

**Application Numbers** 07/2016/1077/FUL & 07/2016/1078/LBC

**Address** Worden Park  
Worden Lane  
Leyland  
Lancashire  
PR5 2DJ

**Applicant** South Ribble Borough Council

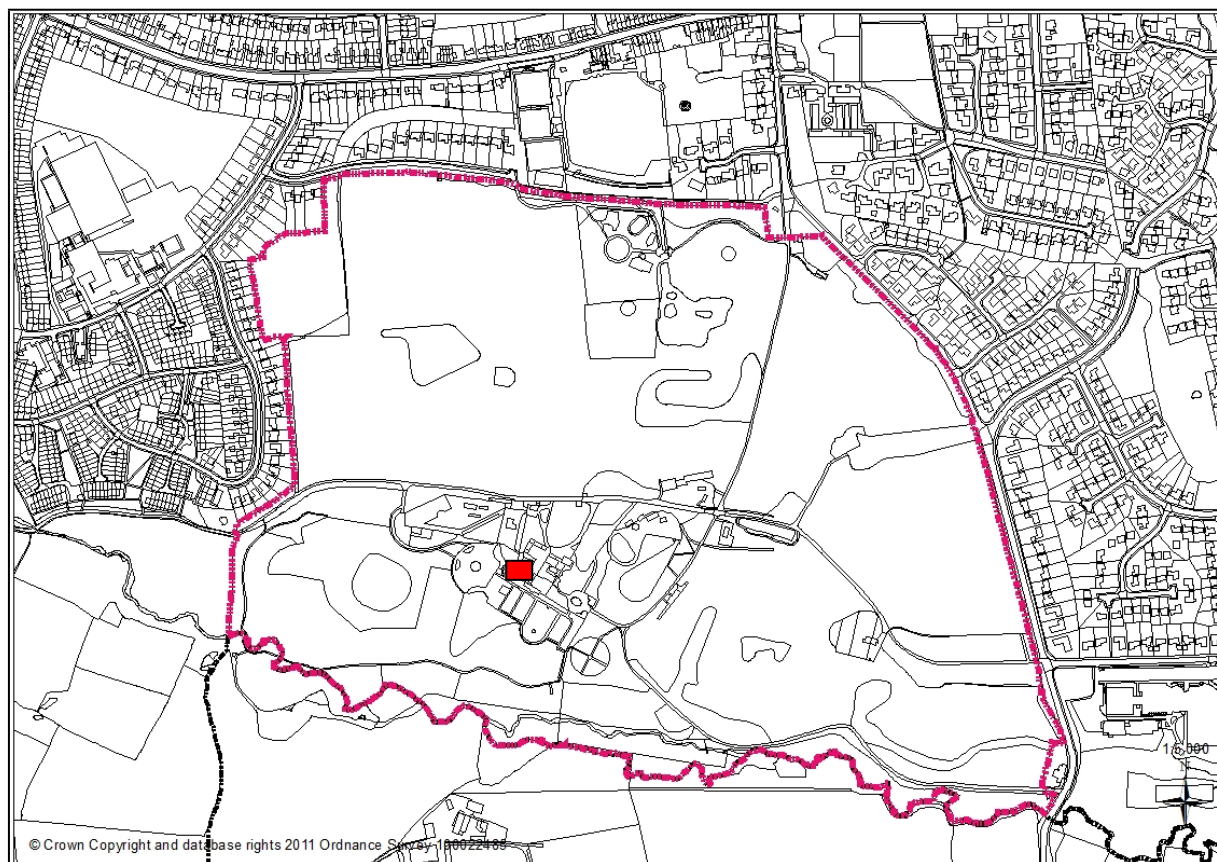
**Development** Replacement of existing timber vine house frame

**Officer Recommendation** Approval with Conditions / Listed Consent  
Approved.

**Officer Name** Debbie Roberts

Date application valid 05.12.2016  
Target Determination Date 30.01.2017  
Extension of Time None

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## **1. Introduction**

1.1. These applications are being presented to Committee because the proposal seeks permission for works by the Borough Council's Neighbourhoods Services Team.

## **2. Report Summary**

2.1. Identical applications for planning permission and listed building consent request permission to replace the timber vine house and glazing with an aluminium frame

2.2. Policy, material consideration and justification for both are the same, but for ease of reading and time management purposes both will be presented as one. **Please note however that two separate votes would be required at the committee meeting, and two independent decisions made.**

2.3. Proposed changes are appropriate in both material and design, will sit well within the context of both protected structure and useable public space, and accord well to adopted national and local policy. National guidance requires the protection of heritage structures 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 representation 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 (07/2016/1077/FUL and listed building consent granted (07/2016/1078/LBC).

## **3. Application Site and Surrounding Area**

3.1. Worden Park enjoys a Grade II listing status and is registered on England's Schedule of Historic Parks and Gardens. The entire site spans 60ha, is bound to the south and south west by agricultural land and to the north and east by mixed use/residential buildings.

3.2. The application refers to the Walled Garden vine house on the western side of Worden Park; an area dating to 1777 which would have been the kitchen garden to the former Worden Hall. It is a trapezoid shaped enclosure, walled on 3 sides, with an entrance wall incorporating pedestrian gate and double carriage gates; walls stand at approximately 3m high. The garden is open to the public but is currently used by The Brothers of Charity as teaching facility for adults with specific needs.

3.3. Within the garden, structures include large vine house with original internal opening mechanism, subterranean melon pit (both Victorian), commercial glasshouses, cold frames and the remains of the floor to a boiler house, below which are original workings. Although the garden is not separately listed, its position in the park warrants an application for Listed Building Consent.

## **4. Site History**

4.1. There are over 30 planning applications on the history of Worden Park; all of which relate to minor works elsewhere within the park or predate 1997. The most relevant applications with regard to the walled garden are:

- 07/2011/0412/LBC - Listed Building Consent for Refurbishment of walled garden and associated buildings (melon pit, vine house & glass house) & new toilet facility and archway. Consent granted August 2011
- 07/2011/0847/LBC - Listed Building Consent - re-positioning of existing glasshouse, including re-siting of polytunnel and 2no store sheds. Consent granted February 2012

## **5. Proposal**

### **5.1. Description of works**

5.1.1. This application proposes replacement of the vine house timber frame in aluminium with replacement glazing.

5.1.2. The Vine House is a large, greenhouse structure measuring 15.1m x 4.9m, with a mono-pitched glazed top section to a maximum of 4.3m, and brick base wall with vine holes along the longer sides.

5.1.3. Although the structures basic form is similar to the original, works to 'preserve' the vine house during the 1980's have resulted in a badly conserved, modern version of the original which requires wholesale replacement. Sections of the frame have failed to the point where significant areas of glazing cannot be replaced.

5.1.4. The proposal to replace the frame in a white, powder coated aluminium – increasingly popular for historic structures, would allow for a longer life, reduces the need for regular maintenance but closely resembles the original wooden style. It also replaces parts of the structure which do not reflect well in either material type or design detail upon the parks historic nature. Glazing bars would be restored back to their original narrow form – aluminium is particularly good for this, and the vine house plinth would be restored using like for like materials and techniques.

5.1.5. Original window opening mechanisms are to be retained but disabled, and an electronic, but relatively invisible system installed.

5.1.6. The vine house contains an early C20th vine, but for safety reasons access to the building is restricted to staff members tending the plant. Following re-development it is hoped however that the vine house will be re-opened to the public.

5.1.7. The appointed contractor has worked closely with English Heritage and the National Trust on several major, UK projects, and is well versed in the restoration of historic buildings.

### **6. Summary of Supporting Documents**

6.1. Scaled drawings/location plan are accompanied by

- Ecological assessment and bat survey (Middlemarch Environmental: RT-MME-124148)
- Heritage Design & Access Statement (South Ribble)

## **7. Representations**

### **7.1. Summary of Publicity**

7.1.1. A site notice and a newspaper advertisement has been posted and eight neighbouring properties consulted but representation has not been received.

## **8. Summary of Responses**

**8.1. South Ribble Environmental Health** have no objections

**8.2 Ecology Consultant** – the applicant has supplied an ecological assessment (Middlemarch: RT-MME-124148) which has been assessed by the Councils Ecologist. Precautionary conditions and informative notes are recommended with regards to nesting birds and amphibians.

**8.3 Lancashire Gardens Trust** have been consulted but rarely make any formal comment. Any change will be reported verbally at committee.

**8.4 Historic England** note that as the vine house is listed only as a curtilage building, they would have no objection to a decision based upon advice given by the Councils own advisor. The Councils' **Conservation Specialist** was consulted in 2012 on a series of restorative works for Worden Park. This proposal has been compiled in line with those comments.

**8.5 Leyland Historical Society** has no objections to the proposal

## **9 Material Considerations**

### **9.3 Policy Background**

**9.3.1** South Ribble Local Plan Policy G7 (Green Infrastructure) 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 Policy G9 (Worden Park) notes that "*Worden park requires major investment... to increase its use and develop further recreational and leisure uses within it*". This scheme relieves safety, functionality and maintenance issues, whilst returning the vine house to a more appropriate, form. It also fully supports policy objectives of a sustainable future.

**9.3.2** Core Strategy Policy 16 (Heritage Assets) – proposed changes will have a favourable rather than adverse effect on the park, and will offer positive benefits to users of the facility. They will not alter the character of the park but will enable its full and continued use. Materials used are subtle in visual appearance but substantial in terms of longevity and heavy duty use.

**9.3.3** 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.

### **9.4 Relationship to Neighbours**

**9.4.1** Whilst alterations are by necessity visible, it is considered that changes within the Walled Garden will benefit both physically and visually, rather than be to the detriment of neighbouring residents.

### **9.5 Highways and Parking Considerations**

**9.5.1** No issues expected.

## **10 CONCLUSION**

**10.1** This proposal seeks to implement cosmetic changes only to the walled garden vine house. Proposed changes are appropriate in both material and design, will sit well within the context of both protected structures but useable public space and accord well to adopted national and local policy

## **11 RECOMMENDATION:**

11.1 Approval with Conditions / Listed Consent Approved.

## **12 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.
2. The development hereby permitted shall be carried out in accordance with the submitted approved plans Dwg VPF 5239/T Sheet 2 of 2 (Alitex)

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. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.

REASON: To ensure before commencement of work on site the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17(a) in the Partial Version Site Allocations Development Plan Document

4. No work to the building including clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.

REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy

5. Immediately prior to commencement of works on site, the working area at the base of the glasshouses shall be cleared by hand of any features suitable for sheltering amphibians. Any amphibians should be gently removed and placed in suitable habitat nearby.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

6. If the presence of great crested newts is detected or suspected on the development site at any stage before or during development or site preparation, works must cease and advice sought from a suitably qualified ecologist.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

### **13 RELEVANT POLICY**

#### **Central Lancashire Core Strategy**

16 Heritage Assets

#### **South Ribble Local Plan**

G7 Policy G7 Green Infrastructure Existing Provision

G9 Policy G9 Worden Park

#### **14 Note:**

**14.1** Other application Informative - Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website [www.southribble.gov.uk](http://www.southribble.gov.uk)

**14.2** Ecology Note: The applicant should note that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species.