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Your ref: 3/2018/0632

Date: 6th August 2018

FAO A Dowd

Dear Mr Macholc,

Planning Application 3/2018/0632: Application for retention of unauthorised works completed in 1998. The following works deviated from the permission given on 28/09/98: 1. Amendments to the layout of two en-suite bathrooms 2. Amendment to the location of staircase from rear GF room to cellar 3. Insertion of UPVC French window in rear GF external wall 4. Erection of timber balcony to rear (the French windows to the rear GF elevation lead to this balcony) 5. Amendment to location of kitchen (moved to cellar) 6. Insertion of a timber back door into the rear elevation at cellar level. Retention of unauthorised works completed without permission: 1. Windows to front elevation 2. Front door 3. Exterior paintwork 4. Rainwater goods 5. Foul water disposal, fixtures to rear wall 6. External pointing and render. 44 Higher Road, Longridge PR3 3SX

Thank you for your consultation on the above application. Given that the majority of the works are already extant and have been so since 1998, we would not wish to raise any objections nor recommend any mitigation works. Had we been sent a consultation with these items as new proposals, we would probably have commented on the impact on the internal circulation of the building by the blocking of the door from the ginnel and the alteration of the stair to the cellar, but may have found this change acceptable if the location of door and stair remained visible and understandable. We would also have advised against the creation of the French doors and rear balcony as being too much of an impact on the historic character of the exterior view of the building, but this would have had to have been balanced against any precedent that had already been set by any listed building consents granted for similar features on other members of this row. As mitigation we would also have recommended a building record of the structure 'as existing' before the works started.

Yours sincerely

Peter Iles