

APPLICATION REPORT - LB/342337/18

Planning Committee, 16 January, 2018

Registration Date: 31/10/2018
Ward: Saddleworth South

Application Reference: LB/342337/18
Type of Application: Listed Building Consent

Proposal: Removal of notice board to open up fireplace, clean and restore and supply and fit clear "Perspex" sheet for public to view.

Location: Uppermill Library, High Street, Uppermill, OL3 6AP

Case Officer: Hannah Lucitt

Applicant OMBC
Agent : Unity Partnership

THE SITE

Uppermill Library is a Grade II listed building constructed circa 1978 and located within the built up area of Uppermill High Street.

The application site is also located within Uppermill Conservation Area.

THE PROPOSAL

This application relates to internal works only comprising the removal of the existing notice board to open up an original fireplace. The application proposes to clean the existing fireplace, and to fit a clear "Perspex" sheet to the rear of the lintel, recessed from the existing hearth. Existing timber skirting will be removed to allow for carpet tiles to match the new area, and will then be re-fixed. No replacement materials are proposed.

RELEVANT HISTORY OF THE SITE:

No relevant planning history.

CONSULTATIONS

None.

REPRESENTATIONS

This application was publicised by way of a site notice, press notice and neighbour notification letters. No neighbour responses were received by virtue of this publication process.

PLANNING CONSIDERATIONS

Section 66(1) of 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.

Section 72(1) of the Act states that 'with respect to any buildings or other land in a conservation area,' 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

Policies 9 and 20 of the Joint Development Plan Document of the Local Development Framework for Oldham (DPD) recognise the contribution that high quality design can make to regeneration and sustainable development. DPD Policy 24, together with National Planning Policy Framework (NPPF) Part 16 (Conserving and enhancing the historic environment) reflect the statutory duty, and are particularly relevant in this instance.

NPPF Paragraph 189 requires the applicant to describe the significance of the heritage asset including any contribution made by their setting. Paragraph 193 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. The more important the asset, the greater the weight should be.

The applicant has submitted a Heritage Statement with the application which explains and justifies the proposed works. It highlights the listed status of the building and acknowledges the importance of its significance and setting.

The existing fireplace is currently covered with a chipboard backing and a drawing board to the front. The applicant proposes to remove the chipboard and drawing board cover to better reveal the previously covered fireplace.

The proposed development has clearly been sympathetically designed to better reveal the historic asset, whilst protecting the asset from potential damage.

Given the above, the proposed development is considered to 'preserve' the special interest of the Grade II listed building, and its setting within Uppermill Conservation Area, in compliance with DPD Policies and Part 16 of the NPPF.

RECOMMENDATION

Approve, subject to the following conditions:

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

- Drawing no. UPLIB-HB-02 (location and floor plans only) received 31st October 2018
- Photo named 'Perspex sheet to be fitted between brass fireplace surround and stone hearth' received 31st October 2018
- Document named 'Heritage Statement for Fireplace Restoration at Uppermill Library' received 31st October 2018

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. Notwithstanding any detail indicated in the specifications hereby approved, no chemical stone cleaner shall be used in the implementation of this development.

Reason - To protect the heritage asset.

