

70823 – The Lee, 635 Walmersley Road, Bury.

Listed Building Consent - Refurbishment / repair of the existing pitched roof covering, including new / refurbished leadwork and inclusion of vapour permeable sarking felt and treated timber counter battens.

The building is grade II listed mid-19th century, two storey, constructed in coursed rubble with pitched blue slated roofs. Its heritage significance is derived in part from its architectural aesthetic and its relative intactness and prominent corner siting.

It is proposed to repair/refurbish the existing Welsh slated, pitched roof, including defective leadwork and copings, which is allowing water ingress into the existing building. The applicant is seeking to overcome the problems of water ingress and condensation, which is affecting the internal timber roof structure and plaster finishes and leading to degradation of a Grade II Listed heritage asset.

The works of repair and refurbishment would be as follows:

1. Roof Slopes A, B, C, D, E & F. Careful removal of the existing mortar bedded, clay ridge and hip tiles, Welsh slates (note the existing spacing and gauge), existing stone coping / verge stones and set aside for re-use, replacing any broken / defective slates with matching Welsh slates of the same thickness and size. Remove existing timber slating battens and repair any rotten timber tongue and groove sarking boards with new treated timbers to match existing. Existing painted timber fascia boards to be retained / repaired as necessary. Remove / replace any defective lead soakers and flashings and replace with new lead sheet to codes 3 and 4 respectively and as Lead Sheet Association guidance.
2. Lay Proctor Air sarking felt over the existing sarking boarding and fix new treated timber (12.5 x 38mm) counter battens, using copper clout nails and fix treated timber slating battens (25 x 38mm) over, using copper clout nails and refix salvaged Welsh slates to match the existing spacing and gauge.
3. Refix existing clay ridge and hip tiles (bedded in lime mortar) and carefully dress down all leadwork and repoint using lime-based mortar.
4. All existing rainwater goods to be retained / refurbished as necessary. All existing mortar verges to be retained / extended / repaired as necessary.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

EN2/3 - Listed Buildings - The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be

considered where it is demonstrated conclusively that the building(s) cannot be retained.

Paragraph 205 of the National Planning Policy Framework (NPPF) states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 207 of the NPPF states where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 208 of the NPPF 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 roof construction is of standard triangulated rafter, tie beam and purlins with sarking board.

The proposed sarking felt would be watertight and permeable allowing the evaporation of moisture in the air preventing condensation and therefore protecting the roof timber and plasterwork from decay. This is acceptable as it would prevent any continuing decay protecting the fabric of the building and therefore the significance of the listed building.

The existing original Welsh blue slate roof covering would be retained and re-used. Any replacement slates shall be of natural matching slate.

The external pointing and lead work is considered to constitute repair or routine maintenance that would not alter the historic or architectural interest of the building and as such would not require listed building consent.

Any works found to be required that fall outside the scope of the listed building consent will require the written permission of the local planning authority.

As such the proposed works are acceptable for the preservation of the architectural and historic interest of the listed building and as such do not represent less than substantial harm requiring the weighing of public benefit.

As such the proposal would either comply with or not be contrary to adopted UDP policy EN2/3 – Listed Buildings, paragraphs 200, 205, 206, 207 and 208 of the NPPF and policy JP-P1 of PfE.

Conservation Officer

07/8/24