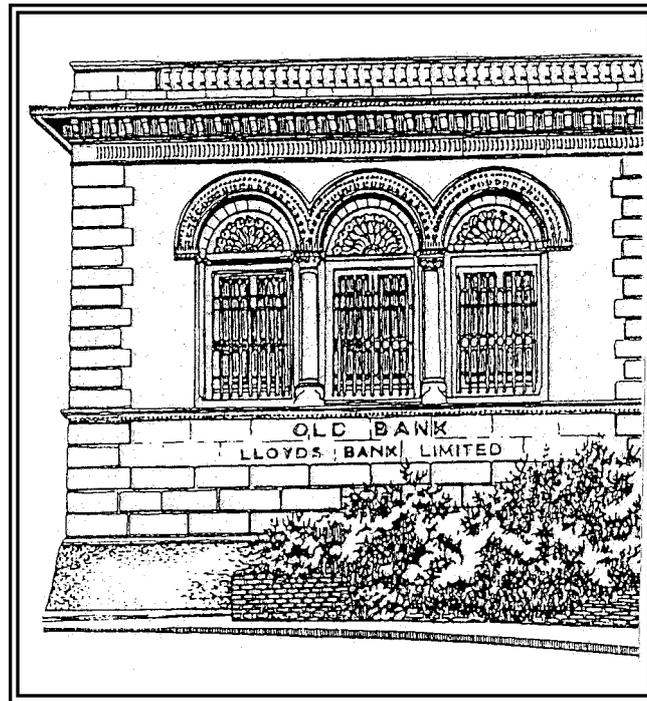




BLACKBURN
with
DARWEN
BOROUGH COUNCIL

SUPPLEMENTARY PLANNING GUIDANCE

Listed Buildings



**BLACKBURN WITH DARWEN
BOROUGH LOCAL PLAN**

SUPPLEMENTARY PLANNING GUIDANCE

This is one of a series of supplementary planning guidance notes prepared by the Council to raise awareness of good design and to improve the quality of new development.

The following titles are available from the Council's Technical Services Department at Blackburn and Darwen Town Halls.

Residential and Other Related Uses

1. New Residential Development
2. Extensions for Detached and Semi-detached Houses
3. Extensions for Terraced Houses
4. Community and Other Uses within Residential Areas
5. Residential Institutions

Conservation and Design

6. Listed Buildings
7. Conservation Areas
8. Outdoor Advertisements and Signs
9. Shopfront Design and Security
10. Industrial and Warehousing Buildings

Rural Areas

11. Agricultural Buildings
12. The Conversion of Buildings in the Countryside
13. Village Appraisals

Natural Environment

14. Landscaping and Wildlife Habitat Creation
15. Species Protection

LISTED BUILDINGS

A listed building is a building which has been included on the Statutory List because of its special architectural or historic interest. The responsibility for compiling and approving the Statutory List lies with the Secretary of State for Culture, Media and Sport.

The list includes a variety of types of building including religious buildings, railway stations, banks, pubs and houses, and more unusual structures like telephone boxes, post boxes, village stocks and milestones. Not all the structures which are listed are conventionally beautiful or attractive, some are included purely for their historic value.

It is important to note that buildings are listed in their entirety, there is no such thing as just a listed facade or interior. In addition, objects or structures within the curtilage of the building are also included in the listing.

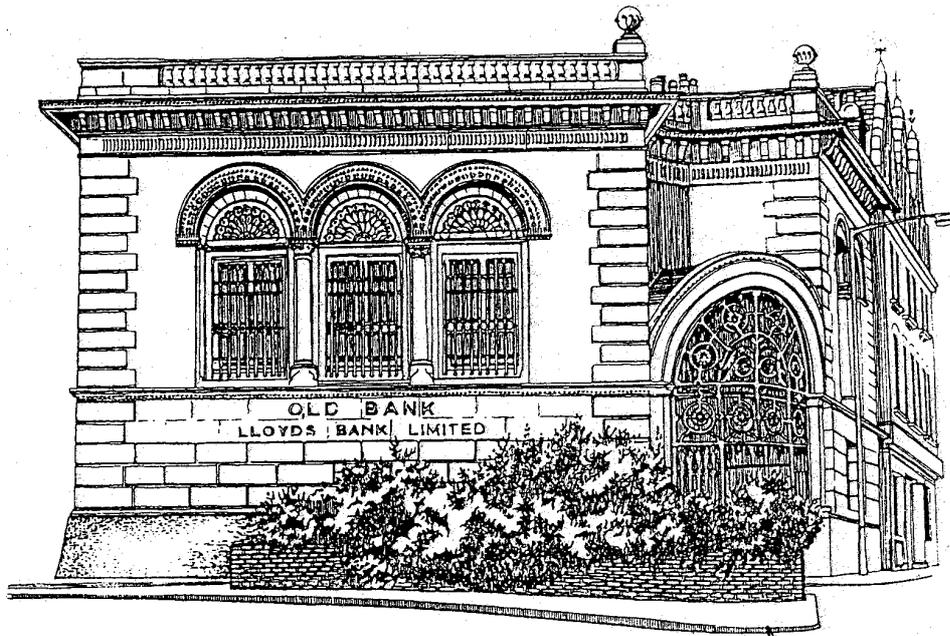
Listed buildings are classified in grades to denote their relative importance. Grade I and Grade II* buildings are of exceptional value and comprise only about 6% of all listed buildings, whose preservation is considered to be in the national interest. Grade II buildings make up the vast majority of listed buildings. It should be emphasised that the statutory controls apply equally to all listed buildings irrespective of grade.

There are approximately 350 listed buildings in the Borough. Most buildings built before 1840 are listed, together with some up to the 1940's. There are only two Grade I listed buildings: Pleasington Priory and Turton Tower. Only three mills are listed, Imperial Mill in Blackburn, Vale Park Mill in Huddlesden and India Mill in Darwen, the latter including the fine mill chimney which itself is listed Grade II*. There are also several fine examples of domestic architecture such as rows of weavers' cottages and individual 16th and 17th century dwellings within the Borough.



High Street, Chapeltown. Listed and non-listed buildings form an attractive street scene in a Conservation Area.

LISTED BUILDINGS



Old Bank, Blackburn. Buildings such as this represent 19th century commercial prestige and are irreplaceable.

The effect of listing

Listed buildings are special buildings and represent a finite resource in the Borough's heritage, hence the need for strict controls.

Once a building is listed, Listed Building Consent (LBC) is required to demolish, alter or extend it or any structure attached to it or in its curtilage, in a way that affects its special character. This is in addition to any planning permission or Building Regulations approval that might be needed. Alterations to listed buildings need to be carried out in accordance with Policy HD13 whilst Policy HD14 sets out the rules governing proposals for demolition of listed buildings.

It is important to understand that in the context of listed building control many relatively minor changes are classed as demolition or alteration and require LBC. These include:

- any extension or addition, including porches and conservatories
- alteration or replacement of any door or window, inside or out
- removal of internal walls or partitions of whatever date or construction
- changing roof coverings
- painting or rendering brick or stonework
- cleaning brick or stonework
- changing external cladding materials such as weather boarding or rendering
- insertion of skylights or rooflights
- removing or changing chimneys or fireplaces even when not in use
- removing other internal built-in fittings such as cupboards and bathrooms
- installation of satellite dishes
- the display of any signs or advertisements

LISTED BUILDINGS

Developers are advised to check with the Planning Service at an early stage on the need for any permissions. Unauthorised work can lead to prosecution and the Council may take enforcement action requiring the work to be “undone”.

Making a Listed Building Consent application

Applicants for LBC must be able to justify their proposals. They will need to show why works which would affect the character of a listed building are desirable and necessary. Applications are made in full and in order to properly assess the proposal the Council will require the following information:

- completed application form obtained from the Planning Service;
- location plan with the property shown edged red;
- plan views and/or external or internal elevations and sections to a suitable metric scale, both existing and proposed (all internal and external architectural features which may be affected should be clearly marked);
- detailed drawings showing the proposed works;
- full structural survey (in certain circumstances), and where total or substantial demolition is being proposed the Council will require the submission and approval of an acceptable redevelopment scheme.

The exact requirements will vary with each application; please check with the Planning Officers.

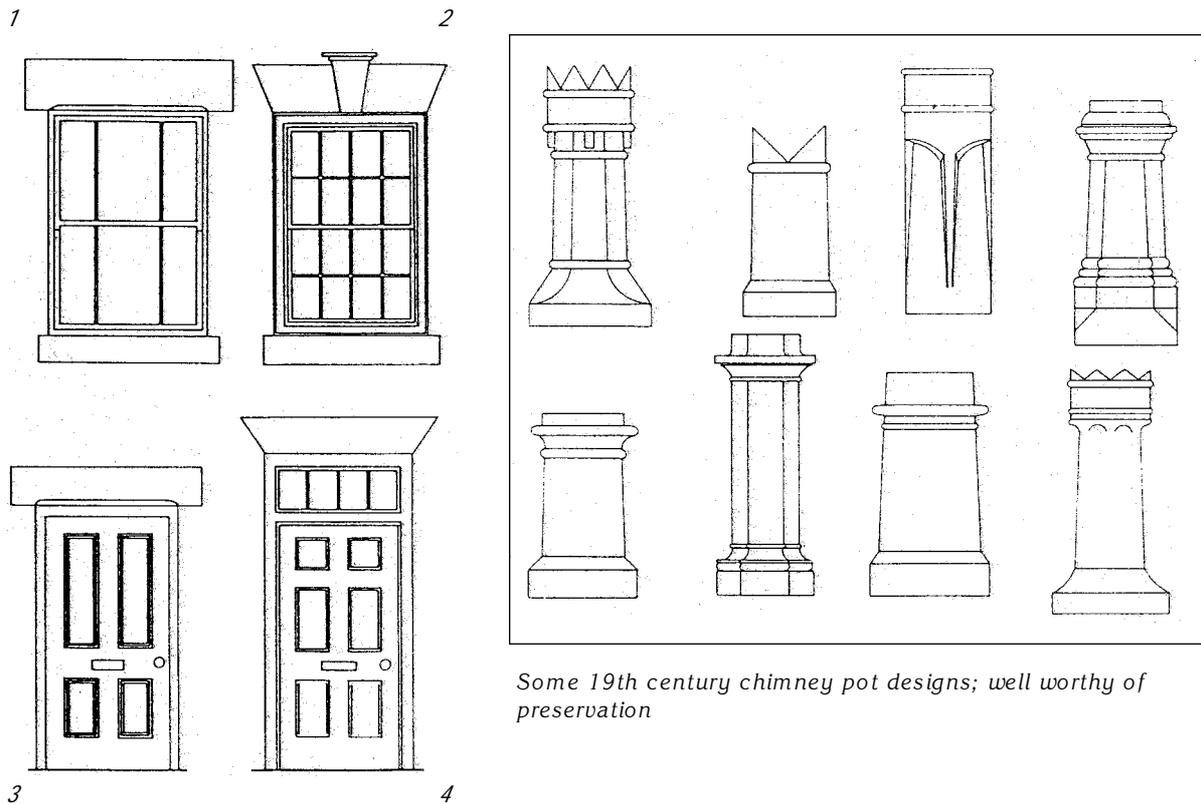


LISTED BUILDINGS

Considerations

The Council will use the following considerations to assess applications for LBC:

- i. the importance of the building, its intrinsic architectural and historic interest and rarity;
- ii. the particular features which justify the building's inclusion on the list;
- iii. its setting and contribution to the local scene, whether it forms an element in a group, park, garden or landscape;
- iv. whether the proposed works would bring substantial benefits to the local community; and
- v. to a degree, the grading of the building.



Some 19th century chimney pot designs; well worthy of preservation

1. Victorian sliding sash window
2. Georgian sliding sash window
3. Four panelled door
4. Six panelled door with overhead

Details such as these should always be retained in any restoration scheme

LISTED BUILDINGS

GUIDANCE

Changes of use or conversions

Generally the best way of ensuring the maintenance of listed buildings is to keep them in active use. Obviously the best use for a listed building will be that for which it was originally designed and built. However, a listed building must not be regarded as a museum piece and with care it can usually be upgraded and adapted to modern usage with little damage to its historic fabric and with little or no change in its setting.

Where a listed building becomes redundant for its intended purpose, its survival will depend upon a suitable new use being found. Conversion to a new use must be carried out in a sympathetic way. The acceptability of a scheme of conversion will be assessed in terms of the threat to the building as it exists; its viability before and after conversion; and both the degree and effect of any alteration, extension or demolition involved. Schemes which would have a damaging effect on the historic and architectural character of a listed building or its setting will be refused.

Alterations and extensions (Refer to Policy HD13)

Many listed buildings can sustain some degree of sensitive change to accommodate continuing or new uses. The degree of change which buildings can sustain without any loss of special character will vary from building to building. It must be remembered that minor works can cumulatively be very destructive.

The acceptability of an extension will be considered in terms of its effect on the building to which it will be attached and where a building is in a conservation area, the effect on the wider character of the area.

Where an extension is acceptable in principle it is important that it is visually subordinate and designed in a sympathetic manner to the main building. This can be achieved by setting the extension back, lowering its ridge and eaves line and reducing its width. It is essential to use materials which are sympathetic to the main building. Second hand or reclaimed materials may be best for some repairs and extensions so that they can “blend” in.

Alterations will only be permitted where the historic form, character and structural integrity of the building is retained. Proposed works should not interfere with architectural or historic elements of the building. As with extensions, new work should compliment the character of the existing building in terms of design, materials, scale and density.

Demolition (Refer to Policy HD14)

There is a presumption against the demolition of listed buildings. Partial demolition may sometimes be acceptable where for instance an incongruous modern addition is to be removed. Non-destructive methods of repair such as tying and strapping are preferred to demolition and rebuilding. Consent will only be given for such demolition where the need for the work is supported by a report prepared by a qualified structural engineer and where the Council shares the view that this is the best method of repair.

LISTED BUILDINGS



Former Tramway Shelters, Belgrave, Darwen. Unique buildings in the Borough.

Public access to the Statutory Lists

The Statutory List for the Borough is kept by the Planning Service at Blackburn Town Hall where it can be inspected. Those for the whole country can be examined at the National Monuments Record of the Royal Commission on the Historical Monuments of England.

Advice

Listed building and planning law are complicated. Always consult the Planning Service at an early stage of the proposal.

SUPPLEMENTARY PLANNING GUIDANCE

Further information is available from:
Development Control Group ☎ (01254) 585638
Forward Planning and Transportation Group ☎ (01254) 585640



BUILDING CONTROL

- Once you have received Planning Approval you will then need to consider obtaining Building Regulation Approval - Can we help?
- ◆ We are happy to give informal pre-submission advice.
 - ◆ We will deal with your plans quickly.
 - ◆ Our approach is flexible and can be tailored to meet your particular requirements
 - ◆ We will provide a same day inspection service.

For more information telephone (01254) 585747