



Historic England

NORTH WEST OFFICE

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

Direct Dial: 0161 242 1417

Our ref: L00949310

20 August 2018

Dear Mr Dowd

Arrangements for Handling Heritage Applications Direction 2015

**YEW TREE COTTAGE, HELLIFIELD ROAD, BOLTON BY BOWLAND,
LANCASHIRE, BB7 4NS
Application No. 3/2018/0568**

Thank you for your email of 7th August regarding further information on the above application for listed building consent. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The necessity, extent and specification of the proposed works is now much clearer, as is the impact of those works upon features of architectural interest on the exterior of the building.

Once scaffolding has been erected further consideration should still be given to how the building has been constructed and any defects that may have caused or accelerated the bulging masonry. On the basis of the photographs provided, it appears that the building has been repointed or slobber rendered in a hard cement mortar. This will impair the building's ability to dry out, accelerate the weathering of the external face of the building and force moisture into the core of the building, where it may have contributed to its degradation. Consideration should be given to carefully removing cementitious mortar and repointing and rendering with a lime mortar.

Recommendation

Historic England has no objection to the application on heritage grounds.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the



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application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Craig McHugh

Assistant Inspector of Historic Buildings and Areas

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cc: Frank Noon



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