



ENGLISH HERITAGE
NORTH WEST OFFICE

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

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Our ref: L00419930

25 JUN 2014

FOR THE
ATTENTION OF

23 June 2014

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 3/2014/0237**

Thank you for your letter of 10 June 2014 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 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. Key elements that add to the significance of the farm building include the materials used; the decorative treatment of the building; the functional understanding that flows from its external and internal features and the evidential value of the construction techniques of this type of building, in the North West at this date

The current proposals are for the discharge of planning conditions of a 2013 planning consent for the conversion of the barn to residential use.

For items of repair while sufficient work should be undertaken to achieve a lasting repair, the extent of the repair should normally be limited to what is reasonably necessary to make failing elements sound and capable of continuing to fulfil their intended functions. The use of materials or techniques with a lifespan that is predictable from past performance, and which are close matches for those being repaired or replaced, tends to carry a low risk of future harm or premature failure.

Recommendation

We urge you to address the above issues, and recommend that this application be



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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

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