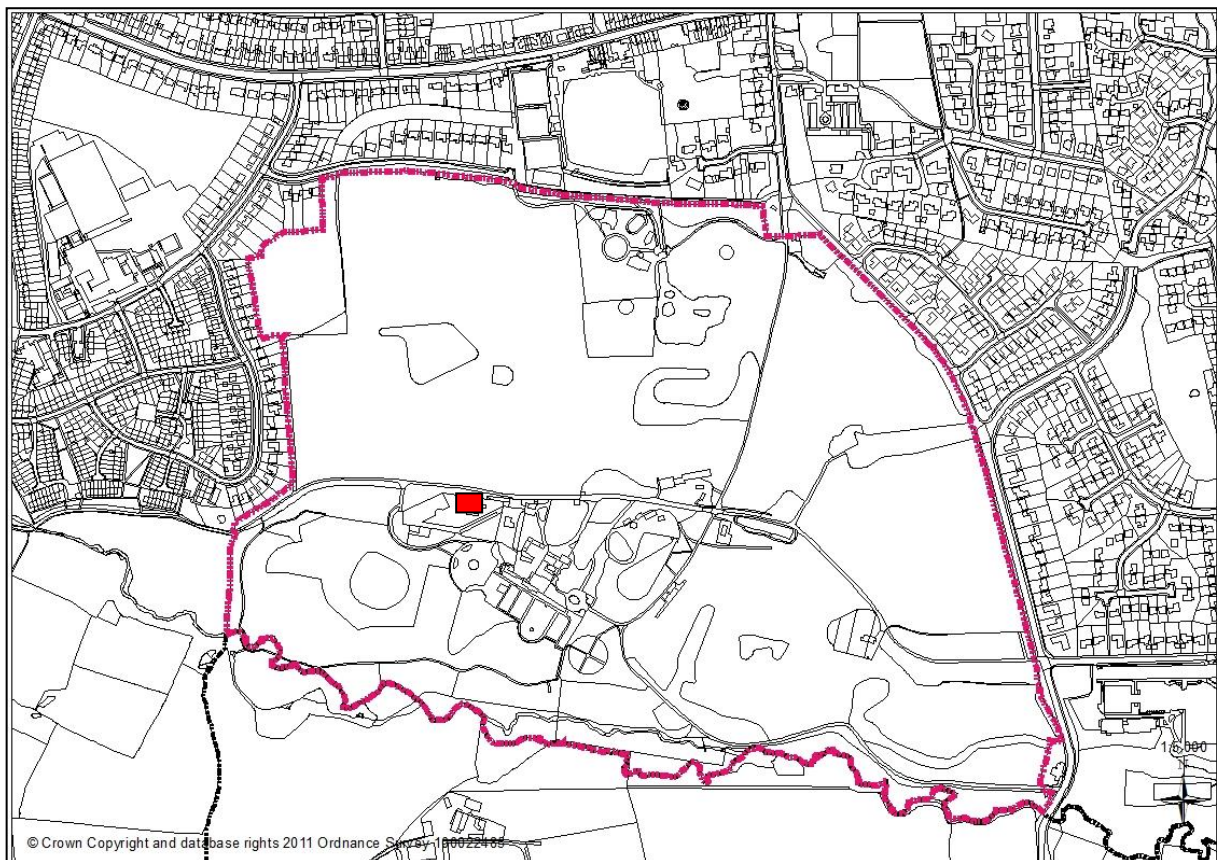


Application Number	07/2023/00544/FUL and 07/2023/00545/LBC
Address	The Walled Garden Worden Park Leyland
Applicant	Mr Neil Anderson South Ribble Borough Council
Development	Reconstruction of glasshouse with new brick base walls, glazed aluminium frame and other ancillary works
Officer Recommendation	Approval with Conditions
Officer Name	Mrs Debbie Roberts
Date application valid	05.07.2023
Target Determination Date	30.08.2023
Extension of Time	None

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1. Introduction

1.1. These applications are brought to Committee as they are Council applications.

2. Report Summary

2.1. Identical applications for planning permission and listed building consent seek consent for reconstruction of the walled garden glasshouse with replacement brick walls, aluminium frame and associated works.

2.2. Policy, material consideration and justification for both are the same, but for ease both will be presented to Committee as one. Please note however that two separate votes are required, and two independent decisions needed.

2.3. Proposed changes are appropriate in both material and design, would sit well within the context of the walled garden and accord with adopted national and local policy. National guidance requires the protection of designated heritage facilities but in a sustainable way which allows such assets to be used in a purposeful manner.

2.4. At the time of writing this report representation has not been made; the opinions of statutory consultees however have been taken into account and conditions recommended where appropriate. Late representations will be reported at Committee

2.5. It is recommended that both applications should be approved subject to the imposition of conditions – planning permission approved (07/2023/00544/FUL and listed building consent granted (07/2023/00545/LBC).

3. Application Site and Surrounding Area

3.1. Worden Park structures enjoy Grade II listing on the register of Buildings of Special Architectural or Historic Interest, whilst the park as a whole is registered on England's Schedule of Historic Parks and Gardens. The 60ha site is bound to the south and south west by agricultural land, and to the north and east by mixed use/residential buildings.

3.2. These applications relate to the Walled Garden in the park's north-west corner.

4. Site History

4.1. There are approximately 80 planning applications on Worden Parks planning history; most of which relate to park-wide development. None are specifically relevant to this proposal.

5. Proposal

5.1. Identical applications for planning permission and listed building consent seek permission for the reconstruction of the walled garden glasshouse with new brick walls, aluminium frame and associated works.

5.2. The trapezoid shaped, Walled Garden dates c1780 with the eastern glasshouse, vine house and propagation house appearing on maps from around 1840 onwards.

5.3. The glasshouse was replaced in 2008 but was recently removed due to its rapidly deteriorating condition; only the base walls remain. When viewed from the eastern end there is a view of arched brickwork - potentially an earlier subterranean boil house - which would

be retained and conserved. 1950s photographs show a glasshouse which was much lower, with the current structure being built over the top.

5.4. Base walls were rebuilt using brick and cement c. C20th and are in poor condition. These would be reconstructed in new, handmade red bricks with lime mortar to reflect materials used on surrounding buildings, although the modern stability buttresses on the walls' exterior would not be replicated.

5.5. The glasshouse frame would be replaced to the same size using painted aluminium, to match the adjacent Vine House and Propagation House (refurbished 2017). Automatic electric roof vents (northern side) and retractable external shades (southern side) would also be installed.

5.6. A materials schedule has been provided and is acceptable.

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice and newspaper advertisement have been posted, and six neighbouring properties consulted but representation has not been received. Public consultation closes the day after publication of this agenda, but late representations will be reported verbally at committee.

7. Summary of Responses

7.1. **Growth Lancashire** (heritage consultant) has not responded

8 Material Considerations

8.3. Policy Background

8.3.1. Core Strategy Policies 18 and South Ribble Local Plan Policy G7 (Green Infrastructure) seek to enhance and protect the Borough's green infrastructure. G7 allows development within allocated areas where alternative provisions are similar or better in nature, and where change will not detrimentally affect the amenity value of the site. In addition, the supporting text for Local Plan Policy G9 (Worden Park) notes that "*Worden Park requires major investment... to increase its use and attractiveness to communities*"

8.3.2. Core Strategy Policy 16 (Heritage Assets), in line with National Planning Policy Framework 2021 Chapter 16, aims to conserve and enhance the historic environment, heritage assets and their settings whilst Design Policies 17 (Core Strategy) and G17 (Local Plan) ensure that new development, amongst other things, respects the character and appearance of the area and any historic assets.

8.3.3. This scheme will enable the former glasshouse to be brought back into viable use, returning the glasshouse to a more appropriate form. It also fully supports policy objectives of a sustainable future. In design terms proposed changes will have a favourable rather than adverse effect on the park, and will not alter the character of the park, but will enable its full and continued use with positive benefits to users of the facility. Materials used are subtle in visual appearance but substantial in terms of longevity and heavy-duty use.

8.3.4. Final development is expected to be sensitively undertaken and will help to sustain the core business of the site whilst retaining elements of that which we aim to preserve.

8.4. Relationship to Neighbours

8.4.1. None of the site would be visible from, or proximate to nearby residents, and it is considered that changes will benefit both physically and visually, rather than be to the detriment of neighbouring residents.

8.5. Highways and Parking Considerations

8.5.1. No issues expected.

9. **CONCLUSION**

9.1. Proposed changes are appropriate in both material and design, will sit well within the context of the walled garden and accord well with adopted national and local policy.

RECOMMENDATION:

Approval with Conditions/Consent Granted.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

OR

Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990. (For LBC)

2. The development hereby permitted shall be carried out in accordance with the submitted approved plans
 - Existing site layout plan WPWG 2023/06/001 (South Ribble)
 - Location plan 27.6.23 (South Ribble)
 - Heritage Design & Access Statement (South Ribble: July 2023)
 - Proposed elevation (Alitex 32624 Sheet 1 of 2)REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the Partial Version Site Allocations Development Plan Document

3. Works shall be completed using materials as detailed in the approved Design Access and Heritage Statement (July 23) unless otherwise agreed in writing with the Local Planning Authority.
REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17(a) in the South Ribble Local Plan

Planning Policy

National Planning Policy Framework
Core Strategy Policy 16 (Heritage Assets)
Core Strategy Policy 18 (Green Infrastructure)
Local Plan Policy G7 (Green Infrastructure)
Local Plan Policy G9 (Worden Park)
Local Plan Policy G17 (Design)