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Your ref: 3/2016/0236 and 0238

Our ref: ASM/ASP/PDI

Date: 29th March 2016

FAO A Dowd

Dear Mr Macholc,

Applications 3/2016/0236 and 0238: Conversion of Friends Meeting House and attached cottage into single dwelling; Meeting House, Sawley Road, Grindleton BB7 4RS

Thank you for the consultations on the above applications. We have examined the documents on the Council's web pages and would agree that the alterations set out in the plans chiefly impact the later extensions to the buildings.

We would note that the Heritage Statement is rather limited in its scope and its author has not checked the Historic Environment Record (HER) or provided a bibliography. It also downplays the significance of the building when compared to the 2015 assessment by Clare Hartwell (held by the HER) who considers it to be of high significance and worthy of consideration for Grade II* status.

There will probably be some alterations necessary to utilise the meeting house section as proposed, such as updating heating the system, rewiring and the addition of secondary glazing but these are likely to be necessary eventually, even if the building remained in its original use, and with sufficient care can be provided in an unobtrusive and sensitive manner. It may be appropriate to consider if permissions for these and other items (satellite dishes, etc.) may need to be discussed with the applicant. Of slightly more concern is the inevitable loss of the existing loose wooden benches from the meeting house. These are described by Hartwell as:

"... large pine benches of simple design with shaped ends, matching the profiles of the fixed furnishings and probably of the same date. They form a good historic ensemble [with the fixed seating]."

Could a single example of these benches be retained within the building or would this be too onerous a requirement? Any benches not to be retained should be offered first to another Friends Meeting House or chapel before being put up for sale.

As noted in the Heritage Statement and D & A Statement, the presence of burials in part of the grounds is known, but should not prove a barrier to the proposed conversion. It is recommended, however, that the originals of the burials register are placed in the County Record Office or a similar accessible archive.

Given the record provided by Hartwell and the plans provided as part of the application, recording of the building is not a high priority, and a photographic record to supplement the existing is all that would be required. The following condition is thus recommended:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

Note: A photographic building record, to supplement the existing written records and plans, is required. The survey should comply with the standards and guidance set out in Historic England's 2006 "*Understanding Historic Buildings...*"

This is in accordance with National Planning Policy Framework paragraph 141: "*Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*".

Please note that the above comments have been made without the benefit of a site visit. If you need any further information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

Peter Iles

Peter Iles
Specialist Advisory Services