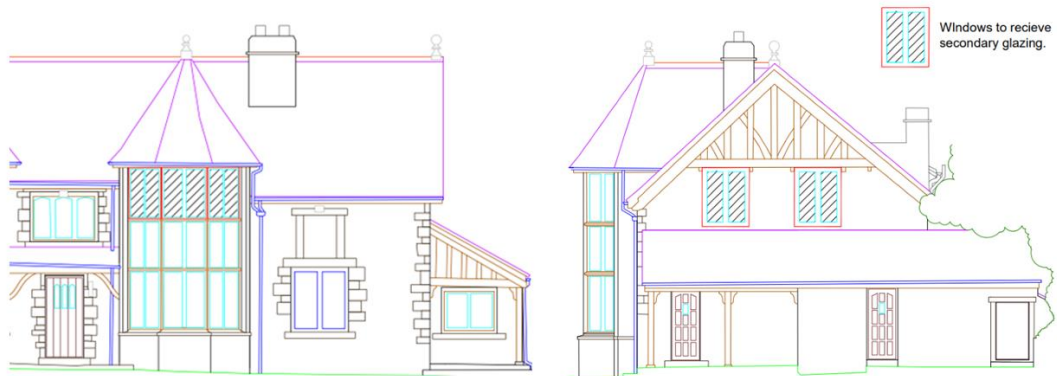
Figure One – Location Plan and Satellite Image



3.2 Proposed Development

- 3.2.1 As detailed above, the proposed development involves the installation of secondary glazing to a number of first-floor windows. Various internal refurbishment works are also proposed, which include internal plastering, electrical works and internal carpentry. The works are required to improve the thermal efficiency and habitability of the ancillary first floor apartment, thereby improving the living standards of the centre manager and their family.
- 3.2.2 The proposed secondary glazing would be installed within three windows to the front (south) and side (east) elevations, which serve the first-floor private quarters (the first-floor hallway and bedroom single windows, the living room bay window). The secondary glazing would be openable units and their shape would match the glazing bar arrangement of the existing windows.

Figure Two – Proposed Front and Side Elevations



3.2.3 The removal of existing plaster finishes within the appartement are proposed. The fitting of insulated plasterboard to the bedroom walls is proposed as replacement with a non-insulated board proposed to the bedroom ceiling. Any internal plaster works would be of a lime mix. A number of wider improvement works are proposed, which include the installation of sockets, a light switch and light pendant. New skirting boards and architraves to match the existing fixtures would be installed. All new plaster and timber work would be appropriately decorated once complete.

3.3 Case Officer Site Photos



3.4 Development Plan

3.4.1 Local Plan Part 2 (2015):

- Policy 39: Heritage

3.4.2 Local Plan (Emerging) 2021-2037

- Policy CP7: The Historic Environment
- Policy DM26: Heritage Assets

4.0 ASSESSMENT

4.1 Impact on Heritage Assets

4.1.1 The site is a historic building that has retained the majority of its original character. Policy 39 states that development with the potential to affect any

designated heritage asset, either directly or indirectly including by reference to their setting, will be required to sustain or enhance the significance of the asset. Those requirements are underpinned by Policies CP7 and DM26.

- 4.1.2 An initial review of the proposals was undertaken by the BwD Heritage Advisor and a number of shortcomings were identified with regards to the submitted information. The Agent has subsequently submitted additional information to address those concerns. Manufacturers details have been provided clarifying the shape and dimensions of the proposed secondary glazing. It has also been clarified that the proposed secondary glazing would not be visible externally once installed. A condition is recommended to ensure that outcome is achieved in order to safeguard the character of the listed building.
- 4.1.3 Regarding the wider works proposed, the BwD Heritage Advisor has acknowledged the limited level of impact from those works. A clear need for those works has also been acknowledged in the form of improving the habitability of the ancillary apartment. A further condition is recommended to ensure those works are implemented in strict accordance with the submitted details. Subject to compliance with those conditions, the proposed development would be acceptable with reference to impacts on heritage assets, in accordance with Policies 39, CP7 and DM26.

4.2 Summary

- 4.2.1 This application seeks listed building consent for the installation of secondary glazing and the implementation of internal refurbishment works. Subject to appropriate conditions, the proposed development would be acceptable on all the relevant planning grounds, in accordance with the policies detailed in Section 3.4.
- 4.2.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Subject to appropriate conditions, the proposals would be acceptable in terms of impact on heritage assets. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

5.0 **RECOMMENDATION:**

Delegated authority is given to the Strategic Director of Growth and Development and Deputy Chief Executive to approve listed building consent, subject to the following conditions.

- 5.1 The works hereby 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.

- 5.2 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings and documents: Location Plan (M00EK4P), M00EK1P, M00EK2P, M00EK3P, M00EK5P, M00EK0T, GSG 004-1005, GSG 004-1005 (2), Secondary Glazing Dimensions Sheet (1 of 2) and Secondary Glazing Dimensions Sheet (2 of 2).

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

- 5.3 The frames of the secondary glazing hereby approved must be precisely aligned with existing frames/mullions and they must not be visible from the exterior of the building whatsoever.

REASON: In order to ensure the secondary glazing is not visible externally, in the interests of safeguarding the character of the listed building, and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

- 5.4 The internal plastering works hereby approved shall be implemented in strict accordance with the details and materials shown on the submitted documents 'Woodfibre Internal Wall Insulation – Quick Application Guide' and 'EcoMortar Premixed Repair Mortars R100 and R50 (BS EN 998.1 Class CS III)'.

REASON: In order to ensure those works are implemented to an acceptable standard, in the interests of safeguarding the character of the listed building, and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

6.0 PLANNING HISTORY

- 6.1 No relevant planning history.

7.0 CONSULTATIONS

- 7.1 BwD Heritage Advisor – I have reviewed the supporting documents, which include existing elevations and proposed plans and elevations, a Design, Access Statement and Heritage Statement. Whilst the submission documents provide a Heritage Statement, it is limited in its information and fails to provide an assessment of the heritage assets or a Heritage Impact Assessment, this is a requirement of P.194 of the NPPF. The key heritage issue for the LPA to consider is whether the proposed development will harm the significance of the Grade II listed building.

The significance of the Olde English Kiosk lies in its aesthetic and historic context; primarily evidenced in the building's fabric and architectural form/appearance. In this regard, as a listed building it is my view that it can be attributed as having a high significance. In regard to the window proposals, the existing windows form part of the buildings historic and aesthetic significance that contribute to the value and significance of the Listed Building. Consequently, the treatment of the existing windows needs to be done sensitively so as not to diminish the buildings significance. The submission documents note that the existing windows will remain unaltered.

In respect of the proposed secondary glazing, 'in principle' I have no objections to its installation; however, the details provided are limited to a specification brochure, with a variety of types and profiles, the specific details (type, frame, profile and fixing details) would be required to enable an assessment of suitability. Secondary glazing, when designed appropriately and in a way that respects the character and appearance of a historic building, is beneficial for achieving an energy-efficient building. In order to not cause any harm to the significance of the building, secondary glazing should be plain, and if with subdivisions, these should follow existing lines. Subject to further details, I have no objections to this intervention.

It is proposed that an insulated Ty Mawr board system will be used to all walls, skimmed with a lime-based plaster finish. However, the details are very limited, and I would prefer to see the full details of the intended system. Nevertheless, I acknowledge that internally the living quarters have been heavily modernised, and it is unlikely to result in any additional harm. Furthermore, I accept that the plaster needs replacing due to the damage created by water ingress.

Similarly, I do not object to the proposed electrical and joinery works, these are reasonable for modern living, within in the already modernised living quarters. As such, given the appearance of the building will remain largely unchanged, subject to further details (secondary glazing details and insulated Ty Mawr board system details) I do not think the proposed work could be said to result in any additional harm significance of the listed building.

As I am required to do so, I have given the duty's imposed by s.16(2) of the P(LBCA) Act 1990 considerable weight in my comments. Subject to further details, I consider the proposal would meet the statutory test 'to preserve' and would cause no discernible harm to the significance of the Listed Building/ Therefore, no balancing exercise is required as per NPPF P.202. As such, the proposal meets the objectives of Chapter 16 of the NPPF and accord with the policies of the Local Plan.

(Update) I have reviewed the additional details provided, which include a Schedule of Works, Ty Mawr board system details and Secondary Glazing Details and address the issues relating to further information as stated in my original comments dated 10 November 2023. In respect of the proposed secondary glazing, as noted in my original comments in principle' I have no objections to its installation.

The additional details provided go some way to providing further information, the brochure/specification details of the range (as provided initially) and a visual of the frame type, which will be a horizontal slider subframe. It is also noted that the secondary glazing will 'either be reveal fix or face fixed to the window, usually it's reveal fixed and gives a better cavity from the existing window frame'. I agree that a reveal fix will be the better option. However, other than a statement relaying that 'the secondary glazing is not seen from the exterior of the property' there are no drawings or confirmation that the frames for the secondary glazing will be in line with the existing window frames to ensure they do not obstruct/impede the views of the existing windows or detract from their significance; this is paramount. I note that this can be secured via a suitably worded Condition.

Further details of the proposed insulated Ty Mawr board system have been provided, which will be used to all walls, skimmed with a lime-based plaster finish. For the external/internal walls the system includes a lime plaster parge coat to level the surface (NHL based plaster), 8-10mm Isovit adhesive, 40mm cork insulation board and 12mm lime hemp plaster. For the internal walls, a 15mm Celenit wood wool board finished with fine hemp plaster at 6mm thickness in preparation for decorations. These are a flexible and breathable option, and I am satisfied with this approach.

7.2 BwD Property Services – No objections.

7.3 Darwen Town Council

7.4 Ward Cllrs

7.5 No public responses received.

8.0 CONTACT OFFICER: Christian Barton – Senior Planner

9.0 DATE PREPARED: 3rd January 2024

10.0 SUMMARY OF REPRESENTATIONS – none received.