

## Nicola Gunn

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**From:** Planning  
**Subject:** FW: Application Ref: 3/2022/0683 - Knott Gate, Townend, Slaidburn, BB7 3EP

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**From:** Ross Anthony <  
**Sent:** 11 August 2022 18:15  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** Application Ref: 3/2022/0683 - Knott Gate, Townend, Slaidburn, BB7 3EP

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FAO: Adrian Dowd

**Address: Knott Gate, Townend, Slaidburn, BB7 3EP**  
**Application Ref: [3/2022/0683](#)**

**Proposal:** Reconfiguration and restoration of an existing listed property and work to an existing outbuilding within the curtilage to be used as an annex.

**Statutory Remit:** Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). We are a consultee on all Listed Building Consent applications involving an element of demolition, as required by the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

**Comments:** Thank you for consulting HB&P on this application. We have reviewed the documentation available and have a number of concerns with the application in its current form.

Although altered over time, Knott Gate characterises the various phases of development of Slaidburn over the last 400 years. The original two cell planform shows a simple living space as would have been required by a tenant farmer at the time. The map regression and built form shows its adaptation as a textile workshop and dwelling. And there has obviously been efforts to modernise the building at some point, but by and large this have not interfered with evidence of its historical development. The current proposals do, however, impact its historic form and therefore harm its architectural and historic interest.

We object to the removal of the substantial internal wall between the kitchen and proposed dining room to create an open plan room. This appears to be an essential part of the original two cell planform. Its removal would be harmful to the understanding and reading of the building's early to mid-17th century origins. Further, there are no details of how the upper level would be supported and would likely affect the structural integrity of the cottage. There is also conjecture in the Statement about the origin of the stair and its original location. The loss of a historic stair would also be a concern and we suggest further investigations are needed to establish its significance.

We also object to the proposed replacement of the stone slate roof with blue slate. Stone slate is endemic to the Pennines and Slaidburn in particular. While part of the building now has slate, the removal of the stone slate to the lower section would harm the interpretation of the building, and also to the historic townscape as a whole. The stone slate should be repaired for both this and the outbuilding.

It's unclear from the pictures, but the longer side of the roof appears to have a shallow but distinct curve at the lower edge. This feature is found on local vernacular buildings with stone slate roofs prior to the introduction of wooden gutters or where stone gutters were too expensive, as a way of throwing rain water off at an angle to avoid it running or dripping down the walls, the double slates being the 'rogue' and 'jetter'. These distinctive roofline features are now being lost far too often and carelessly. Even though only on an outbuilding, this is an important detail of the roofscape

of what makes up the whole of Slaidburn, and should, in fact must, be retained. Again, further investigations are needed to establish its significance.

Relevant NPPF (2021) policy considerations are:

- Paragraph 195: “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.
- Paragraph 199: “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”.
- Paragraph 200: “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.”

I would be grateful if we could be informed of the outcome when this becomes available.

Regards

Ross Anthony

Case Work



[www.hbap.org.uk](http://www.hbap.org.uk)

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