

Application Number:	2016/0596	Application Type:	Listed Building Consent
Proposal:	Listed Building Consent for works associated with change of use of the building from D1 (vocational training centre) to a mixed use comprising a cafe, education centre, function room, community cinema, market trading hall and arts centre, including the installation of a new kitchen, external flue, re-opening of a closed internal doorway and the construction of a glazed rear extension to provide an additional covered seating area.	Location:	Stubbylee Barn, Stubbylee Lane, Bacup, OL13 0DD
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	17 th January 2017
Applicant:	Ms Souta Van Wick	Determination Expiry Date:	1 st February 2017
Agent:	Mr Ben Edmondson		

Contact Officer:	James Dagleish	Telephone:	01706 238643
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	Council-owned land

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. **RECOMMENDATION**

Approve Listed Building Consent subject to conditions.

2. **SITE**

The application relates to the cluster of attached stone-built buildings with slate roofs at Stubbylee Barn last used as a vocational training centre (D1 Use Class) by Accrington and Rossendale College, comprising the following:

- Large former cart shed last used as an educational workshop, with an ancillary office / service room
- Single storey office / classroom
- Two single storey storage rooms

The main buildings are set on the south east side of a courtyard, which contains two further outbuildings and two portacabins and a covered cycle store, all of which are included within the application site. Further to the south east of the main buildings is an enclosed paved area, which is also included within the application site.

The buildings are Listed by virtue of being within the curtilage of Stubbylee Hall, a Grade II Listed Building. The site and buildings are currently vacant.

The list description for Stubbylee Hall reads as follows:

“Large house, originally 1809 (datestone over rear stairlight), rebuilt or remodelled and enlarged 1872 (dated on left return wall) now Council Offices. Sandstone ashlar, hipped slate roof with ridge chimneys. Roughly L-shaped plan, 5x3 bays with rear wing to left. Two storeys, in classical style: symmetrical 5-bay facade composed of 3-bay centre flanked by slightly projecting segmentally curved wings, all these with panelled pilasters at the corners, plain frieze and moulded cornice with low parapet (carried round sides without parapet). Pedimented centre bay breaking forwards slightly has porch with coupled pilasters at the corners, engaged Ionic columns in antis, prominent cornice and balustraded parapet, and above this at 1st floor a tall window with cornice on consoles. There are 2 windows on each floor of the curved wing bays and one on each floor of the inner bays, all sashed with glazing bars, and above those at 1st floor are narrow horizontal panels. Return walls have 3 similar windows on each floor, but those at 1st floor front are blind; and left return wall is linked to the rear wing by a short recessed bay with a round-headed doorway, pierced pseudo-parapet, 1st floor window with architrave, and parapet lettered AD 1872. Rear has, inter alia, a tripartite stairlight with round-headed lights, above the centre of which is a datestone with scallop decoration in the corners and inscribed lettering H (James Holt?). I & A 1809 Interior: large stairwell with stone imperial staircase (of one flight and then two) protected by heavy classical wooden balustrade panelled, ceiling with moulded plaster decoration to the beams, and spherical domed skylight with stained glass margins; other fittings and furnishings survive, e.g. built-in cupboards and bookcases, but some have been relocated. History: “Stubby lee” occupied in 1825 by James Holt, baize manufacturer; and in later C19 by James Maden Holt MP.”

3. **RELEVANT PLANNING HISTORY**

2012/0004 - Change of use to vocational learning centre and associated works including parking provision, erection of polytunnel, retention of garages for storage and welfare facilities (Approved)

2012/0006 - Listed Building Consent to Change of use to provide facilities & related accommodation (Approved)

2012/0239 - Discharge of Conditions 1, 2, 3 ,4, 5, 6, 7, 8, 9 & 10 on applications 2012/0004 and 2012/0005 (Approved)

2016/0089 - Change of use from a training school (D1) to cafe (A3) (Withdrawn)

4. PROPOSAL

Listed Building Consent is sought for works associated with the change of use of the buildings and the wider site to a mixed use comprising a cafe, education centre, function room, community cinema, market trading hall and arts centre. Planning Permission has also been sought for the change of use of the buildings and associated works (reference number 2016/0595).

The proposed works to be considered in this application for Listed Building Consent would consist of:

- The erection of a glazed single storey extension on the south east elevation of the building, to provide a covered seating area for the café. The structure would have a footprint of 10.4m x 4.8m, with a shallow mono-pitched glass roof measuring 2.5m at its highest point and 2.2m to its eaves. The structure would be predominantly glazed above a natural stone plinth (stone to match existing building), and would feature two sets of French doors opening out on to the flagged area to the south east.
- The installation of an extraction duct (100mm diameter) on the south east elevation of the building, to serve the proposed kitchen.
- The opening up of an internal doorway between the proposed kitchen and the café (which was formerly a doorway but is currently sealed / bricked up).
- The installation of a 40mm drainage pipe below ground level through the wall of the proposed kitchen, to the north west of the building. The pipe would connect to the existing drainage system for the buildings.
- The installation of kitchen equipment within the proposed kitchen, including a cooker / hob unit and a sink (which would both be attached to the internal walls using metal brackets).
- The installation of a projection screen within the proposed education / arts / cinema / market space within the old cart shed building. The screen would be attached to the northernmost internal wall using metal brackets.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 12 Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

Policy 16 Preserving and Enhancing Rossendale's Built Environment

Other Material Planning Considerations

National Planning Practice Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

6. CONSULTATION RESPONSES

Consultee	Comment
RBC Property Services	No comments
RBC Conservation Officer	No objection subject to condition

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 14/12/2016 and 6 letters were sent to neighbours on 14/12/2016. A notice was also published in the Rossendale Free Press on 23/12/2016.

No comments or objections have been received.

8. ASSESSMENT

The main consideration of the application is the desirability of preserving the building and any features of special architectural or historic interest which it possesses, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy 16 of the Core Strategy states:

“The Council will protect, conserve, preserve and enhance Rossendale’s historic built environment including Listed Buildings...

Their futures, including their settings will be safeguarded and secured by:

1. Promoting the positive management of the Borough’s heritage assets, avoiding unnecessary loss and requiring appropriate mitigation of any negative impacts.”

The Council’s Conservation Officer provided the following comments on the proposed scheme:

“Proposals for the reuse of the site are welcomed, which is currently unused. Listed building consent was obtained for conversion of the barn/coach house to mechanic/training use. This has resulted in construction of an internal block work skin and various machinery associated with this use. It is understood that the work associated with this use will be removed with the exception of the block work wall. This area is proposed as use for indoor markets and cinema, with installation of a projection screen. This use is considered acceptable and does not pose any additional harm to the building.

The outbuildings are proposed to be used as café, kitchen, and art workshop. Internal alterations include breaking through a former opening between proposed kitchen area and café, installation of one ventilation unit and installation of a kitchen.

This use is considered acceptable and should have minimal impact on the character of the buildings.

External alterations include a glazed canopy to provide additional seating for the café. The design of the glazed extension would be much improved by a simplified glazing design, with the mid-height openable casements replaced with smaller glazing units towards the roof. This would create a more streamlined appearance and would detract less from the host building, as currently the extension appears unduly prominent. Providing the glazing is

altered to a simplified design, and the frame of a slender elegant design, the proposal is in accordance with Policy 16 of the Rossendale Borough Council Core Strategy.”

Further to the above comments and subsequent discussions between the case officer and the applicant’s agent, amended plans have been received which show a simplified glazing design for the proposed extension – with the openable casements reduced in size and moved to a higher position on the glazed south east elevation of the extension. It is considered that this gives the extension a less complicated appearance and will reduce its visual impact on the host building. In addition, the applicant’s agent has agreed that the window frames on the glazed extension will be coloured black – again to ensure that they do not detract unduly from the appearance of the host building.

It is considered appropriate to include conditions requiring that the proposed extraction duct on the south east elevation of the building, and the window frames on the glazed extension are black in colour (and maintained as such thereafter) to ensure their compatibility with the host building.

Subject to the above, it is considered that the proposed scheme will preserve the character, architectural features and historic interest of the Listed Building.

9. SUMMARY REASON FOR APPROVAL

The proposal will have an acceptable impact on the character of the Listed Building and is therefore in accordance with Policy 16 of the Council’s adopted Core Strategy and paragraph 131 of the National Planning Policy Framework.

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:

- Application form date stamped 7th December 2016 by the Local Planning Authority.

- Site Location Plan date stamped 7th December 2016 by the Local Planning Authority.

- Proposed Plans and Elevations (Drawing Number 2016/130-02 Revision E) date stamped 3rd January 2017 by the Local Planning Authority.

- Glazed Canopy Extension (Drawing Number 2016/130-03 Revision B) date stamped 3rd January 2017 by the Local Planning Authority.

- Parking Arrangement Plan (Drawing Number 2016/130-04 Revision A) date stamped 22nd December 2016 by the Local Planning Authority.

Reason: To ensure the development complies with the approved plans and submitted details and to protect the special character of the Listed Building.

3. The window frames of the glazed extension hereby permitted shall be black in colour and shall be maintained as such thereafter.

Reason: To protect the special character of the Listed Building.

4. The proposed extraction duct on the south east elevation of the building shall be black in colour and shall be maintained as such thereafter.

Reason: To protect the special character of the Listed Building.

5. The stonework used in the construction of the extension hereby permitted shall match like for like that used in the construction of the original Stubblee Barn buildings.

Reason: To protect the special character of the Listed Building.

6. The glazing in the extension hereby permitted shall be toughened glass, and shall be maintained as such in perpetuity.

Reason: In order to reduce the likelihood of damage from vandalism, in the interests of visual amenity.

11. INFORMATIVES

1. Listed building consent and/or planning permission is required for any alterations which would affect the character of the listed buildings, including the installation of any additional fittings and fixtures, the creation or alteration to any boundaries including walls and fences, the erection of any outbuildings, extensions or lean-tos and internal and external alterations that are not included with this permission.
2. Permission is not granted for the use of the land for any additional external storage through this permission.