
THE VICTORIAN SOCIETY
The champion for Victorian and Edwardian architecture

Adrian Dowd
Development Control
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Your reference: 3/2016/0022
Our reference: 2016/02/024

20 February 2016

adrian.dowd@ribblevalley.gov.uk

Dear Mr Dowd

**RE: 1 & 2 Abbeycroft, The Sands, Whalley (Grade II, C17, refronted C19);
application for the erection of a rear extension**

Thank you for consulting the Victorian Society on this proposal. We **object** to this application, which would cause harm to the character and appearance of the listed building.

Abbeycroft is thought to date to the seventeenth century, and was probably refaced, extended and further subdivided into a series of attached cottages sometime in the mid-later nineteenth century. Despite its multi-phased development, Abbeycroft possesses a strong and coherent vernacular character. Abbeycroft is also located within the Whalley Conservation Area, to the significance of which it contributes positively.

The Society seldom comments on proposals for single-storey rear extensions to listed buildings. However, in this case, the impact of the proposed extension would be such that we are compelled to object. We endorse the views articulated by Peter Iles in his letter to the Council of 17 February. While a modest and carefully detailed single-storey extension may be acceptable here, what is proposed would inevitably detract from the character and appearance of the listed building. Its footprint is too large, causing it in plan to protrude beyond Abbeycroft's north wall. In addition, it would almost double the depth of the property. The large expanse of glazing proposed would not be invisible, as indicated on the drawings; rather, the highly reflective surfaces would conceal much of the historic building, would draw attention from the subtle play of light and colour on the historic rubble walls and would appear unnecessarily strident. Furthermore, the construction of such a large extension in this location would inevitably erode the visual rhythm and relationship of the four cottages as seen from the north west. It also risks justifying the construction of additional inappropriate extensions to the other cottages, thereby risking further harm to the character of the listed building.

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For the reasons outlined above we **object** to this application and urge you to **refuse** it consent. I would be grateful if you could inform me of your decision in due course.

Yours sincerely

James Hughes

Senior Conservation Adviser

cc Peter Iles (Lancashire County Council)