



ENGLISH HERITAGE
NORTH WEST OFFICE

14 MAY 2013

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

Direct Dial: 0161 2421424
Direct Fax: 0161 2421401

Our ref: L00238823

13 May 2013

Dear Mr Dowd

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
PARK HOUSE FARM, BOLTON BY BOWLAND, LANCASHIRE, BB7 4LA
Application No 3/2013/0294**

Thank you for your letter of 23 April 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

Park House Farm is grade II* listed placing it amongst the most important 8% of listed buildings nationally. It is a traditionally-built 17th century farmhouse of significance for its detailing and completeness.

The repair and maintenance of Park House Farm is welcomed but we would like to highlight the importance of using traditional techniques and materials and employing a contractor that is experienced and skilled at the appropriate repair of historic buildings. We suggest that the applicant uses a conservation-accredited architect or building surveyor to specify the methodology of repair as they will understand the most appropriate techniques to achieve a long-term repair that will not undermine the fabric of the building into the future.

A key feature of traditional farm buildings is the use of 'breathable' materials in their construction. Permeable materials coupled with the good ventilation inherent in most traditionally constructed buildings allows moisture to escape without causing damage to the building fabric. Serious damage can result from the use of incompatible materials that restrict this ability of the building fabric to 'breathe'. We are therefore concerned about the use of a damp-proof membrane and the use of Carlite Bonding and a gypsum multifinish plaster to correct issues created by damp. We also are not comfortable with the replacement of defective timber flooring with concrete. These



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

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materials and techniques would create a barrier to the movement of water leading to long term damage to the fabric of the building. Repairs should be like for like using traditional methods and be made by a skilled and experienced practitioner.

If the advice within our *The Maintenance and Repair of Traditional Farm Buildings: A Guide to Good Practice* guidance is heeded a long-term and affective repair that does not jeopardise the fabric of the building should be achieved. The guidance can be found at:

<http://www.helm.org.uk/guidance-library/maintenance-repair-trad-farm-buildings/>

We welcome the repair of this important building and suggest that your authority should seek expert conservation advice to assess the methodology of the repair and its implementation. If this is achieved we recommend acceptance of this Listed Building Consent Application.

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

Alice Ullathorne

Assistant Inspector of Historic Buildings and Areas
E-mail: alice.ullathorne@english-heritage.org.uk



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