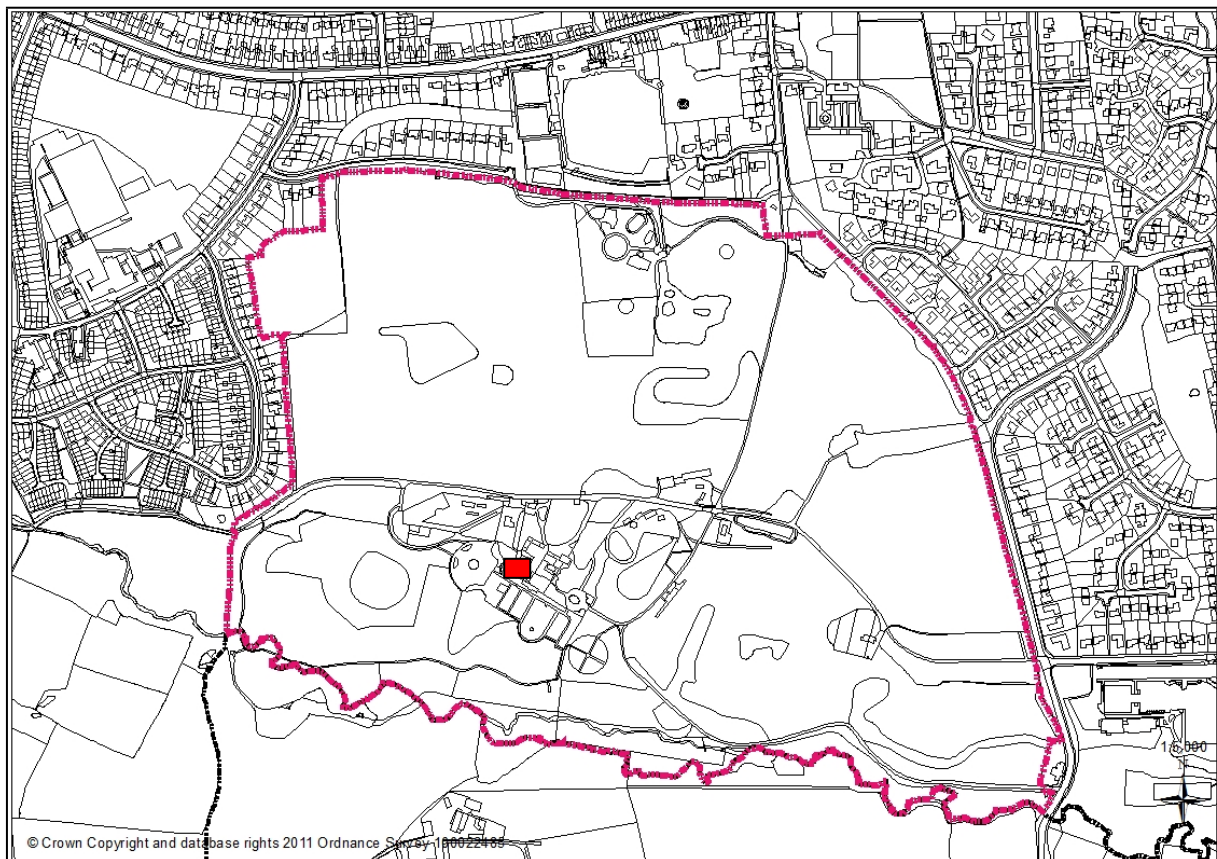


Application Number	07/2016/1075/FUL and 1076/LBC
Address	The Plant Conservatory Worden Park Leyland Lancashire PR25 1DJ
Applicant	South Ribble Borough Council
Development	Replacement of timber framed glasshouse
Officer Recommendation	Approval with Conditions
Officer Name	Mrs Debbie Roberts
Date application valid	05.12.2016
Target Determination Date	30.01.2017
Extension of Time	30.06.2017

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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 glasshouse / conservatory 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 and useable public space, and accord well to 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 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 (07/2016/1075/FUL and listed building consent granted (07/2016/1076/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. This application refers to the much altered conservatory and brick plinth located to the south of the Worden Hall remains.

3.3. The conservatory (also known as display house) dates back to 1860 and was used to display exotic plants. It overlooks the parks formal gardens and includes original internal opening mechanisms which are to be retained.

3.4. The conservatory until recently (April 2017) was Grade II listed in its own right. An initial assessment of the building by Historic England (HE) brought objection to the proposal on the grounds that it would result in wholesale demolition of a protected structure. Although possible, any subsequent approval of a Council owned property against the wishes of HE would have required elevation of the decision to the Secretary of State; a process which can take upwards of 6 months.

3.5. HE's requirement to maintain rather than replace the conservatory was not possible; the buildings fabric had over many years been so badly maintained that it could not hold the weight of glazing without significant change. Subsequently, an application to revise the listing description was made to HE's Northern Assessment Team.

3.6. Following independent assessment, HE decided that the structure had lost its historical integrity, and held none of the special architectural or historic interest required of a

listed heritage asset. The decision was therefore made to de-list the conservatory although the park itself remains on the English Schedule and warrants particular attention.

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. None are relevant to this proposal

5. Proposal

5.1. Description of works

5.1.1. This application proposes replacement of the conservatory timber frame in aluminium with replacement glazing. Restorative works to the brick plinth would also be undertaken.

5.1.2. The conservatory measures 21.7m x 2.6m-4.8m, with a staggered, mono-pitched roof measuring no more than 4.2m, and a central, decorative section. The three sided structure is attached to, and straddled by sections of wall retained from the former Hall.

5.1.3. Although the structures basic form is similar to the original, works to 'preserve' the conservatory 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 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. Access to the conservatory for safety reasons is restricted to staff members. Following re-development it will hopefully be re-opened for use as a public / activity space.

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: 19.4.17)

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

8.3 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.

8.4 Lancashire Gardens Trust welcome the investment to enhance the conservatory and offer design advice which has been taken into account. Further comments have not been made following the buildings de-listing.

8.5 Historic England – see comments above. As the conservatory is now listed only as a curtilage building to a scheduled park, HE 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, and this proposal has been compiled in line with those comments.

8.6 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 conservatory 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 It is considered that changes 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. Proposed changes are appropriate in both material and design, will sit well within the context of both protected but useable public space and accord well to adopted national and local policy

RECOMMENDATION:

Approval with Conditions.

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.

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 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 or other protected species 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

RELEVANT POLICY

Core Strategy Policy 16 Heritage Assets

Local Plan Policy G7 Green Infrastructure Existing Provision

Local Plan Policy G9 Worden Park

Note:

Other application Informative

1. 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

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.