



ENGLISH HERITAGE

NORTH WEST OFFICE

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

Direct Dial: 0161 2421424

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Our ref: L00440452

22 DEC 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 3/2014/1022**

We have received amended proposals for the above scheme. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

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. The current listed building consent application is an amendment to a scheme we gave advice for in August 2014 and requests retrospective authorisation for unconsented works. Our previous advice advised that it was impossible to understand the impact of the scheme on the heritage asset as there was not enough information supporting the application. We are pleased to see this has been addressed and we are now content that the proposals to rectify harm caused by the unauthorised works are acceptable. Subject to the agreement of the application with your conservation officer we are content for the application to be approved.

If the householder wishes to do further works to their listed building we recommend they take advice from our website regarding common types of work to older houses - <http://www.english-heritage.org.uk/your-home/making-changes-your-property/types-of-work/> .

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.



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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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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