



ENGLISH HERITAGE
NORTH WEST REGION

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CENTRAL SERVICES
- 7 SEP 2011
FOR ATTENTION OF

Mr Adrian Dowd
Ribble Valley Borough Council
Planning Department, Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Direct Dial: 07771 885 126
Direct Fax: 0161-242-1413

Our ref: L00110580

6 September 2011

Dear Mr Dowd

**Notifications under Circular 01/2001, Circular 08/2009 & GDPO 1995
VICARAGE HOUSE, VICARAGE FOLD, WISWELL, CLITHEROE, BB7 9DF
Application No 3/2011/0624**

Thank you for your letter of 17 August 2011 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

English Heritage provided pre-application advice to your authority on the 23rd November 2010 on the proposal to fit secondary glazing at the above property, a Grade I listed building (copy enclosed). We raised some concerns about the potential impact on significance and the need for further justification to be provided.

The mullioned windows make an important contribution to the significance of the Grade I listed building. The uninterrupted visibility of the form of the windows allows the character and historic interest of the building and the interior to be appreciated.

Planning Policy Statement 5 (PPS5), policy HE9.4 advises that when an alteration would result in a degree of harm to the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should weigh up the public benefits of the proposal.

At pre-application stage we advised that non-intrusive energy saving measures be considered in the first instance. Further guidance on this can be found at the website: <http://www.climatechangeandyourhome.org.uk/live/homepage.aspx> From the information provided with the application these do not appear to have been explored. Similarly, we urge you to address policy HE1.2 of PPS5 which states that local planning authorities should help applicants identify solutions that deliver similar climate change mitigation but with less or no harm to the significance of the heritage



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401
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asset.

Recommendation

We urge you to address the above issues, and recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice. It is not necessary for us to be consulted again. If you feel you need further advice, please let us know why.

Please re-consult us if there are material changes to the proposals beyond those necessary to address the issues we have raised. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with Circular 08/2009.

Yours sincerely

Kerry Babington

Historic Buildings and Areas Advisor

E-mail: kerry.babington@english-heritage.org.uk

cc



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