



ENGLISH HERITAGE

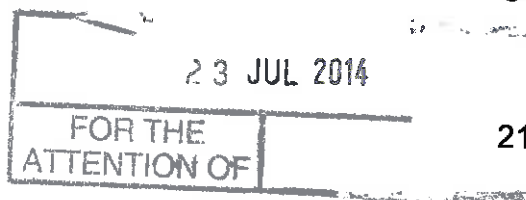
NORTH WEST OFFICE

Mr Adrian Dowd
Ribble Valley Borough Council
Planning Department, Council Offices
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Our ref: L00427054



21 July 2014

Dear Mr Dowd

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010**

**58 CHURCH STREET, RIBCHESTER, LANCASHIRE, PR3 3YE
Application No 3/2014/0552**

Thank you for your letter of 15 July 2014 notifying English Heritage of the above application.

Summary

The grade II listed 58 Church Street is of significance for its Georgian design within a row of contemporary buildings in the Ribchester Conservation Area. There have been unauthorised works of alteration to the building. This is a potentially serious matter punishable by law. The current listed building consent application requests retrospective authorisation for the works. We support the local authority in any further action they deem necessary to resolve this problem. It is impossible to understand the impact that the changes have had on the significance of the building as the significance assessment appears to have been made after the works were implemented. We would not require the owner to restore the staircases; however, there are opportunities to improve the character of the listed building in mitigation of the harm caused to the significance of the building.

English Heritage Advice

The grade II row of houses from 50-58 Church Street were built in the late 18th century. They were built as one development with similar detailing and features. Higher quality materials are used to the principal south-western elevation than the other elevations reflecting its value. Key elements that add to the significance of the building includes the Georgian design embodied in the proportions and details of the design; the craftsmanship and materials used; and the relationship between number 58, the rest of the row on Church Street and the Ribchester Conservation Area.



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

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The retrospective listed building consent application is for exterior and interior works including the cleaning of the stonework; the replacement of windows; the removal of two staircases and other internal alterations. We were notified of this application as the works constitute the demolition of all or a substantial part of the interior of a grade II building.

It is hard to judge the impact of many of the alterations and removals on the significance of the building as many of them have already been implemented and it does not appear an assessment of the significance of these elements of the building was appraised before the works began. Although, a thorough heritage statement accompanies the application it appears the evaluation of the significance of elements is based on anecdotal evidence rather than expert appraisal of in situ fabric. It is unclear whether the staircases were historic or whether they were in their original location. During the works one of the first-floor joists were cut. We recommend that this damage should be made good and any structural work required should be implemented by the applicant.

It is for the local authority to decide whether to investigate any offence committed at 58 Church Street under section 9 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. It is an offence to execute any works for alteration which would affect its character as a building of special architectural or historic interest without listed building consent under section 9 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.

Recommendation

We support the local authority in action they might wish to take against the applicant. It is impossible to understand the impact that the changes have had on the significance of the building as the significance assessment appears to have been made after the works were implemented. We would not require the owner to restore the staircases; however, there are opportunities to improve the character of the listed building in mitigation of the harm caused to the significance of the building and the damage caused to the first floor joist should be made good.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.



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Yours sincerely

Alice Ullathorne

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