

Application Number:	2020/0342	Application Type:	Listed Building Consent
Proposal:	Listed Building Consent: change of use from existing pub and nightclub to Class B1 office use, including the formation of 2 No. new access doors and renovation of the windows, doors and rear canopy.	Location:	Queens Cottage 1 Bank Street Rawtenstall Rossendale Lancashire BB4 7NF
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	21/09/2020
Applicant:	Miss Howieson	Determination Expiry Date:	25/09/2020
Agent:	Mr Martin Hill		

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	✓ (in combination with related application 2020/0341)
Other (please state):	

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**

Approval subject to the conditions set out in this report.

2. **SITE**

The application relates to the northern portion of the Queen's Arms (Queen's Cottage), a Grade II Listed building of predominantly stone construction located prominently at the junction of St. Mary's Way and Bacup Road in the town centre (and Conservation Area) of Rawtenstall. The building is currently vacant, and has been for some time.

The list description for the building reads as follows:

"14/233 Queen's Arms Hotel - GV II

Hotel, 1830. Dressed sandstone, hipped slate roof with side wall chimneys. Rectangular plan 5 x 3 bays. Three storeys, symmetrical, in simple classical style, with moulded cornice, low parapet, doorways with simple surrounds and cornices in centre of front and right return walls, vertical rectangular windows with altered glazing at ground floor, sashed above, those at 2nd floor shorter. Interior altered. History: built on new crossing of Burnley-Bury and Blackburn-Todmorden turnpike roads; in earlier C19 served as courthouse and town hall."

The site is also in relatively close proximity to several other Listed Buildings, including:

- Longholme Parsonage (Grade II)
- Gateway and railings to churchyard of Longholme Methodist Church (Grade II)
- Longholme Methodist Church War Memorial (Grade II)
- Rawtenstall Cenotaph (Grade II*)
- Church of St. Mary (Grade II)
- Central Library (Grade II)

The building fronts directly onto the footway along St. Mary's Way / Bank Street. To the rear, there is an enclosed car parking area.

Overall, the building appears to be in a reasonable state of repair externally, though some elements (particularly to the rear of the building) have begun to deteriorate.

3. **RELEVANT PLANNING HISTORY**

1993/0284LB - Application for listed building consent for the erection of boundary wall 1m in height at rear of premises (Approved)

2001/0196LB - Proposed internal alterations and proposed new canopy to rear (Approved)

2003/0749LB - Retrospective application for internal, ground floor refurbishment. Erection of 7 illuminated signs to the front, rear and side elevations of the building (Approved)

2020/0197 - Listed Building Consent: conversion of public house (A4), night club (sui generis) and residential accommodation (C3), to restaurant (A3) at ground floor level, and 4 no. two-bedroom apartments (C3) at first and second floor level. Works including replacement windows and external doors, off street parking, bin and cycle storage,

installation of metal flue and sand blasting to external stone walls (Approved – adjacent building)

2020/0199 - Full: Conversion of public house (A4), night club (sui generis) and residential accommodation (C3), to restaurant (A3) at ground floor level, and 4 no. two-bedroom apartments (C3) at first and second floor level. Works including replacement windows and external doors, off street parking, bin and cycle storage, installation of metal flue and sand blasting to external stone walls (Approved – adjacent building)

4. PROPOSAL

The applicant seeks Listed Building Consent for works associated with the conversion of the building from its current use as a drinking establishment and nightclub to B1 office use on both the ground and upper floor. Two open-plan office units would be created on each of the two floors, following internal renovations. Full planning permission is also sought for the scheme under application 2020/0341 (currently pending).

As part of the conversion works it is proposed that the existing windows will be replaced with new matching timber window units (in anthracite grey). New hardwood timber doors are proposed (again in anthracite grey), with two new door openings to the rear elevation. It was originally proposed to install new grey metal roller shutters over the new door openings on the rear elevation, and a replacement canopy above.

However, following discussions between the case officer and the applicant's agent, the originally proposed external roller shutters to the rear elevation of the building have been omitted (they will now be installed internally, and will not therefore be visible from the exterior).

Similarly, following further discussions the applicant has agreed to remove the canopy from the rear elevation of the building and not to install a replacement canopy.

The existing canopy to the rear elevation is to be replaced with a new metal canopy to match (powder coated grey, with down-lighting).

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 16 Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Core Strategy DPD

Policy 16 Preserving and Enhancing Rossendale's Built Environment

Other Material Considerations

National Planning Practice Guidance

6. **CONSULTATION RESPONSES**

Consultee	Summary of Comments received
Historic England	No comments to make on the application
RBC Conservation Officer	No comments have been received (no officer in post)

7. **NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order a site notice was posted on 07/08/2020 and 10 letters were sent to neighbours on 04/08/2020. A press notice was also published on 14/08/2020.

2 letters of objection have been received specifically in relation to this application for Listed Building Consent, raising the following points in summary:

- Harm to visual amenity / heritage asset
- Disturbance / harm to neighbour amenity
- Access / parking issues
- Private land ownership / private access rights issues

In relation to the related planning application (2020/0341) 5 letters of objection have been received, raising the following points in summary:

- Lack of suitable access
- Out of keeping with original building
- Harm to visual amenity
- Land ownership / private access rights issues
- Harm to heritage asset
- Disturbance / harm to neighbour amenity
- Canopy is a danger to lorries

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.”

Paragraph 192 of the Framework states:

“In determining applications, local planning authorities 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.”

Paragraph 196 of the Framework states:

“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, where appropriate, securing its optimum viable use.”

The proposed scheme does not entail any significant alterations to the external form of the building. The proposed use of replacement timber window units (a mix of top-hung and sash units to replace existing) is appropriate, and would be sympathetic to the building's historic fabric.

As part of the conversion works it is proposed that the existing windows will be replaced with new matching timber window units (in anthracite grey). New hardwood timber doors are proposed (again in anthracite grey), with two new door openings to the rear elevation. It was originally proposed to install new grey metal roller shutters over the new door openings on the rear elevation, and a replacement canopy above.

However, following discussions between the case officer and the applicant's agent, the originally proposed external roller shutters to the rear elevation of the building have been omitted (they will now be installed internally, and will not therefore be visible from the exterior).

Similarly, following further discussions the applicant has agreed to remove the canopy from the rear elevation of the building and not to install a replacement canopy.

Having regard to the above, it is considered that the proposed scheme will preserve and enhance the Listed Building, its architectural features and its historic interest.

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 Section 16 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
- Existing and Proposed Plans (203111_A1_2.000B)
- Existing and Proposed Elevations (203111_A3_2.001C)
- Location and Site Plans (203111_A3_1000)
- Heritage Statement (203111_A4_1001)

Reason: To ensure the development complies with the approved plans and submitted details.

2. No cleaning of any kind shall take place to the external elevations of the building unless a method statement has first been submitted to and approved in writing by the Local Planning Authority. The submitted method statement shall demonstrate that the proposed method of cleaning will not cause undue abrasion to the stonework of the building, and shall be an appropriate method for use on historic buildings.

Any cleaning thereafter shall be undertaken in strict accordance with the approved method statement.

Reason: In the interests of protecting the building's historic fabric.

11. **INFORMATIVES**

1. Standard approval informative.