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before report



ENGLISH HERITAGE
NORTH WEST OFFICE

28 MAR 2013

FOR THE
ATTENTION OF

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

Direct Dial: 0161 242 1430

Direct Fax: 0161 242 1401

Our ref: L00227789

27 March 2013

Dear Mr Dowd

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
BAILEY HALL, HURST GREEN, LANCASHIRE
Application No 3/2013/0155**

Thank you for your letter of 25 February 2013 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

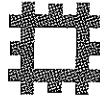
The application relates to the grade II listed barn at Bailey hall, Hurst Green. The site is located close to the scheduled moated site of Bailey Hall. The barn contains a well preserved five bay cruck frame, considered to date from the C16th, with three of the cruck trusses in situ. The current application brings forward a series of amendments to a previous proposal, which was refused consent in September 2012. English Heritage did not object to the principle of the previous scheme, however we did offer to assist with dating the cruck trusses and raised queries regarding the retention of the truss pad stones. The double height space, with the living room and kitchen to the first floor, provides an effective means of allowing the trusses and bays to be understood in a single space, however this is at the expense of bedroom four and the associated bathroom screening the lower part of truss II and enclosing it in an awkward corridor arrangement at ground floor level. Further consideration should therefore be given as to whether the need to a five bedroom unit is justified and whether the ground floor room plan can be amended further to increase the visibility of truss II. Amendments have been made to the proposed rooflights and position of the party wall and the extent of any harm to the heritage asset is considered to be less than substantial and the local planning should weigh the benefits of the scheme, against any harm to the heritage asset, including the potential to secure a long term use for the building.



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

Telephone 0161 242 1400 Facsimile 0161 242 1401
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



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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

Graeme Ives

Principal Inspector of Historic Buildings and Areas
E-mail: graeme.ives@english-heritage.org.uk



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