



Mr Adrian Dowd  
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By email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Your ref: 3/2014/0721

Our ref: JN/27039/SPAB/14

22<sup>nd</sup> September 2014

Dear Mr Dowd,

**Planning Application No: 3/2014/0721**

**Location: Hayhurst Cottage, Pendleton Near Clitheroe, Lancashire, BB7 1PT**

**Proposal: Replacing of plaster with waterproof membrane and plaster skim. Replacing external cement strap pointing with traditional lime mortar pointing.**

Thank you for your consultation to the Society for the above application. We have reviewed the documentation and now wish to offer the following advice.

The removal of the modern cement mortar from the external walls and the gypsum plaster from the internal walls is to be welcomed. However, we would strongly discourage re-lining the walls with a waterproof membrane system as is proposed. This would not solve the actual cause/source of the damp and may well lead to a very cold and inefficient wall that may also be susceptible to surface condensation issues in the near future. Instead, we would recommend that the walls should be allowed to dry out and when soluble salts appear on the surface that these are then brushed off. Once the salts have stopped coming through the wall and the ground levels, mains water connection, rain water goods and foul drainage - have been fully checked for leaks throughout the property, the wall can be re-plastered in a three coat lime haired mortar with a clay paint surface finish. The external pointing should be undertaken in the spring/summer time with a lime putty mortar.

The use of a water-proofing layer seems to suggest that it is thought that the present damp problem cannot be fully resolved; however, from the information currently before us, we do not believe this to be the case. We would advise that sufficient time should be given to allow the building to try and regain a healthy equilibrium with the removal of the inappropriate materials (internally and externally), the drying out of the walls, and the application of suitable breathable materials. Should damp continue to be present in the property following these works further investigations should be undertaken to determine the exact cause/source of the problem.

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS  
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Yours sincerely,

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