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Your ref: 3/2016/0108 and 0121

Date: 30th June 2016

FAO A Dowd

Dear Mr Macholc,

Planning Application 3/2016/0108 and 0121: Internal alterations and remodelling to Dower House, conversion of existing outbuildings, essential remedial works to Dower House and outbuildings, new roof structure over existing conservatory and proposed carport, new link between conservatory and annex, new Victorian style greenhouse to the rear of the existing stable building; Dower House, Park Road, Gisburn BB7 4HT

Thank you for your re-consultation on the above application and the submission of some further documentation. As noted previously we do not consider that the proposals put forward will have a particularly large impact on the significance of the historic building, indeed there is a possibility that the repair works to the southern gable wall will provide information on how the building has been altered over time.

We previously recommended that a building record be made prior to any works going ahead, partly as a response to the proposed development but also to enhance the understanding of the Listed Building should any further changes be proposed. Whilst this latter reasoning is valid, it is not something that should necessarily be taken into account when considering applying a planning condition. Given this and the small scale of the proposed changes to the historic fabric, we would not insist on the inclusion of the previously recommended condition and would leave this matter to the judgement of the Conservation Officer.

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles