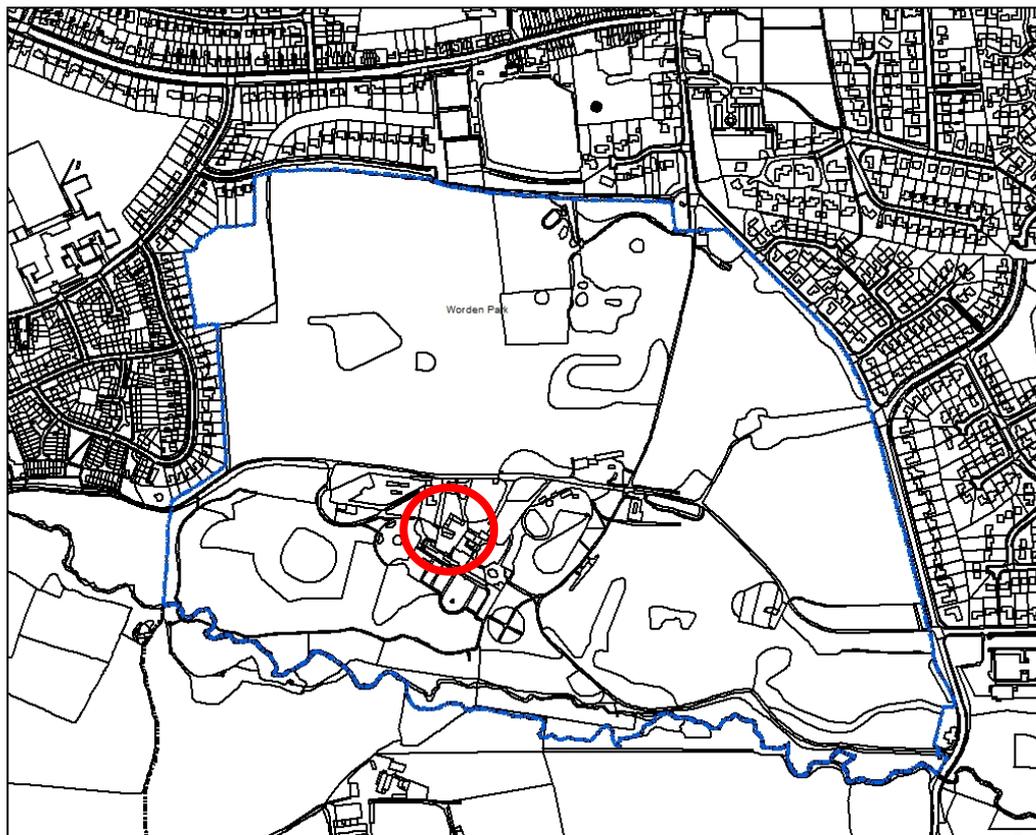


<b>Application Number</b>	07/2018/5859/LBC
<b>Address</b>	Worden Park Worden Lane Leyland Lancashire PR5 2DJ
<b>Applicant</b>	South Ribble Borough Council – Andrew Richardson
<b>Development</b>	Listed building consent for removal of modern free-standing flue, alterations to fireplaces and hearths and repairs to existing chimney stacks
<b>Officer Recommendation</b>	<b>Consent Granted</b>
Date application valid	21.08.2018
Target Determination Date	16.10.18
Extension of Time	None

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## 1. Introduction

1.1. This application is being presented to Committee because the proposal forms a project put forward by the Council's Neighbourhood Services Team.

## **2. Report Summary**

2.1. The applicant requests consent for a series of restorative works to Unit 2 and the Brewhouse, Worden Park, Leyland – both Grade II listed properties in their own right. Worden Park as a whole is also listed on England’s Schedule of Historic Parks and Gardens.

2.2. Proposed changes – as detailed below - 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

2.3. 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. Representation has not been made; the opinions of statutory consultees have been taken into account and conditions recommended where appropriate.

2.5. It is recommended that listed building consent should be granted with conditions

## **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. Unit 2 and the Brewhouse – the subject of this application - are buildings within the craft complex part of park.

3.2. Unit 2 is a single storey, mid terraced property (former cattle shed) whilst the Brewhouse is a two storey building to the west of the Marsden Theatre which currently houses joinery and stained glass workshops. This is thought to pre-date the current hall complex.

## **4. Site History**

4.1. There are over 60 planning applications on the history of Worden Park; none of which are relevant to this proposal

## **5. Description of works**

5.1. This application for listed building consent seeks permission for improvement works to Unit 2 and the Brewhouse building as follows. None of the development described requires separate planning permission.

### *5.2. Unit 2*

5.2.1. The fireplace at the eastern end of this unit discharges into a chimney stack above, which also serves Unit 1. The chimney stack rises 14 courses above the ridge of the roof and is topped by two Queen chimney pots.

5.2.2. As the unit is unheated and prone to damp, the application proposes installation of a wood burning stove in the existing fireplace. To achieve the required clearance the height of the fireplace opening must be raised by two brick courses; the existing brick arch to be reinstated at this higher level but in the same form. To do so the chimney would be dismantled to roof level, and rebuilt using appropriate lime mortars and replacement bricks - where damaged at upper levels - to a height of 16 brick courses above roof ridge height. Existing pots would be re-used, and a steel flue liner installed.

### 5.3. *Brewhouse*

5.3.1. Similar wood burning stoves are also proposed for the Brewhouse.

5.3.2. This building has a fireplace slightly off centre, which flues into a chimney stack above; a second flue connects on the northern side to serve the first floor. The stack rises 6 brick courses above the roof ridge and is topped with a terracotta, roll top chimney pot.

5.3.3. A second chimney stack carries a single flue up the western end of the building, rising 6 brick courses above the roof ridge. Both chimneys are to be restored as per Unit 2

5.3.4. Internally, a ground floor fireplace with stone lintel contemporary to the original construction is located towards the building's eastern end. To the rear (western side) of the ground floor fireplace is a smaller opening, which once housed a small boiler. Only minor repairs and replacement of the timber lintel with stone are required to this structure

5.3.5. A free-standing flue of later brickwork, separate from but adjacent to the main chimney stack, rises up through the first floor where it connects to the back of the first floor chimney stack (now blocked up). As the fireplace is too small to allow for stove installation, and to retain an original feature, the free standing flue would be removed and the stove installed into this location. A new steel flue would enter the fireplace at the rear where it connects to one from the ground floor fireplace

5.3.6. A new hearth and stove are also proposed to the first floor level, supported on floor joists. Structural advice has been taken (Capstone Engineers: P719/01: August 18)

## 6. Representations

6.1. A site notice and a newspaper advertisement have been posted, but the centre park location of the buildings is such that individual neighbour consultation was not felt necessary. Seven tenants of park buildings have however been notified

6.2. At the time of writing this report representation had not been received; late representation will be reported verbally at committee.

## 7. Summary of Responses

7.1. **Lancashire Gardens Trust** have not commented but this is not unusual, and **English Heritage** did not wish to be consulted.

7.2. **Leyland Historical Society** has no objections to the proposal

## 8. Material Considerations

### 8.1. Policy Background

8.1.1. Policy of most relevance to re-development within the park are:

8.1.2. **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.

8.1.3. **Policy G9 (Worden Park)** ensures the appropriate enhancement and maintenance of the park noting that "*Worden park requires major investment... to increase its use and develop further recreational and leisure uses within it*".

8.1.4. Para 184 of the **NPPF 2018** states that '*assets are an irreplaceable resource to be conserved in a manner appropriate to their significance, so that they can be enjoyed ... for future and existing generations*' by securing their '*optimum viable use*' (Para 196)

8.1.5. **Local Plan Policy G17** in line with **Core Strategy Policy 16 (Heritage Assets)** – also seeks to sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset and its surrounding environmental character.

8.1.6. This proposal will have a favourable rather than adverse effect on the park, and will offer positive benefits to users of both buildings. It will not alter the character of the park but will support its full and continued use. Materials used are subtle in visual appearance but substantial in terms of longevity and heavy duty use.

8.1.7. This scheme helps to upgrade dilapidated commercial properties to a more rentable state, whilst protecting the fabric of the buildings in a way appropriate to their conservation.

## 9. Relationship to Neighbours

9.1. Whilst alterations are visible, it is considered that changes within this very enclosed site will impact little on neighbouring residents.

## 10. CONCLUSION

10.1. This proposal seeks to implement a series of restorative changes to Worden Estate buildings located to the centre of Worden Park. 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

### RECOMMENDATION:

Consent Granted with conditions.

### RECOMMENDED CONDITIONS:

1. 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.
2. The development hereby permitted shall be carried out in accordance with the submitted approved plans Dwg WPCC2018/08-002, 001, Location Plan 12.6.18 and Capstone P719/01,02 and 03.  
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 South Ribble Local Plan

### RELEVANT POLICY

#### **NPPF National Planning Policy Framework**

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

Policy 16      Heritage Assets

#### **South Ribble Local Plan 2012-2026**

Policy G7 Green Infrastructure Existing Provision

Policy G9 Worden Park

**Note**

Note: All wood burning stoves must be DEFRA approved. More information may be found at <https://smokecontrol.defra.gov.uk/appliances.php?country=england>