

Sharon Craig

From: Adrian Dowd
Sent: 25 July 2018 17:03
To: Sharon Craig
Subject: FW: SPAB Response(101420): 3/2018/0568 - Yew Tree Cottage, Hellifield Road, Bolton by Bowland, Lancashire, BB7 4NS

Follow Up Flag: Follow up
Flag Status: Flagged

From: Joanne Needham [<mailto:joanne@spab.org.uk>]
Sent: 25 July 2018 17:00
To: Adrian Dowd
Cc: Georgian Group Midlands and Northern Office
Subject: SPAB Response(101420): 3/2018/0568 - Yew Tree Cottage, Hellifield Road, Bolton by Bowland, Lancashire, BB7 4NS

Dear Adrian,

Our ref: JN/101420/SPAB/18

Application: 3/2018/0568

Address: Yew Tree Cottage, Hellifield Road, Bolton by Bowland, Lancashire, BB7 4NS

Proposal: Repair gable end which is cracking and bulging.

Thank you for notifying the SPAB of the above application and for the time you gave me earlier this week when I telephoned to discuss this case. Please now find below our consultation response which reiterates those matters I raised with you on Monday afternoon.

SPAB Advice

- In considering whether to grant listed building consent for any works local planning authorities have a duty, under section 16 of the *Planning(Listed Buildings and Conservation Areas)Act 1990*, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses;

and

- The *National Planning Policy Framework (NPPF)* directs that - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Unfortunately the documentation provided with this application is extremely limited and does not constitute the type and level of information required to sufficiently detail the significance of the heritage asset and the

parts affected; the impact of the proposals on that significance and special interest; and the necessary clear and convincing justification for the proposals and any harm that may be caused (as directed by the NPPF).

While we welcome the inclusion of photographs, those provided show only small sections of wall and do not aid an understanding of the building and the type and extent of the problem that the proposals seek to address. Additionally, apart from the location plan, no drawings (plans and elevations) have been provided to indicate the gable in question; the extant structural condition (location and degree of bulging and cracking); the extent of demolition proposed; and the method, specification and extent of rebuilding. It is therefore not possible to complete an assessment of the structural problem and understand the full impact of the proposals on the building's special interest and structural integrity. Further, the Heritage Statement details the proposal rather than providing an independent assessment of the building's significance and its constituent parts, and no evidence has been provided to demonstrate that the movement is ongoing, and the cause of the structural problems has not been established/or possible causes offered. We therefore advise that the Local Planning Authority request additional information in the form of photographs, drawings and expanded Structural and Heritage reports.

In the interim, and in light of the reported instability of the wall and possible danger to third parties, we urge your Council to work with the applicant and their advisors to assess the risks and to take any steps that may be necessary for Health & Safety and the preservation of the building. Given the listed status of the building, any works undertaken, should be the minimum measures (such as propping/temporary support) immediately necessary to remove the danger while seeking to preserve the building. And all works should be agreed in writing by the Local Planning Authority.

Lastly, given the proposal to rebuild the gable wall, we advise that the application should be treated as a proposal for - *works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building* - as per the ARRANGEMENTS FOR HANDLING HERITAGE APPLICATIONS – NOTIFICATION TO HISTORIC ENGLAND AND NATIONAL AMENITY SOCIETIES AND THE SECRETARY OF STATE (ENGLAND) DIRECTION 2015. We suggest also that the application description be amended to more accurately reflect the actual demolition that is proposed.

The Society would be pleased to comment further on the application once additional information has been received. Should you wish to discuss this case and any aspect of our advice, please do not hesitate to contact me.

With good wishes,

Joanne.

Joanne Needham
Casework Officer (Working Days: Monday - Wednesday)
Email: joanne@spab.org.uk

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