

Application Number: 19/00785/LBC

Proposal: Repair north east corner of stone chimney stack.

Site: 11 Moorgate Cottages, School Lane, Carrbrook, Stalybridge

Applicant: Councillor Clive Patrick

Recommendation: APPROVE, subject to conditions

Reason for report: A Speakers Panel decision is required because the applicant is a Council Member.

1.0 APPLICATION DESCRIPTION

1.1 This proposal is for Listed Building Consent for repairs to the north east corner of stone chimney stack.

1.2 A full summary of the works provided by the applicant is as follows:

- Remove existing chimney pots and set aside 1 pot for reuse, remove other damaged pot from site.
- Remove existing chimney flaunching and 2 top courses of bricks.
- Where necessary remove and replace reclaimed sandstone blocks matched to existing sandstone.
- Completely re-point chimney with lime based mortar.
- Render up over existing flashing with lime mortar.
- Install 2 queen pots and re-flaunch with lime based mortar.
- Clean down chimney and apply breathable silicon seal.

1.3 The application is accompanied with a Structural Report and Methodology and Design and Access Statement.

2.0 SITE & SURROUNDINGS

2.1 The application site relates to a Grade II Listed property situated within the Carrbrook Conservation Area. The hamlet of Moorgate consists of 12 cottages and a farm. The application site (Number 11) is one of five sandstone built cottages. The original cottage that is now number 11 is thought to have been built in 1632 and consisted of an attached barn and was a 'double fronted' two storey weavers cottage. In the C17 the cottage was divided in two and another property was built on either end making a line of four and at a later date another property was added at was added to one end. The property fronts onto the road with a rear garden area to the rear.

3.0 RELEVANT PLANNING HISTORY

3.1 19/01093/FUL - Restructure of existing garden and construction of 2 no. new retaining walls. – Considered elsewhere on the agenda.

19/01037/LBC - Restructure of existing garden and construct 2 no. new retaining walls. - – Considered elsewhere on the agenda.

97/01148/FUL and 97/01147/LBC - Erection of rear single storey extension to create a study – Approved 16 June 1997.

93/01243/LBC - Listed Building Consent to erect rear conservatory – Approved 18/8/93.

89/01658/LBC - Reconstruct unstable walls and reinstate wind (Renewal of Listed Building Consent) Approved 2/8/89.

87/01356/LBC - Listed Building Consent to insert new windows 29/4/87.

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP)

4.2 Tameside Unitary Development Plan (UDP) Allocation

Unallocated within the Carrbrook Conservation area.

4.3 Part 1 Policies

1.11 Conserving Built Heritage and Retaining Local Identity.

4.4 Part 2 Policies

Policy C1	Townscape and Urban Form
Policy C2	Conservation Areas
Policy C4	Control of Development in or adjoining Conservation Areas
Policy C5	Alternative uses, alterations and additions for listed buildings
Policy C6	Setting of Listed Buildings

4.5 Other Policies

It is not considered there are any local finance considerations that are material to the application.

Tameside Residential Design Supplementary Planning Document.

4.6 National Planning Policy Framework (NPPF)

Section 16 Conserving and Enhancing the Historic Environment

4.7 Planning Practice Guidance (PPG)

It is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

5.1 Neighbour notification letters and site notices were issued and displayed in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

6.0 RESPONSES FROM CONSULTEES

6.1 No responses were received.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 No representations were received.

8.0 ANALYSIS

8.1 The key issues to be assessed in the determination of this planning application are:

- 1) The impact of the development on the historic nature and character of the listed building and the surrounding conservation area;

9.0 THE IMPACT OF THE DEVELOPMENT ON THE HISTORIC NATURE AND CHARACTER OF THE LISTED BUILDING AND THE SURROUNDING CONSERVATION AREA;

9.1 The Planning (Listed Buildings and Conservation Areas) Act 1990, states that the primary duty of the Local Planning Authority in relation to listed buildings is to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses.

9.2 Paragraph 193 of the 2019 National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective to the level of harm to its significance. Paragraph 196 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

9.3 Significance is defined within the NPPF as being the value of a heritage asset to this and future generations because of its heritage interest and can include archaeological, architectural, artistic or historic features.

9.4 Policy 1.11 of the Tameside UDP states refurbishment schemes involving historic buildings and areas must be sensitive to and where appropriate enhance the character of their surroundings. Policy C5 of the Tameside UDP requires that alterations and additions to Listed buildings should not adversely affect the essential character of the building and should be in keeping with its architectural style and features and should harmonise with its surroundings. Furthermore, it requires that such development is of a high quality design, and that the external appearance, design and materials will be expected to match as near as possible those of the existing building.

9.5 Presently the existing chimney is in a poor state of repair and the works proposed are essential repairs to the existing chimney stack. By re-using original materials and traditional techniques the proposal will in terms of the design, style and appearance be sympathetic to the character of the existing property. In terms of the impact on the historical fabric, the existing chimney is in a poor state of dis-repair and the work will maintain as closely as possible the original form of the chimney.

9.6 Officers are satisfied that the works are intended to be sensitive and sympathetic to the structure, finishes and character of the existing building and it is considered that the works will not result in any demonstrable harm to the significance of the listed building or conservation area as heritage assets. Conditions will be attached to ensure appropriate materials are used.

9.7 The proposals are considered to represent 'less than substantial harm' to the significance of the designated heritage asset and the alterations will repair and preserve a valuable feature

that is characteristic to the property type to the benefit of the application site and the setting of the adjacent listed buildings and wider conservation area and will prolong the life of this listed building. As such there is a public benefit to maintaining the future of the historic building in this historic setting and the works proposed are considered acceptable and compliant with: Section 16 of the NPPF and policies 1.11 and C5 of the UDP and the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.0 OTHER MATTERS

10.1 The works proposed do not require Planning permission.

11.0 CONCLUSION

11.1 To conclude, it is considered that the application is in accordance with the National Planning Policy Framework, UDP policies 1.11 and C5 and is therefore recommended for approval.

RECOMMENDATION:

Grant planning permission, subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in full accordance with the submitted red line location plan, Statement of significance and methodology, design and access statement and submitted photographs numbered 2, 4 and 5.
3. The materials to be used in the reconstruction of the chimney stack shall be the original materials taken from the existing chimney stack, where additional materials are needed these shall match in terms of material, colour and size the existing materials on the chimney stack.
4. The repairs shall be carried out using an appropriate lime mortar mix, in a colour and consistency to match the existing mortar on the chimney stack.