

To Caroline Callow
From Growth Lancashire
Subject Conservation Comments
Date 2 November 2023

Ref: 2023/0491

Proposal: Replacement of an existing window on rear elevation with a double glazed door.

Site Address: Yates Cottages, Lumb Lane, Whitewell
Bottom, Rossendale BB4 9RW

Site / Building / Location

The cottages are a pair of late C18 stone cottages, forming the end section of a terrace which includes a small farmhouse and converted barn. The internal layout is much altered. The exterior is of watershot sandstone with slate roof. Both cottages are two bay and single depth.

They are situated off Lumb Lane, which leads from Shaw Clough road, to the east of Burnley Road East, which runs between Waterfoot and Burnley.

Designations

The pair of cottages, number 3 and 5, are a Grade II Listed Building (GV), List Entry 1317925. It is adjacent to a small farmhouse, number 1 Yates Cottage and attached barn (LE 1072775).

Legislation

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principle Act which states the following;

Listed Buildings - Section 16(2)

In considering whether to grant listed building consent for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Planning Guidance and Policy

NPFF

In determining planning applications LPAs should take account of;

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

P.199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

P.200 identifies that harm to heritage assets needs clear and convincing justification.

P.202 states that less than substantial harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Plan

Rossendale Local Plan (2019 - 2036) – Policy ENV2: Historic Environment

Assessment

I have reviewed the supporting documents, which includes a brief Heritage Statement.

The key heritage issues for the LPA to consider under the application is

1. Whether the proposed development will harm the architectural or historic character/significance of the listed building 3 to 5 Yates Cottage.

The proposal

The proposal is for the alteration of an existing window at the rear of number 5, to be enlarged and replaced with a glazed pair of timber framed doors.

The impact to the significance of the listed building

The cottages are a pair of late C18 stone cottages with a single depth floor plan. Much of their significance is defined by the simple architectural form and external appearance. The alteration to create a new doorway, will result in some, small loss of existing stonework to enlarge the opening.

I note that this alteration is similar to the creation of a door/window at the rear of No.3, which was part of various alterations granted LBC under application 2021/0093 two years ago. Whilst I would prefer to see perhaps a normal sized single (glazed) door I recognise that the enlarged opening utilises the width of the existing window.

Whilst a small panel of existing walling will be lost in creating the doors I think given the recent history with the approved alteration at No.3, when viewed across the elevation the change in appearance will be minor work and not result in any discernible loss of significance to the pair of cottages.

I would therefore view this alteration as having a neutral effect on the listed building and in summary consider the proposals to be acceptable.

Conclusion / recommendation

As I am required to do so, I have given the duty imposed by s.16(2) of the P(LBCA) Act 1990 considerable weight in my comments.

As indicated in my assessment above I consider that the proposed alteration would not cause any marked or measurable harm to the significance of the Grade II listed building. As such I consider the proposal would meet the statutory test 'to preserve' and meets the objectives of Chapter 16 of the NPPF and accords with Policy ENV2 of the Local Plan.

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