

**Application No:** 2006/526LB

**Application Type:** Full

**Proposal:** Listed Building Consent for the construction of a disabled access ramp and internal alterations

**Location:** Mill Suite, Hardman Business Centre, New Hall Hey, Rawtenstall

**Report of:** Team Manager Development Control

**Status:** For Publication

**Report to:** Development Control Committee

**Date:** 7<sup>th</sup> November

**Applicant:** Rossendale Borough Council

**Determination Expiry Date:**  
13<sup>th</sup> November 2006

**Agent:** Tweeds

## REASON FOR REPORTING

## Tick Box

### Outside Officer Scheme of Delegation

#### Member Call-In

Name of Member:

Reason for Call-In:

### 3 or more objections received

Other (please state)

Rossendale Borough Council is the applicant.

## 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.

## APPLICATION DETAILS

### 1. The Proposal and the Site

The applicant seeks listed building consent for the construction of a ramp to provide access disabled people and internal alterations to form a Council chamber, Mayors parlour and associated meeting and office facilities. The site is located within the urban boundary and town centre boundary and is designated as an employment area.

## **2. Relevant Planning History**

1993/610LB - Proposed conversion of existing redundant single storey building to form an office unit at Heart of the North, Hardmans Mill, New Hall Hey, Rawtenstall. APPROVED

## **3. Policy Context**

### Rossendale District Local Plan

Policy DS1 (Urban Boundary)  
Policy HP2 (Listed Buildings)  
Policy DC1 (Development Criteria)  
Policy DC4 (Materials)

### Other Material Planning Considerations

PPS 1 (Delivering sustainable development)  
PPG 15 (Planning & the historic environment)

## **4. CONSULTATIONS**

### RBC Conservation Officer

1. In terms of design and listed building issues, the external ramp and steps are the main alteration involved.
2. Tamped concrete is proposed for the ramp surface. A tamped finish normally creates a flattish plain concrete surface, not generally in character with a stone built listed building. The design statement does not justify why this material is required. If concrete is essential for constructional reasons, an applied non-slip finish would be more appropriate. A better all round solution would be to use appropriate paving for the entire ramp, steps and landing. I note that the gradient for the ramp is quite steep.
3. I recall that the current boundary plinth and railing were to be retained and this is important to the character of the entrance area. I noted on site that there is a stone and brick double archway at the base of the large stone chimney. The arch detail should not be blocked off or hidden by the entrance ramp and steps if at all possible.

### Rossendale Civic Society

No response has been received to date.

## **5. REPRESENTATIONS**

Site notices and a press notice were published. All of the businesses located within Hardmans Mill and any other properties within the locality were notified by means of a letter. To date, no responses have been received.

## **6. ASSESSMENT**

The main issues to be considered in the determination of this application are the principle of the development, the appearance of the proposed development and the impact upon the character of the listed building in the locality.

### Principle

The location for the proposed development is within the urban boundary and therefore, the proposal is in accordance with Policies DS1 of the Rossendale District Local Plan and Policies 1 and 2 of the Joint Lancashire Structure Plan.

The proposed development is located within the town centre boundary and it is considered that the proposed change of use from an office (B1) to a Council Chamber (sui-generis) is appropriate for an employment area

### Appearance of the proposed development

The proposed development will not have an adverse impact upon the character of the locality and will not look out of place within the locality, subject to conditional control. Therefore, the proposed development is in accordance with the criteria of Policy DC1 and Policy DC4 of the Rossendale District Local Plan.

### Impact upon the character of the listed building in the locality

The proposed internal alterations will not have an adverse impact upon the character of the listed building. The proposed ramp, which will provide access for disabled people, will not have a significant adverse impact upon the character of the listed building. The comments from the Conservation Officer are noted, in that the proposed ramp should not block off the arch detail located at the base of the large stone chimney. However, the proposed development will partially block the arch detail, but there is no other possible location for a ramp of this nature, which is required by the Disability Discrimination Act 1995. The proposed development will not impact upon the existing boundary plinth and railing detail, which is considered to be important for the character of the entrance area. Therefore, it is considered that the proposed development will not have a significant adverse impact upon the character of the listed building and is in accordance with Policies HP2 and DC1 of the Rossendale District Local Plan.

## **7. CONCLUSION**

The proposed development is located in the urban boundary and will not have an adverse impact upon the amenity of the neighbouring residents. The proposed development will not look out of place within the locality, subject to conditional control and will not have a significant adverse impact upon the character of the listed building. Therefore, it is considered that the proposed development is in accordance with Policies DS1, DC1, DC4 and HP2 of the Rossendale District Local Plan.

## **8. RECOMMENDATION**

That permission be granted, subject to the following conditions:

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

REASON: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act

2. Notwithstanding any indication on the approved plans or application forms, no development shall be commenced until full details of the external materials to be used in the development have been submitted to and first approved in writing by the Local Planning Authority. The development shall thereafter not be carried out otherwise than in complete accordance with the approved details.

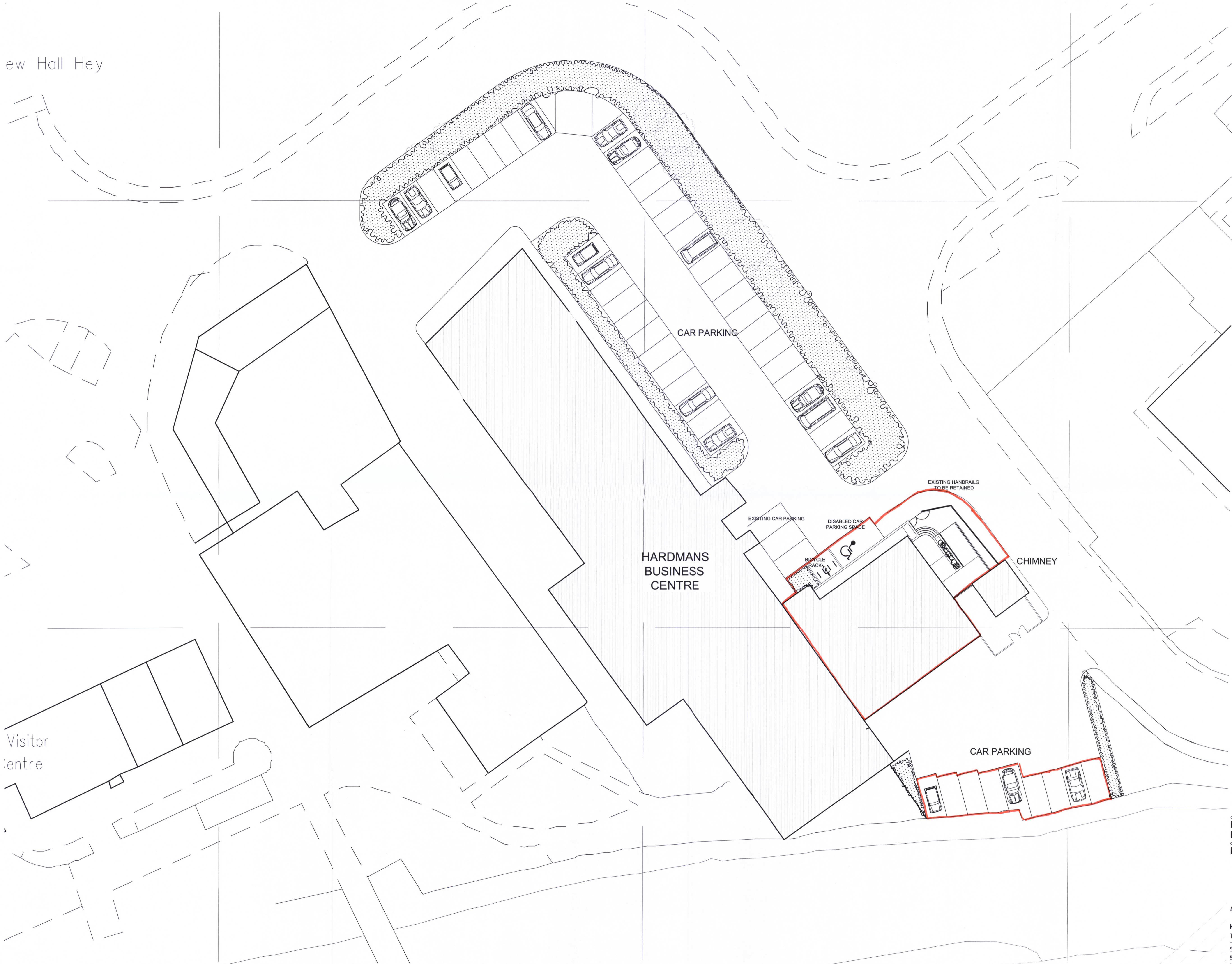
REASON: To ensure a satisfactory appearance to the development and to accord with Policy DC4 of the Rossendale District Local Plan

**NOTE:** This consent does not give permission for the installation of air conditioning within the building.

<b>Contact Officer</b>	
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See map attached to Item B8.

ew Hall Hey



Visitor Centre



2006 / 5 25

contract  
**NEW COUNCIL CHAMBERS  
 HARDMAN BUSINESS CENTRE**  
 drawing  
**PROPOSED SITE PLAN**

20 SEP 2006



Architects Planners Project Managers Interior Designers Planning Supervisors

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