

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2018/1014	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	28/01/19	
Officer:	AD	
DELEGATED ITEM FILE REPORT:		

Development Description:	Listed building consent for repairs/refurbishment works and for the amelioration of the unauthorised works
Site Address/Location:	5 Gisburn Road Bolton by Bowland BB7 4NP

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways: No highway concerns; no objection on highway grounds. Historic England: Do not need to notify HE of this application under the relevant statutory provisions. LAAS: No objection subject to a condition to ensure that the suggested archaeological watching brief is held as described. Historic amenity societies: Consulted, no representations received. RVBC Countryside: Condition to request details for the provision of building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites. LLFA: No comments to make	
NOTIFICATIONS:	Additional Representations.
One letter received raising concerns with the address of the property	

RELEVANT POLICIES :

Planning (Listed Buildings and Conservation Areas) Act 1990.
Bolton By Bowland Conservation Area Appraisal

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Ribble Valley Core Strategy:
Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations

Relevant Planning History:

3/2018/0358 - Retention of unauthorised damp remediation works including removal of damaged plaster, treatment of existing walls internally, application of tanking product internally and finished internally with a breathable plaster. Externally stone walls are to be treated with a breathable cream that has no effect on the visual appearance of the stone. LBC refused 13 June 2018.

3/2018/0240 – Retention of unauthorised internal and external alterations and repairs, to include repairs to the roof; repointing external stonework; replacement of roof to stone fuel store; window repairs to front elevation including stone replacement; door repairs to the front elevation including stone replacement; replacement of service equipment including new external alarm box sounder; replacement of existing roof light; timber treatment; installation of two new coach-style lanterns (one at each front door); removal of ceiling in rear bedroom and creation of vaulted ceiling; creation of new door in existing stone wall; subdivision of existing first floor bathroom and creation of new en-suite; cleaning off stonework to rear and installation of new glazed roof to replace previously removed asbestos roof. LBC refused 13 June 2018.

Site inspection 12 June 2018 identified:

- (i) Removal of all wall plaster to ground and first floor.
- (ii) Application of a 'tanking slurry' up to c1.5m to all ground floor walls
- (iii) Removal of all fireplaces/surrounds
- (iv) Removal of first floor to left hand unit (evidence suggests of historic construction)
- (v) Removal of all ceilings (evidence suggests of historic construction) to first floor
- (vi) Removal of partition walls (evidence suggests of historic construction) to ground floor left unit, ground floor right unit, first floor right unit
- (vii) Installation of plastic rooflight in place of historic glazed opening
- (viii) A number of doors and a beam removed and stored
- (ix) A new purlin and ridge beam to first floor rear room
- (x) Re-roofing works complete and no information as to emergency works submitted (see pre-app letter advise)
- (xi) Roofless (applicant removed) rear outshut has had limewash removed.

Pre-application advice was provided 13 October 2017 raising the following pertinent points:

- Proposals to repair the roof are welcomed.
- The renewal of services/installation of central heating is likely to be acceptable if undertaken carefully and with the minimisation of harm to significant/historic fabric
- The removal of modern paint from timber beams and joists is likely to be acceptable subject to agreement of cleaning methods and their operation.
- Further comments on the likely acceptability of a flue at first floor (adjacent recent patch repair of wall plaster) will be provided on submission of further details of installation and impact on the historic fabric.
- Further comments on the likely acceptability of a vaulted ceiling to the rear bedroom will be provided on receipt of further information as to the significance of ceiling treatment in this space.
- The proposed new wall opening at first floor to provide access to an en suite bathroom is a concern.
- The principle of reroofing the outshut to include glazing may be acceptable.
- The lime wash to the walls of this element are part of the significance however its retention is not essential
- Historic windows should be repaired and only replaced (on a like for like basis) if it can be demonstrated (joiners report) that repair is not possible.

- The existing roof light does not appear to be historic and its sympathetic replacement is likely to be acceptable.
- The front windows are modern and of crude construction but may follow an historic pattern- An enhancement to the significance of these windows would be welcomed.
- The window and door stone surrounds to number 7 appear to be in a poor state of repair. Proposals for repair/replacement should be accompanied by a historic building stonemason's report.

Site history for listed building:

3/2018/0788 & 0791 - Conversion from one dwelling to one dwelling and one holiday let; erection of new single storey kitchen extension to rear of 13 incorporating historic outbuilding; alterations. LBC & PP granted 19 December 2018.

3/2018/0047 & 0048 - Conversion from one dwelling to one dwelling (No. 13) and one holiday let (No. 11) including demolition and replacement of existing single-storey extension to rear of no.11 and creation of new single-storey extension to rear of no.13 incorporating the existing ash/coal house. PP and LBC refused 1 May 2018.

3/2017/0208 & 0209 - Conversion from one dwelling to one dwelling (No. 13) and one holiday let (No. 11) including single-storey extensions to rear. PP and LBC refused 2 May 2017.

3/1990/0639 & 0620 – Demolition of attached outbuilding and erection of utility room, WC, study, conservatory and coal stores at 9 Gisburn Road. LBC & PP granted 23 October 1990. Plans show that similar layout to No 11/13 i.e. two properties converted to one, a stair at rear in similar location, ground floor room divisions removed (?).

3/1981/0079 – Single lock-up garage on land to rear of 9 Gisburn Road. Outline PP granted 17 March 1981.

HERITAGE:

Site Description and Surrounding Area:

'5, 7, 9, 11 and 13 Gisburn Road' is a Grade II listed (20 February 1984) row prominently sited within Gisburn Conservation Area. The list description typically refers to the front elevation and exterior only and states:

"Row of houses, early C19th. Squared watershot limestone with slate roof. 2 storeys. No. 5 is of 2 bays and has windows with plain stone surrounds with central square mullion, except for the left-hand first-floor window which has no mullion. No. 7 is of one bay having a window with glazing bars, plain reveals and central mullion. The 1st floor window is modern with cement reveals. The door, to the right, has a plain stone surround ... Chimneys on the gables of the row and between bays, except for No. 5, which has no central chimney".

The site is within the setting of a number of listed buildings including 'Church of St Peter and St Paul' (Grade I), 'Old Courthouse' (Grade II), and '2 pairs of Gatepiers South East of Church, at entrance to Bolton Hall Drive' (Grade II).

The Bolton By Bowland Conservation Area Appraisal identifies:

An Important View northwards from the adjoining Significant Open Space immediately to the East (Townscape Appraisal Map);

'The Church of St Peter and St Paul (grade I) elevated above Main Street and Hellifield Road';

'Architectural and historic interest of the conservation area's buildings, including 21 listed buildings'; 'Prevalent use of local building stone'; 'Local details' (Summary of special interest).

The OS maps appear to show that the rear outshut was built sometime between 1850 and 1896.

The submitted Heritage Statement is comprehensive and detailed.

Proposed Development for which consent is sought and issues:

The proposed work seeks to address the unauthorised works undertaken in 2018. Consent (retrospective) is sought for implemented works as well as proposed amelioration.

The submitted Heritage Statement acknowledges:

"a number of unauthorised works have been carried out which has resulted in the loss of further historic fabric such as the first-floor structure to the east unit of No.5, removal of late style plank and batten doors (doors have been stored within the building), removal of lath and plaster ceilings, removal of sawn ceiling joists and the removal of the existing fireplaces. The plaster wall finishes have been removed however this has allowed for the exposing of the blocked-up fireplace to the first-floor east unit of No.5 as well as a blocked-up door opening to the ground floor of no.5 as well as blocked up recess to No.7 and the blocked up rear window to the rear of No.7. A number of internal partitions have also been removed and have affected the internal plan form layout of the building and although modern in nature, are indicative of earlier internal walling. The removal of the walling adjacent to the staircase at ground floor level has resulted in exposing a small area of stone flag floor finishes underneath the existing staircases".

Following the submission of the application the following concerns were raised with the agent for the application:

- Insufficient information (re: historic fabric removal) has been submitted to grant listed building consent 'retrospectively' for the implemented works;
- Not all work appears to be authentic replacement or repair (lath and plaster partition walls and ceilings; location of ceilings; re-plastering of all walls; First Flooring in Unit 05; retention of replacement uPVC roof light);
- Little information has been submitted to describe or justify the proposed removal of existing (mainly front elevation) windows and replace with modern double-glazed side-opening casement;
- The proposal to replace all of the stone surrounds to windows and doors at the front elevation
- The proposal to remove the existing concrete flooring is an opportunity to consider sympathetic floor replacement;
- New painting of timber beams and joists

Advice, negotiation and the submission of further information with the agent has resulted in progression of the application:

28 January 2019 – stone masons report; proposal to remove tanking slurry to be incorporated within revised drawings.

7 February 2019 – The agent for the application confirmed the following:

- Happy for development description to be amended to reflect intentions to ameliorate unauthorised work rather than to seek retrospective consent for works undertaken.
- Walls are to be plastered using a lime plaster which would be authentic in this instance
- The un-plastered walls are now omitted and will be plastered
- Now proposing ... a flush fitting conservation rooflight (in black) of the same size as the existing, all to reduce visual impact

- The existing windows proposed for replacement are a modern intervention and are of poor quality and crudely made ...intention of the applicant to install new timber windows of similar appearance and with new single glazing ... The ground floor window to the east facing elevation has been amended and will be a fixed window as a per existing
- Stone surrounds are significantly decayed and we now proposed that only the most decayed stone surrounds and mullions are to be removed and replaced as well as the reinstatement of two mullions which have previously been removed. This is the most essential work regarding the stone surrounds. This will constitute minimal intervention and the replacement of elements which are beyond repair.
- The external walls are to be re-pointed with lime as stated.
- The provided stone report suggests using a stone sealant however this is not proposed as part of this application as this is likely to cause harm
- The concrete floor is to be retained with only the highest areas being reduced in height in order to provide a level floor. A self-levelling compound will also be laid over the top of the concrete floor. This would cause the least amount of harm than having to remove the entire floor to put in a new floor as this is the least invasive
- The existing tanking slurry that has been applied to the ground floor walls is removed (by hand) where possible and that the affected areas are repointed as per the provided re-pointing method statement and specification in order to maintain breathability of the wall fabric”.

The above amendments/ confirmation addressed the majority of the concerns however the following concerns/ omissions were requested from the applicant on 11th March:

- 1) plans detailing the proposed roof light
- 2) details of the original (or historic) surface finish of the ceiling timbers
- 3) justification for not replacing floors, walls and ceilings in their pre-unauthorised works form and materials.

15 March 2019 – In response the applicant confirmed:

- 1) Proposed roof light: Velux conservation style External finish: dark grey RAL 7043
 - Internal: Pine with white paint finish
 - Fit: recessed flashing
 - Opening style: GGL
 - Dimensions: W:550 x H:780mm
- 2) Surface finish of the ceiling timbers: will leave timbers as they are to degrade.
- 3) Justification for not replacing floors, walls and ceilings in their pre-unauthorised works form and materials:
 - Propose to reinstate the walls and bathroom floor (first floor unit 5) as they were located when the house was purchased in 2017. No alteration to plan form.
 - The majority of repairs internally and externally are to be carried out with the sensitive use of materials akin to the historic nature of the building. More modern alternatives have been suggested where it is felt the building could be misread in the future, impact is low/nil and all are reversible.

The proposed velux roof light and the treatment for the ceiling timbers is considered to be appropriate with the only outstanding matter being the applicant’s wish not to replace unauthorised wall, ceiling and floor on a like for like basis (location and materials).

Works were undertaken to the property in 2017 without Listed Building Consent removing the opportunity to assess the appropriateness of new works in relation to existing. The preference would be to remove the unauthorised works and take the property back to the position prior to the unauthorised works.

The submitted information appears to suggest the following in respect of the works undertaken to the property without consent:

- Page 10-12 of the Heritage Statement refers to the 'former lath and plaster ceiling.
- Page 11 suggests that the removed partition was of later construction than wattle and daub
- The location/form of removed ceilings can be ascertained by consideration to nail holes/remnant plaster for each room
- Page 22-23 of the Heritage Statement contains photos of beam and wall joist sockets which suggest the form of construction of the removed floor.

As such the submitted information indicates that the potential to return the property to the pre-2017 position has not been lost entirely. To justify the proposed work the applicant has stated the following:

- Many of the repairs to the house are to be carried out sympathetically and on a like for like basis. There are, however, some repairs where not all aspects of the repair are like-for-like.
- Partition walls - All are being reinstated and will follow the plan form at 2017 (like-for-like position)- Prior to this the plan form has evolved over the years with extensions, two dwellings made into one, stair cases relocated, door openings made, windows blocked up..... by previous occupants.
- Bathroom floor / first floor unit 5 - Will be reinstated in the same position at 2017 (like-for-like position).
- First floor ceilings – Most of the first floor rooms originally had skelings of varying heights. As the ceilings originally showed part of the roof pitch I am proposing ceilings are reinstated as fully vaulted ceilings- The variation will utilise what was a very small unusable space above the bedrooms and create a more airy and spacious living space. Previously hidden qualities of the historic building, beams and purlins, will be visible and add to the experience of the building. As proposed, importantly the whole of the roof can be insulated increasing the buildings thermal efficiency. All enhancing the enjoyment and comfort of the building.
- Using like for like materials we run the risk of restoring. New materials and technology can provide an honest approach that is easily readable in the future. *"While repair and conservation is forward-looking, restoration looks backwards because it is attempting to return the building to some real or imagined state in the past. Frequently this results in conjecture"* New design for old buildings, Roger Hunt & Iain Boyd, RIBA/SPAB publishing
- Materials used for the stud walls and ceilings have the potential to be reversible with little or any harm to historic fabric. *"Buildings rarely remain unchanged but conservation philosophy looks for reversibility in alterations based on the premise that interventions can potentially be later removed without any discernable harm"* New design for old buildings, Roger Hunt & Iain Boyd, RIBA/SPAB publishing. *"Interventions should be reversible, if technically feasible and practicable, or at least, retreatable and should not prejudice future interventions when these become necessary."* Historic England
- As the current guardian of the building I share the thinking that historic buildings need to be fit for the future. *"New technology and thinking must not be discounted"* *"Appreciating and not underestimating the qualities of modern materials"* Eg, Fire and insulation values. New design for old buildings, Roger Hunt & Iain Boyd, RIBA/SPAB publishing. *"SPAB philosophy sought to consider the interests of a building in its future while valuing its past – concepts we would now recognise in terms of sustainability and managed change. Generally, modest, sympathetic works have always been acceptable to the SPAB – they allow continuing life for a building and contribute positively to its interests and story".* New design for old buildings, Roger Hunt & Iain Boyd, RIBA/SPAB publishing

In this case it is important to note that the elements of the building which are proposed to be re-stated (partitions, first floor structure, ceilings etc) were completely stripped out as part of the unauthorised works. The reinstatement of the historic lath and plaster features, in this case, would confuse the historic evolution of this building.

The proposed vaulted ceilings would expose elements of the roof structure and whilst this is not a typical feature of the Georgian property would show the evolution of the building and does not hinder the ability for such features to be reinstated in the future. In this case the works as proposed are considered to be acceptable and will enable the property to be brought back into use as a dwelling.

Impact Upon Residential Amenity:

The proposed works involve internal alterations and replacement windows

Concerns were raised with the address being used for the application however according to the National Land and Property Gazetteer the application site is 5 and 7 Gisburn Road, Bolton by Bowland and as such the application is correct in this regard.

Landscape/Ecology:

It is appropriate to attach a condition requesting details for the provision of building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites.

RECOMMENDATION:

Approve Listed Building Consent

CONDITIONS

- 1) The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) Within one month of this consent full details full details of both artificial bat and bird boxes to be installed at the property shall be submitted to and approved in writing by the Local Planning Authority.

The submitted details shall identify the nature and type of the nesting boxes/ artificial roosting sites, the location(s) where they will be installed and include a timescale for their implementation.

Thereafter the bat and bird boxes shall be installed in accordance with the approved details and timetable

Reason: To provide biodiversity enhancement measures for the bird and bat population

- 3) Within one month of this consent either details of the formal archaeological watching brief during the duration of the internal alterations hereby approved or written confirmation from the Lancashire Archaeological Advisory Service that a watching brief is no longer necessary shall be submitted to and approved in writing by the Local Planning Authority. In the event that a watching brief is necessary this must be carried out by a professionally qualified archaeological/building recording consultant or organisation. Within one month of the completion of the development hereby approved a formal watching brief report on the work undertaken and the results obtained shall be submitted to the Local Planning Authority.

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

4) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location Plan (ref: 5710-L01) dated Nov 2018
- Proposed First Floor Plan and Proposed Section A-A (ref: 5710-P02 Rev D) received 7th February 2019
- Proposed Ground Floor Plan (ref: 5710-P01 Rev D) received 7th February 2019
- Proposed Elevations (ref: 5710-P03 Rev D) received 7th February 2019
- GGL Conservation Roof Window (Velux conservation style External finish: dark grey RAL 7043/ Internal: Pine with white paint finish. Fit: recessed flashing. Dimensions: W:550 x H:780mm. Details received 15th March 2019
- Stone Masons Report (ASL stone company ltd.) received 28th January 2019

Reason: To define the consent and in the interests of the proper development of the site

5) For the avoidance of doubt the amelioration works hereby approved are as follows:

- Walls are to be plastered using a lime plaster.
- The replacement windows will be timber windows with new single glazing, in accordance with the approved plans.
- The ground floor window to the east facing elevation will be a fixed window as per existing.
- Only the most decayed stone surrounds and mullions are to be removed and replaced as well as the reinstatement of two mullions which have previously been removed. This shall be in accordance with the submitted Stone Masons report apart from the suggested use of a stone sealant and the approved plans.
- The external walls are to be re-pointed with lime
- The concrete floor is to be retained with only the highest areas being reduced in height in order to provide a level floor. A self-levelling compound will also be laid over the top of the concrete floor.
- The existing tanking slurry that has been applied to the ground floor walls is removed (by hand) and the affected areas are repointed as per the provided re-pointing method statement and specification set out on the approved plans.
- The ceiling timbers will be left for the paint to degrade naturally.

Reason: To define the consent and in the interests of the proper development of the site

	6) Prior to the replacement of any stone or use of new stone within the external elevations of the property full details of the type, coursing and jointing, including samples, of the new natural stone to be used in the development (notwithstanding any detail shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved. Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area. 7) Prior to replacing the identified windows for replacement on the north and east elevations of the dwelling details of the proposed replacement windows, to include full details at a scale of not less than 1:10, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall then be undertaken strictly in accordance with the details as approved. Reason: To maintain the integrity of the historic building 8) The repointing works shall be carried out in accordance with the methodology set out on the approved plans including the mortar mix detailed. Reason: In the interests of the character and appearance of the Listed Building 9) Prior to the removal of the existing tanking slurry full details of the proposed removal, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority. The required details shall include the method for hand removal of the tanking slurry and details of the proposed re-pointing. The work shall only be carried out in accordance with the approved details. Reason: In the interests of the character and appearance of the Listed Building
INFORMATIVE	It is recommended that a copy of the Heritage Statement and original photographs are deposited with the Historic Environment Record.