

The Planning Office,
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA

Our Ref: SP/MH/SS.4

20th April, 2016

Dear Sirs,

Application for Listed Building Consent – 13 Castle Street, Clitheroe

Please find enclosed herewith a listed building consent application for 13 Castle Street, Clitheroe on behalf of the Trustees of the J.E.R. Aspinall Settlement.

The application is requesting that works can proceed to carefully remove the existing cement render and replace with a lime render.

I am conscious from the list of fees on the Council's website that listed building applications are exempt from any fees payable.

Should you have any queries please do not hesitate to contact me.

Yours sincerely,



Susannah Pick
(Email: spick@inghamandyorke.co.uk)

Enc. As Listed

020160360P

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Consultants: R M Parkinson, B.Sc. E Miller, F.R.I.C.S.

Ingham & Yorke is the trading name of Ingham & Yorke LLP

Regulated by RICS



Certificate No. 2739OMS001

Repairs to 13 Castle Street, Clitheroe

Description of work specification to accompany an application to Ribble Valley Borough Council for listed building consent

March 2016

Section 3.0 – Description of proposed work

As with any lime render the composition and mix proportions will be dictated by the type and condition of the masonry as well as the exposure (English Heritage, 2011). For the purpose of this application, paying due regard to the exposure and materials typical of the vernacular, a provisional mix for the proposed render will be as per that detailed below. This will be further considered when the existing render has been removed and the masonry beneath assessed:

Render coat - 1 part NHL 3.5 to 2 parts well-graded sand

Floating coat - 1 part NHL 3.5 to 2 1/4 parts well-graded sand

Finishing coat - 1 part NHL 3.5 to 2 parts fine sand, lined-out to replicate the existing with a breathable applied coating

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REPAIRS TO 13 CASTLE STREET, CLITHEROE

Description of Proposed Repairs to accompany an application to Ribble Valley Borough Council for Pre-Application Advice

January 2016

Section 3.0 – Description of Proposals

The south-east gable elevation of the subject property is faced with painted cement render (**Image 1**) which is cracked and detached in numerous areas, particularly at high level (**Image 2**). There are longitudinal fractures through the render immediately beneath and parallel with the coping stones atop the gable elevation. As a consequence rainwater is entering the wall and manifesting internally adjacent the window opening (**Images 3 & 4**).

Notwithstanding the soiling to internal decorations, the accumulation of moisture within the wall core could potentially compromise the internal window lintels which are typically timber in traditional historic properties of this type.

To prevent further degradation to the historic fabric the building owner wishes to commission appropriate and sympathetic repairs. Accordingly it is proposed that the cement render be carefully removed and replaced with a lime render, finished with a breathable applied finish to replicate the existing. This work would be undertaken in conjunction with any necessary flashing repairs at the wall head.

The historic character of the subject property would thus not in any way be compromised as the proposed repairs would not materially affect the external appearance.

The Applicant requires clarification as to whether an application for Listed Building Consent would be required for the works as before described.

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Image 1



Image 2



Image 3



Image 4

RIBBLE VALLEY BOROUGH COUNCIL



Description	Listed Building Consent for repairs to Cowman's Butchers, Clitheroe			Council Offices Church Walk CLITHEROE Lancashire BB7 2RA T:01200 414501 E:Victoria.walmsley@ribblevalley.gov.uk W: www.ribblevalley.gov.uk
Application Ref:	RV/2016/ENQ/00024	Meeting Date:	N/A	
Site Visit:	N/A	Case Officer:	VW	
Issue Date:	15/2/16			

Dear Susannah,

I am writing in regards to your clients Pre-Application Enquiry regarding potential works at Cowman's Butches, 13 Castle Street, Clitheroe. You would like advice on whether the proposed works would require Listed Building Consent.

As you are proposing to remove the existing cement render and replace with a lime render, such treatments are not considered to be repair works, and are considered to be replacement works. Consequently Listed Building Consent would be required to replace the existing render on this building.

From the information you have submitted, it is my opinion that these works are necessary, and will likely be supported should a formal application come forward. However please be aware that any Listed Building Consent application will need to be accompanied by a Heritage Statement and clear specification of all works so as to ensure the works undertaken do not cause more damage than reparation.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-planning enquiry. I trust that you find the above observations of use and stress that they represent officer opinion only, at the time of writing, given without prejudice to the final determination of any application submitted.

Kind regards,

Victoria Walmsley

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