

HERITAGE STATEMENT

FOR

AMELIORATION OF UNAUTHORISED WORKS AND PROPOSED REPAIRS TO

NO.5 / 7 GISBURN ROAD, BOLTON BY BOWLAND, LANCASHIRE, BB7 4NP

REF: 5710 VERSION 1.03 DATE: NOVEMBER 2018



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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

NON-TECHNICAL SUMMARY	5
1.0 INTRODUCTION	
1.1 Overview	6
1.2 Purpose	6
1.3 Author	7
2.0 LOCATION, DESCRIPTION AND USE	
2.1 Site Location	7
2.2 Site Description	7
2.2 Building Description	8
3.0 PROJECT CONTEXT	
3.1 Past Planning Application	41
4.0 AIMS AND OBJECTIVES	
4.1 Project Aims	42
4.2 Project Objectives	42
5.0 HERITAGE ASSET DESIGNATIONS	
5.1 Designations	42
5.2 Historic Environment Record Consultation	44

6.0 PAST INVESTIGATIONS

6.1	<i>Sources of Research</i>	44
-----	----------------------------------	----

7.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

7.1	<i>Historical Background</i>	45
-----	------------------------------------	----

8.0 PLANNING POLICY CONTEXT

8.1	<i>Statutory Legislation</i>	49
-----	------------------------------------	----

8.2	<i>National Planning Policies</i>	50
-----	---	----

8.3	<i>Local Planning Policies</i>	51
-----	--------------------------------------	----

9.0 ASSESSMENT OF SIGNIFICANCE

9.1	<i>Evidential Value</i>	56
-----	-------------------------------	----

9.2	<i>Historical Value</i>	57
-----	-------------------------------	----

9.3	<i>Communal Value</i>	58
-----	-----------------------------	----

9.4	<i>Aesthetic Value</i>	59
-----	------------------------------	----

9.5	<i>Statement of Significance</i>	60
-----	--	----

10.0 PROPOSED WORKS

10.1	<i>Summary of Proposals</i>	60
------	-----------------------------------	----

11.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

11.1	<i>Heritage Impact Assessment</i>	63
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NON-TECHNICAL SUMMARY

No.5 / 7 Gisburn Road is a two storey dwelling of vernacular construction and was formerly two separate cottages within a row of five in total. The exact origins of the cottage have not been determined however they are expected to be of late 18th / early 19th century origins. No. 5 was subsequently extended with a rear, two storey, stone built, outshut between 1894 and 1909. The building has undergone a series of alterations in the past as well as more recent unauthorised works, nevertheless the building has been found to possess a range of heritage values which contribute to the significance of the building and the significance of the Bolton By Bowland Conservation Area.

1.0 INTRODUCTION

1.1 Overview

No's 5 / 7 Gisburn Road are the focus of this Heritage Statement. The dwellings, along with No's 9 - 13 Gisburn Road are Grade II listed buildings and are located within the Bolton By Bowland Conservation Area. The properties forming the application site are currently vacant.

The applicant proposes to ameliorate various unauthorized works which have been carried out as well as various improvement and repair works.

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to prepare this document as part of applications for planning approval and listed building or the extension and alteration of the building.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the affected heritage assets.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2018 as it states;

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.¹

This document has been commissioned by Ms. H. Marchant, who is the applicant in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Accessed on 02/08/2018, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf

This document has been prepared with consideration given to current standards and guidance produced by the Chartered Institute of Archeologists, namely;

- Chartered Institute for Archaeologists (2014) Standard and guidance for the archaeological investigation and recording of standing buildings or structures.
- Chartered Institute of Archaeologists (2017) Standard and guidance for the archaeological investigation and recording of standing buildings and structures.

1.3 *Author*

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is an Affiliate Member of the Institute of Historic Building Conservation (IHBC) and is currently working towards full membership of the institute and has experience in the surveying, analysis and recording of historic buildings.

2.0 **LOCATION, DESCRIPTION AND USE**

2.1 *Site Location*

No's 5 / 7 Gisburn Road stand at NGR: SD 78688 49372 and are the western units forming the row of terrace cottages. The row of terraces is situated on Gisburn Road within the village of Bolton by Bowland in the Ribble Valley in Lancashire. It is situated approximately 20km of the west of the town of Skipton and approximately 23km to the north west of the town of Blackburn. The application site is located to the east side of the village on the north side of Gisburn Road.

2.2 *Site Description*

The row of cottages faces south and front onto Gisburn Road which traverses in an east to west direction parallel with the row of cottages. Small garden areas are sited to the front of the cottages and stop at the edge of the road. Mature trees are present to the east and west end of the row with further trees located to the north east. A rubble stonework wall adjoins No.5 to the rear elevation and traverses' northwards and then turns immediately east along the rear of the row. This wall also forms the boundary to the churchyard of the Church of St Peter and St Paul which is located to the north west of the cottages. A yard area lies to the rear of No.5 with a stone-built outbuilding to the north. The yard was previously covered; however, this covering

has since been removed. A small run of steps immediately west of the outbuilding leads to the raised garden area to the north.

2.3 *Building Description*

The cottages are built from squared, coursed, watershot limestone with a double pitched roof of gable form and a covering of natural slate. It is possible that this roof covering may have replaced a previous covering of sandstone roofing flags as evidence suggests that the roof has been re-roofed in the past. Three stone-built chimney stacks are present at ridge level, with later, probably Victorian / Edwardian chimney pots. The roof to the rear outshut is also double pitched and of gable form with a slate roof covering and forms a valley with the rear of the main roof.

No.5 is double fronted with a central door flanked by windows to the left and right at ground floor level with two further windows directly above at first floor level. The windows are replacement timber, eight-light, side hung, casement windows with timber glazing bars, single glazing and sandstone jambs, heads and cills with a central stone mullion. The mullion has been removed from the first-floor window to the left side. The door is a vertically boarded timber door with a thumb latch door handle.

No 7. is a single fronted cottage with a door opening on the right and window on the left at ground floor level and a further window at first floor level on the left side. The door has stone jambs, head and threshold however these appear to be of a different stone type, suggesting that these could potentially be older and that those to no.5 could be replacements. The windows are also timber eight-light, side hung, casement windows with single glazing with stone surrounds and a single mullion to the ground floor window and concrete surrounds to the first-floor window. No mullion is present to the first-floor window suggesting that it has been removed prior to the installation of the modern head, cill and jambs. The surrounds and mullion to the ground floor window are similar in appearance to the stonework to the door and more slender in appearance than those to No. 5. However, both are significantly degraded with replacement having been resisted in the past. As per No.5, the door to No.7 is a timber vertically boarded door with a thumb latch door handle.

The east facing side elevation and contains few features of interest. A single window opening is present at ground level towards the north end of the elevation and contains a timber window with fixed single glazing and timber glazing bars. A painted metal soil vent pipe is located off right of the gable end chimney with a smaller soil pipe and hopper located immediately to the right. A painted metal down pipe is present to the south end of the elevation and services both the front and rear painted metal gutters.

The rear elevation of the west unit of No.5 was not accessible for assessment at the time the site visit was conducted and was subsequently was not inspected externally. The rear of the east unit to No.5 contained a former door opening to the west side of the unit which has been partially blocked up and a six-light, timber, top hung, casement window with single glazing have been inserted. A timber door head lies across the top of the window with a stone flag hood over the head to disperse surface water away from the opening. A much smaller timber, two-light side hung casement window is located at first floor level and is likely to have been a landing window.

The east facing elevation of the rear outshut contains a single formed doorway at ground floor level with brickwork jambs and a rusticated sandstone head. The location of the stone head is unusual in terms of its location as it is present over what would have been a service door used for utilitarian purposes, such stonework is usually reserved for principal elevations and suggests that the head has been re-used from elsewhere. A single window is located directly over this at first floor level and contains a Victorian timber sliding sash window with sash horns and a central glazing bar to the top and bottom sections of the window. A stone head is present over the window with brickwork jambs suggesting that the window was inserted at a later date. The existing stonework appears to be slobbered. The rear of the outshut contains two window openings the ground floor level being a timber, six-light, top hung, casement window with stone head and cill. The first-floor window directly above is a Victorian timber sliding sash window with sash horns and a central glazing bar to the top and bottom sections of the window. A stone head is present over the window, with re-used stone jambs and stone cill.

It cannot be confirmed if No 5 / 7 was constructed as a single phase of development or in two separate phases as a possible building line / line of dichotomy can be seen to the front south facing elevation along the party wall line between No 5 and 7. If this is indeed the case, then it is not possible to confirm which cottage pre-dates the other. A further possible building line can be seen between no's 11 and 13 on the same row of cottages suggesting that no.13 is possibly a later addition to the row.

The rear outbuilding is constructed from solid rubble stonework and previously had a mono-pitched roof which has been removed. Roughly dressed stone quoins are located to the corners north west and south west corners. A single door opening is present to the south facing elevation with a stone head and a single, small ventilation, hole with stone jambs and head located directly to the left of the door.

At ground floor level, No. 5 is comprised of two units to the east and west. The west unit 01 is rectangular in shape and is entered through an inserted door to the south end of the internal wall with a bricked-up doorway present to the north end. A timber floor beam is present at

ceiling level however all floor joists and the ceiling have been removed. Some of the joist ends are still present within the joist socket holes to the north and south walls. A bricked-up fireplace is present at first floor to the west gable end, directly over the remaining timber floor beam. The roof structure over this area is comprised of hewn timber purlins and ridge beam with sawn rafters over suggesting that the roof has been re-roofed in the past with newer rafters which still appear to be historic in nature.

The east unit to the ground floor of No. 5 is larger in size and contains a chimney breast to the east side which has been largely rebuilt in brickwork with some stonework remaining just below ceiling level. The fireplace itself has been removed. An inserted doorway is located to the former party wall of the cottages and to the north of the chimney breast location. The ceiling displays two painted timber bressummer beams with sawn timber joists spanning between the beams and the north and south external walls.

The adjoining ground floor unit to No.7 is of a similar size and contains a now removed fireplace to the west wall which is staggered with the adjacent fireplace to the ground floor of No.5. The fireplace and flue largely appear to have been reduced in size and rebuilt in brickwork. A blocked-up door opening or recess is adjacent to the fireplace on left with a timber lintel above. The existing staircase has been inserted and a wall removed directly to the south. The outline of the original staircase can be seen on the wall fabric to the north east corner of the unit. Some stone flagging can also be seen underneath the staircase. Two timber bressummer beams are located at ceiling level with the most rear beam having notches present to the underside of the beam which could relate to past floor joist housings, meaning that the beam is likely to have been re-used. The front beam has small chamfers to the corners.

The ground floor unit within the rear outshot is rectangular in shape and contains a single door to the west and a window opening to the north. The rear of the cupboard within the adjoining unit can be seen to the south west corner with some visible wall scarring noted to the adjacent wall to this corner of the unit. A chimney breast has been removed from the east wall of the unit, however the chimney breast was considered to be a modern intervention as no chimney breast is present at first floor level and no stack is present externally to this location. The former lath and plaster ceiling to this unit has been removed.

At first floor level, the south unit contains a fireplace to the south west corner of the room with a stone surround and is blocked up internally with brickwork. Some rebuilding of the flue has been carried out above in brickwork. A closed off window opening is present to the rear wall of the unit and is likely to have been the staircase window prior to the removal of the existing staircase and the insertion of the floor over its past location. A timber lintel is present above. The staircase is of timber construction with square newel posts and balusters. The roof

structure over this unit consists of two timber purlins to the south front roof pitch, with a central ridge beam, and a further two timber purlins to the rear north roof pitch. The purlins and ridge support the sawn timber rafters to the roof structure and are likely to postdate the existing purlins. Some hewn timber rafters are present to the rear roof pitch and have been reduced in length as a result of past re-roofing and repairs to the roof. These rafters are likely to predate the existing rafters. A further timber beam is present at ceiling level; however, the ceiling has been entirely removed within this unit. The beam contains notches for ceiling joists along the top edge of the beam to the south side, however the sawn timber ceiling joists have still been retained to the north side and are supported off this beam and the rear roof joist opposite. The underside of the beam contains a number of empty mortice holes suggesting that there may have been a timber framed wall located beneath this beam possibly with wattle and daub infill, of which similar has been identified in the nearby no.11 / 13 Gisburn Road, however the wall that was removed as part of the unauthorised works was of later construction and may have superseded an earlier wall. An inserted roof light is present to the north east corner of the unit.

Immediately to the rear is the first-floor unit of the rear outshut which is access through a painted timber plank and batten door. The opposite side of the former staircase window is visible to the south wall within this unit with a stone lintel over. A full height recess is present to the east wall where a flue pipe has been removed from the wall that accommodated the former fireplace within the unit below. The former lath and plaster ceiling to this unit has been entirely removed along with the timber ceiling joists. With the roof structure being exposed, the rear and front roof purlins and the ridge beam can be seen to have been reinforced with additional timbers whilst the bottom of the south rafters have also been reinforced with additional timbers.

The rear hallway to the first floor of no. 5 is accessed through a formed opening within the former dividing wall between the properties. This opening contains a painted timber plank and batten door. The hallway provides access into the first-floor east unit of no.5 as well as access to the existing void over the west unit. The lath and plaster ceiling has been removed exposing the older timber rafters which have been cut short as per those to the rear of the first-floor unit to No.7. These are accompanied by sawn rafters which now form the roof structure, all of which suggest past re-roofing works. The rafters are supported on a timber purlin and ridge beam. A removed plank and batten door has been retained within this unit and is stored lengthways along the rear wall and is likely to be from the east first floor unit, where the door has been removed.

The hallway appears to have previously been combined with the first-floor unit to the south to form a single large unit replicating the single unit below at ground floor level, however these have been divided by a modern partition wall to which the door has been removed. On entry into the room a blank and batten door is stored within has been taken from the former dividing

wall to the first-floor unit to no.7. This unit is the only to which some plaster wall finish has been retained but only in part to the northern half of the room. The roof structure contains a hewn timber rafters to the north roof pitch which have been reduced in length but again are accompanied by later sawn timber rafters and sawn timber ceiling joists. The lath and plaster ceiling has been removed.



PL02: View of 5 / 7 Gisburn Road from the south west.



PL03: View of the south facing front elevation of the 5 / 7 Gisburn Road.



PL04: View of the east facing elevation of 5 / 7 Gisburn Road.



PL05: (Left) Front door to No. 5 Gisburn Road. PL06 (Right) Front door to No. 7 Gisburn Road.



PL07: Representation of windows and surrounds to No. 5 / 7 Gisburn Road.



PL08: Concrete jambs, head and cill noted to the first-floor window to No. 7 Gisburn Road.



PL09: View of the north facing elevation of the rear outshot.



PL10: View of the rear of the outbuilding to the north side of the building.



PL11: View of the front of the rear outbuilding.



PL12: View of the first-floor level east elevation of the rear outshut.



PL13: View of the ground floor level east elevation of the rear outshut.



PL14: View of the rusticated stone head over the outshut door to the east elevation.



PL15: View of the ground floor of the rear north facing elevation.



PL16: View of the first floor of the rear north facing elevation.



PL17: Closed up former door opening (now window) to the rear north elevation.



PL18: View north within ground floor unit 02.



PL18: View south within ground floor unit 02.



PL19: (Left) view of existing fireplace and chimney breast in ground floor unit 02. P20 (Right) Blocked up opening between ground floor unit 02 and 01.



PL21: Timber floor structure and ceiling over ground floor unit 02.



PL22: View north within ground floor unit 01.



PL23: View south within ground floor unit 01.



PL24 (Left) View of closed up opening between ground floor units 01 and 02. PL25 (Right) View of door opening to first floor unit 05 (from ground floor level)



PL25: View of closed up fireplace located at first floor unit 05 (viewed from ground floor level)



PL26: View of timber roof structure over ground floor unit 01 / first floor unit 05)



PL27: View north within ground floor unit 03



PL28: View south within ground floor unit 03.



PL29: Location of former historic staircase.



PL30 (Left) former closed up opening / recess to the west wall of ground floor unit 03. PL31 (Right) Fireplace present to ground floor unit 03.



PL32: Location of removed wall and visible remnants of stone flag floor to the staircase location in ground floor unit 03.



PL33: Timber floor structure and ceiling over ground floor unit 03.



PL34: View north within the ground floor rear outshut unit 04.



PL35: View south within the ground floor rear outshut unit 04.



PL36: (Left) Closed up former opening to the east wall and former closed up opening (now cupboard) to the south wall to ground floor rear outshut unit 04. PL37 (Right) former chimney breast location to ground floor rear outshut unit 04.



PL38: Timber floor structure over ground floor rear outshut unit 04.



PL39: View north within first floor unit 08.



PL40: View north within first floor unit 08.



PL41: Fireplace located to first floor unit 08.



PL42: Closed up former window located to the former historic staircase location to the north east corner of first floor unit 08.



PL43: View of the north roof pitch over first floor unit 08.



PL44: View of the south roof pitch over first floor unit 08.



PL45: View of timber beam to the rear of first floor unit 08 with possible stave holes for former wattle and daub wall.



PL46: Inserted roof light to the north east corner of first floor unit 08.



PL48: View south within first floor rear outshut unit 09. View also shows the reverse of the closed up former window opening.



PL49: View north within first floor rear outshut unit 09.



PL50: View of repaired timber roof structure to the south roof pitch above first floor rear outshut unit 09.



PL51: View of repaired timber roof structure to the north roof pitch above first floor rear outshut unit 09.



PL52: Former flue void to the east wall within first floor rear outshut unit 09.



PL53 (Left) View west along the first-floor unit 07. PL54 (Right) View east along the first-floor unit 07.



PL55: View of first floor roof structure over the first-floor unit 07.



PL56: View of plank and batten door located between first floor unit 07 and 08.



PL57: View of ground floor unit 01 and unit 05 (floor removed).



PL58: View of roof structure over first floor unit 05 (ceiling removed).



PL59: View south within first floor unit 06.



PL60: View north within first floor unit 06.



PL61: View of roof structure over first floor unit 06.



PL62: View of plank and batten door placed within first floor unit 06.



PL63: View of plank and batten door placed within first floor unit 07.

3.0 PROJECT CONTEXT

3.1 Past Planning Applications

An application for listed building consent (Application No. 3/2018/0358) was submitted by the applicant in May 2018 for the following works;

“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.”

At the same, time a second application for listed building consent (Application No. 3/2018/0240) was also submitted to the Ribble Valley Borough Council for the following works;

“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.”

Subsequently both applications were refused for the following reasons;

“Therefore, in giving considerable importance and weight to the duties at section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in giving ‘great weight’ to the conservation of the designated heritage assets (NPPF paragraph 132), in consideration to NPPF paragraph 17 (conserve heritage assets in a manner appropriate to their significance), paragraph 60 (reinforce local distinctiveness) and paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) and in consideration to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy I would recommend that listed building consent be refused.”

4.0 AIMS AND OBJECTIVES

4.1 Project Aims

The aims of this project are as follows;

- To further current understanding and knowledge of the building through analysis of the built structure.
- To determine the buildings overall level of heritage significance.
- Determine the impact of the unauthorised works as well as the proposed improvements and repairs.

4.2 Project Objectives

In order to achieve the above aims, specific objectives must be successfully met and are as follows;

- A desk-based assessment of published and unpublished documentary evidence will be carried out as well as the analysis of cartographic evidence.
- An analysis of the existing building will be undertaken in order to determine material, construction methods, building development, use and function.
- An assessment of the various heritage values associated with the building will be carried out culminating in a statement of significance.
- Production of a final report to accompany applications for planning approval and listed building consent.

5.0 HERITAGE ASSET DESIGNATIONS

5.1 Designations

No's 5 -13 Gisburn Road are Grade II listed buildings under the Planning (listed Buildings and Conservation Areas) Act 1990 and have been listed as such for their special architectural and historical interest. The buildings were listed on the 20th February 1984 and the list entry is as follows;

“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. No. 9 is of 2 bays, the windows being of 2 lights with central square-mullion and plain stone surround. The central doorway is covered by a stone porch. No. 11 is of one bay and has tripartite windows with glazing bars, plain stone surrounds and square mullions. The door, to the left, has a plain stone surround. No. 13 is of one bay, the 2-light windows having square mullions and plain stone surrounds. Chimneys on the gables of the row and between bays, except for No. 5, which has no central chimney.”²

The refusal notices for the previous applications for listed building consent states that the application site is within the setting of a number of other listed buildings which consist of the following;

- Church of St Peter and St Paul (Grade I): List Entry No. 1362287.
- Old Court House (Grade II): List Entry No. 1163189.
- 2 Pairs of Gate Piers South East of Church, at Entrance to Bolton Hall Drive (Grade II) List Entry No. 1362288.

In addition to the above, the site should also be considered to be within the setting of the following listed buildings.

- Wall, Steps and Gate Piers South of Church of St Peter and St Paul (Grade II) List Entry No. 1072202.
- Sundial Base in South West Corner of Church Yard, Church of St Peter and St Paul (Grade II) List Entry No. 1309300.
- Church Gates (Grade II) List Entry No. 1163144.
- The Old Rectory (Grade II) List Entry No. 1163179.

The application site is located within the Bolton By Bowland Conservation Area which was designated on the 15th July 1974 as being an area of special architectural and historical interest. The special interest of the conservation area is set out in the Bolton By Bowland Conservation Area Appraisal³ and is as follows;

- Kirk Beck and its stone bridges;
- The church of St Peter and St Paul (grade I) elevated above main street and Hellifield Road;
- Long association with the Pudsay family;

² Historic England (2018) *National Heritage list for England, 5,7,9,11 and 13 Gisburn Road – List Description*, List entry number 1163166, Available at <https://historicengland.org.uk/listing/the-list/list-entry/1163166> (accessed on 6th August 2018).

³ The Conservation Studio (2005) *Bolton By Bowland Conservation Area Appraisal*, Available at: file:///C:/Users/Matthew.Fish/Downloads/Bolton_by_Bowland_CAA_final_with_photos.pdf (Accessed on 30th October 2018)

- Medieval unplanned, nucleated settlement beside Skirden Beck,
- Architectural and historic interest of the conservation area's buildings, including 21 listed buildings;
- Prevalent use of local building stone;
- Rural setting of the village;
- Two village greens, one with ancient cross and stocks;
- War memorial and garden;
- Trees, both in the surrounding landscape and beside the road;
- Areas of historic floorscape,
- Local details such as the 'YRY IM 1716' datestone to No.4 Main Street, well head beside Stocks House, finger post beside the bridge and a GR post box.
- Colourful summer gardens and floral displays in pots.

5.2. *Historic Environment Record Consultation*

An enquiry was issued to the Lancashire Environment Record regarding any further information on the no's 5 -13 Gisburn Road on the 8th May 2018. We were informed of an entry for the houses (PRN17655) and that it included the most recent Heritage Statement that had been produced as part of the most recent planning application for the proposals to No's 11 / 13 Gisburn Road.

6.0 PAST INVESTIGATIONS

6.1 *Sources of Research*

A desk-based assessment of both published and unpublished documentary evidence relating to the building will be carried out and will consist of:

- Census records
- Illustrations
- Historic Ordnance Survey maps
- Tithe maps and apportionments
- Local Histories
- Past site investigations

In order to access the above information, the following sources will be consulted.

- Historic England Archive
- Lancashire Historic Environment Record

- Lancashire Archives
- Clitheroe Local Studies Library

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

No sources of past investigations have been found in relation to 5 / 7 Gisburn Road. However, a Heritage Statement produced by Allen Archaeology (dated September 2017, Ref AAL2017151) exists and was submitted as part of past planning application refs; 3/2018/0047 and 3/2018/0048 relating to no's 11 / 13 Gisburn Road.

7.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

7.1 *Historical Background*

The former cottages of 5 – 13 Gisburn Road do not appear to be well documented amongst published and unpublished documentary evidence and as such little has been determined regarding their historical background and development.

The exact date of their construction has not been determined, however records apparently exist in relation to no. 9 Gisburn Road which indicates that this was once used to accommodate a girl's school that had been established by Bridget Pudsay, the last member of the Pudsay family of Bolton Hall, prior to her death in 1770. Her successor, Christopher Dawson, had bequeathed a sum of £250 to this school on his death in 1786⁴. This could suggest that no.9 Gisburn Road could be mid to late 18th century in origin with the adjoining cottages being of the same or similar date. Though it could not be confirmed if the school was first established in this particular building or if it re-located here at a later date.

No 5 / 7 Gisburn Road appears unnamed on the Ordnance surveys first edition 1:10560 scale map published in 1850, meaning that they were clearly extant at this time. The row of cottages is shown as a simple rectangular block of buildings with a small appendage noted to the rear of the west end of the row as well as a smaller rectangular block of buildings, likely to be outbuildings to the rear of this appendage, but the map is at too small a scale to interpret and deduce any useful detail and information. The building appears without its later outshut addition to the north of no.7.

⁴ Barnes, S. (1985) *Bolton by Bowland – A Guide to the Village, Curriculum and Professional Centre, Blackburn*.



PL64: Extract from historic OS map of 1850 ⁵

The Ordnance Survey 1:2500 scale map published in 1894, shows the site and the adjoining cottages in more detail. The detached outbuilding to the rear of No. 5 can be seen to the north of the building with what is assumed to be an adjoining outbuilding to the rear of No. 7 with a further detached out building to the east of these. The outbuildings are likely to be coal stores, ash houses or privies.



PL65: Extract from historic OS map of 1894 ⁶

⁵ Ordnance Survey, 6 inch, 1:10560 scale map, surveyed 1847, published 1850.

⁶ Ordnance Survey, 25 inch, 1:2500 scale map, surveyed 1893, published 1894.



PL66: Extract from historic OS map of 1909 ⁷

The Ordnance Survey 1:2500 scale map published in 1909 shows the arrangement of No 5 / 7 in a similar arrangement to how it exists today. There appears to be an area of infill located between the rear of No.5 and the detached outbuilding to the north, however this is expected to be the former roof covering over the rear yard to No.5 which has now been removed as part of the unauthorised works. Another significant change is the demolition of the outbuilding to the rear of No.7 (that adjoined the outbuilding to the north of No. 5) and the construction of the existing outshut to the rear of No.7, and has been inserted between the rear outbuilding to No.5 and the detached outbuilding to the rear of No.7.

A number of historic photographs have been found which show the external appearance of the building and are focused on the frontage of the terraced row. None of the images appear to be dated but are likely to date from the turn of the twentieth century. The images show that the frontages have not undergone any significant changes with the exception of the addition of the existing chimney pots. The replacement of the windows and the removal of some of the stone window mullions to the first floor of No. 5 / 7.

⁷ Ordnance Survey, 25 inch, 1:2500 scale map, surveyed 1907, published 1909.



PL67: Photograph showing no's 5 to 13 Gisburn Road in the early 20th century.



PL68: Photograph showing no's 5 to 13 Gisburn Road in the early 20th century.



PL69: Photograph showing no's 5 to 13 Gisburn Road in the early 20th century.

8.0 PLANNING POLICY CONTEXT

8.1 Statutory Legislation

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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".

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

8.2 National Planning Policies

The national planning policies regarding the conservation of the historic environment are contained within the National Planning Policy Framework (2018) and the relevant policies consist of the following;

189. *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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
192. *In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.*
193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
194. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.*

195. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.*
196. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

8.3 *Local Planning Policies*

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following;

Key Statement EN5 – Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*

- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”⁸*

Policy DMG1 – General Considerations

“In determining planning applications, all development must:

Design

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit.*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
- 5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Access

- 1. Consider the potential traffic and car parking implications.*
- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- 3. Consider the protection and enhancement of public rights of way and access.*

Amenity

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*
- 3. Have regard to public safety and secured by design principles.*
- 4. Consider air quality and mitigate adverse impacts where possible.*

Environment

⁸ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

1. *Consider the environmental implications such as SSSIS, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.*
2. *With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.*
3. *All development must protect and enhance heritage assets and their settings.*
4. *All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*
5. *Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.*

Infrastructure

1. *Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.*
2. *Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.*
3. *Consider the potential impact on social infrastructure provision.*

Other

1. *Not prejudice future development which would provide significant environmental and amenity improvements.”⁹*

⁹ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 86.

Policy DME4 – Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) Monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.*
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.*
- c) Production of design guidance.*
- d) Keeping conservation area management guidance under review.*
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.*
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.”¹⁰*

¹⁰ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 97.

9.0 ASSESSMENT OF SIGNIFICANCE

9.1 Evidential Value

The Historic England document *“Conservation Principles, Policies and Guidance”* (2008) states that *“Evidential value derives from the potential of a place to yield evidence about past human activity”*¹¹

No. 5 / 7 Gisburn Road offer physical evidence of a late 18th century to early 19th century cottage type dwellings which was constructed as part of the residential development of Bolton By Bowland. Although now combined into a single dwelling and subsequently altered, the building depicts the nature of the internal living arrangements and typical plan form layout, that would have been prevalent at the time of the buildings construction and commonly seen within this type of dwelling. The domestic nature of the building is indicated by the presence of fireplaces, with two noted at ground floor level and a further two noted at first floor level.

Evidence of the subsequent development of No.7 Gisburn Road following its initial construction exists in the form of a two storey rear outshot extension. This development is evidenced further through historic mapping as well as internal features such as the closing up of the former first floor staircase window which can be seen within the original rear wall of the cottage.

The use of the building also contributes to evidential value; however, the building is currently vacant which will affect this value but will be restored following the successful occupancy of the building by the applicant.

The building is expected to be the first known development of the site and historical mapping and an analysis of the existing buildings and site has not yielded any evidence of any built structures which predate the construction of the cottages. This makes the likelihood of encountering any significant archaeological remains unlikely. However, caution should be exercised given the close proximity of the nearby churchyard to the Church of St Peters and St Paul as it cannot be confirmed if its boundaries have changed throughout history.

The building has undergone a number of incremental alterations which have been carried out to suit the requirements of the occupants. This will have resulted in the loss of historic fabric and therefore a reduction in evidential value. Such changes include the loss of historic internal walls, original staircases, original fireplaces, joinery and ground floor finishes.

¹¹ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

Further to this, 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.

Large amounts of historic fabric still survive in the form of the stone walling materials and roof structures with timber bressummer beams noted to the first-floor ceilings as well as the exposed floor joists and areas of historic floorboards.

The Bolton by Bowland contains good evidence of the 18th and 19th century development of the village largely in the form of dwellings and instill a sense of what everyday life would have been like within the village during this time.

9.2 *Historical Value*

The Historic England document *“Conservation Principles, Policies and Guidance” (2008)* states that *“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present”*¹²

The building forms part of a row of terraced cottages which contributes to the historic character of Bolton By Bowland and helps in conserving its strong sense of history and herein lies the contributory illustrative value of the building as an individual building but also as part of the row. The illustrative value of the building is derived from the building's relationship to its time of construction which is the late 18th century to the early 19th century.

No.11 and No. 13 Gisburn Road are one of many examples of this building type within Lancashire and the wider north west of England and is therefore not a particularly rare or unique example of this building type and provides very little unique evidence about the past, with more

¹² *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 28.*

significant and complete examples existing elsewhere. The building does not possess any particular uniqueness in relation to design, technology or social organisation.

In terms of associative value, there is no physical evidence of any known associations within the existing historic fabric of the building and no significant historical associations can be found.

The Bolton By Bowland Conservation Area is an unplanned, medieval nucleated settlement, in which some medieval elements do survive, particularly to the Church of St Peters and St Paul's, the earliest parts of which date to the 12th century. However, there is good evidence of the later development of the village as many of the buildings within the village originate from the 18th and 19th centuries and are primarily residential buildings although there is evidence of other past use such as agriculture and smithies. The village remains relatively free from 20th century development, reinforcing its strong historic character.

The associative value of the Bolton By Bowland Conservation Area is derived from the village's long associations with the Pudsay family, who were local landowners from the 14th century through to the 18th century and resided at the now demolished Bolton Hall. Bolton Hall is where Sir Ralph Pudsay reputedly took the risk of hiding the Lancastrian King Henry VI following his defeat at the Battle of Hexham during the War of the Roses.

9.3 Communal Value

The Historic England document *"Conservation Principles, Policies and Guidance" (2008)* states that *"Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"* ¹³

No's 5 and 7 Gisburn Road currently serve no communal purpose as they currently serve as a private dwelling. However, the buildings, in connection with the remaining properties on the row, do contribute to the appearance and character of the local streetscape and conservation area through which visitors and local inhabitants will draw some communal enjoyment. This would mean that the principal front south facing elevation is of the most interest in this case, and by contrast, the rear elevations and private interior are of lesser interest in a communal sense. No significant commemorative, symbolic, social and spiritual value can be attributed to the site.

The village of Bolton By Bowland contains a number of designated and non-designated heritage assets, ranging in scale and prestige from the Church of St Peter and St Paul to the village

¹³ *Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 31.*

stocks, all of which contribute to rich and diverse history of the village and its development through time as well as contributing to the overall significance of the Conservation area. The heritage and history of the village should be a source of pride for the local community and will serve as the setting of shared memories and experiences for the local inhabitants, both past and present.

9.4 Aesthetic Value

The Historic England document “*Conservation Principles, Policies and Guidance*” (2008) states that “*Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place*” ¹⁴

The building is a product of vernacular building tradition, something which is prevalent within the Ribble Valley and would have been constructed from locally available materials and built to meet the needs and functions required of it by the occupants. The building possesses very little ‘conscious’ design value and is likely to have been designed and constructed with a focus on its practical use and function as opposed to a focus on the quality of architectural design.

No known attribution can be found with regards to any associated patrons, designers, architects or craftsmen and no formal instructions or architectural drawings can be found regarding the construction of the building.

The building forms a constituent part of the existing row of cottages and when viewed as a group possesses a harmonious architectural style which is characterised by its simplistic design composition of the south facing principal elevation as well as the lack of flamboyant architectural features and detailing and is attractive in its own right. As a result, the conservation of the principal south elevation of the building is of paramount importance in retaining the buildings historic character and that of the Bolton By Bowland Conservation Area. By contrast, the rear of the building possesses little aesthetic value and is relatively utilitarian in appearance and the interiors, which have been largely altered and stripped out, are not a significant contributor to the aesthetic value of the building.

The aesthetic value of the Bolton by Bowland Conservation Area is derived from the homogenous use of local building stone, the varied range of age and architectural styles and the linear siting of prominent ‘landmark buildings’ such as (from east to west) the Coach and Horses Public House, the Church of S Peters and St Paul’s, the Court House and the School

¹⁴ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 30.

House. The character of the conservation area is complemented through local details that cumulatively provide the conservation area with a sense of place such as the ancient cross, village stocks, the churchyard sundial, the red GR postbox, the bridges over Kirk beck and stone flooring treatments.

9.5 *Statement of Significance*

Following an appraisal of the heritage values associated with the Conservation Area it is possible to take an informed approach as to the assessment of the significance of the application site and the Conservation Area.

No.5 / 7 Gisburn Road is a grade II listed residential building forming a part of a row of terraced cottages. The building is expected to originate from the late 18th / early 19th centuries and was extended with a two storey rear outshut between 1894 and 1909. Although a modest building, it is a solidly built vernacular structure and retains to a large degree much of its original external appearance from an overall sense, particularly to the south facing elevation.

The significance of the building is suggested through the statutory designation of the row of cottages as grade II listed buildings under the planning (Listed Buildings and Conservation Areas) Act 1990 and are located within the Bolton By Bowland Conservation Area.

Externally the building has retained much of its original character and contributes positively to the character and appearance of the conservation area. Internally, the building, formerly two separate cottages, has been much altered, both in the past and more recent through the implementation of unauthorised works but still retains important aspects of its plan form and some simple domestic features. Notwithstanding this, the building possesses a range of evidential, historical, aesthetic and communal values, with the evidential, historical and aesthetic values being the major contributors to the significance of the building, although the building does not possess any outstanding or innovative features.

10.0 PROPOSED WORKS

10.1 *Summary of Proposals*

This application seeks consent for the following works;

- Re-plastering works throughout the ground floor of the building.
- Renewal / upgrading of all electrical items including wiring, switches, sockets etc. and the installation of electric central heating. Upgrading of existing plumbing.

- Replacement of all existing windows to the front south facing elevation.
- Existing window to the rear north elevation of the rear outshut is to be refurbished.
- Replacement of windows to ground floor unit 01.
- Refurbishment of existing window to the north side of ground floor unit 02.
- Replacement of the existing stone door and window surrounds to the south elevation.
- Replacement of the existing timber lintels to the windows to ground floor units 01A, 01B and unit 04.
- Installation of new 25mm timber cill boards with square edging throughout.
- Installation of 25mm x 150mm rectangular skirting boards throughout.
- Existing external doors, frames and ironmongery are to be overhauled and repainted.
- Removal of existing concrete ground floor and replacement with new concrete ground floor structure incorporating underfloor heating.
- Retrospective consent required for removal of existing fireplace to ground floor unit 02. Fireplace to be plastered and closed off with a vent installed.
- Retrospective consent required for removal of existing fireplace to ground floor unit 03 and installation of flexible flue liner. Proposed woodburning stove to be installed.
- New timber stud partition wall to be constructed to ground floor unit 03 with full height and widened opening.
- Ceiling lining to ground floor unit 04 to be reinstated with plaster skim finish.
- Retrospective consent required for the removal of the chimney breast and flue to the east wall of Ground floor unit 04 and the exposing and removal of the flue from the east wall of first floor unit 08.
- Replacement of the existing stone window surrounds to the south elevation. New stone mullions to be inserted to first floor windows to units 05 and 08.
- Installation of new 25mm timber cill boards with square edging throughout.
- Installation of 25mm x 150mm rectangular profiled skirting boards throughout.
- Retrospective consent required for the reinforcement of the timber ridge, rafters and purlins to the rear outshut roof structure over unit 09.
- Ceiling linings to be reinstated. Existing exposed rafters are to be lined with plasterboard and plaster skim finish to first floor units 05, 07, 08 and 09.
- Ceiling lining to be reinstated to exposed timber rafters and ceiling joists to first floor unit 06.
- Existing windows first floor unit 09 to the rear outshut are to be refurbished.
- Existing window to first floor unit 07 is to be replaced.
- Retrospective consent required for the removal of the existing first floor structure to first floor unit 05. First floor structure to be reinstated to first floor unit 05.

- Edge of ridge beam to first floor unit 05 is to be repaired via reinforcement / splicing.
- Existing plank and batten door to be refurbished and reinstated to first floor unit 05.
- New timber stud partition wall to be constructed to first floor unit 08. Plank and batten door to be refurbished and reinstated to this wall.
- Re-plastering works throughout the first floor of the building with the exception of the east wall to first floor unit 05 and the west walls to first floor units 06 and 07 as these are to remain as exposed stonework and will be repointed.
- New timber door to be installed to partition wall to first floor unit 06.
- Retrospective consent required for the installation of a roof light to the rear north east corner of first floor unit 08.
- Construction of a French Drain to the rear of the property with inspection chambers.
- Installation of geo-drain membrane below ground level to the rear north elevation of the outshut.
- Repointing of the external and internal stonework throughout.
- Retrospective consent required for re-roofing of the main roof to the building and rear outshut.
- Installation of chimney cowl to disused flue and chimney breast / fireplace to the ground floor unit 02.
- Making good existing rainwater goods throughout with like for like repairs where required. Installation of new black aluminium down pipe to the front elevation of the building.
- Installation of security alarm box to the east gable end elevation.
- Retrospective consent required for the removal of the timber roof structure and profiled asbestos sheet roof covering. Re-roofing of the rear outbuilding with new timber roof structure and natural slate finish.
- Installation of 2no. discreet light LED light fittings, coloured black, to be installed to each entrance door to the front south facing elevation.

11.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

11.1 Heritage Impact Assessment

The following impact assessment will judge the impact of the proposals on No's. 5 / 7 Gisburn Road and the Bolton By Bowland Conservation Area, both as a designated heritage assets. The proposals will be assessed against the following magnitudes.

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Medium Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Low Beneficial Impact	The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Neutral Impact	The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.
Low Adverse Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.
Medium Adverse Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Adverse Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.

PROPOSAL	JUSTIFICATION	IMPACT ON LISTED BUILDING	IMPACT ON CONSERVATION AREA	IMPACT ON SETTING OF HERITAGE ASSETS	MITIGATION
GROUND FLOOR					
Re-plastering works throughout the ground floor of the building.	The existing plaster wall finish has been removed as part of the unauthorised works and the reinstatement of the plaster all finish will ameliorate the works. All plastering is proposed to be carried out with a traditional hot lime mix as per the provided specification and will be implemented in accordance with the provided method statement.	The removal of the plaster to the walls has allowed for the removal of harmful cement / gypsum-based plaster and a new traditional lime plaster will. A lime plaster building will help to restore the breathability to the stone walls and help to resolve dampness issues as well as control internal humidity. Plastering works will considerably enhance the existing internal appearance of the interior of the building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Renewal / upgrading of all electrical items including wiring, switches, sockets etc. and the installation of electric central heating. Upgrading / installation of new plumbing.	The existing electrical installation and plumbing has been stripped out as part of the unauthorised works and reinstatement is required to ameliorate the works. Existing electrical wiring and fittings were considered outdated and upgrading is required. Existing service penetrations to be used where possible, new penetrations would require minimal loss of historic fabric.	A new electrical and plumbing installation would enhance the existing building through improved internal function and environment and would provide a suitable standard of living. Required to maintain the optimum viable use of the building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Replacement of all existing windows to the front south facing elevation.	The existing windows are in poor condition and are of crude construction and appear to be modern in age. Their replacement is required to provide a new, higher quality window in a style to match the existing. All new windows are to be in painted timber with slim double glazed units.	The installation of the new windows would result in the enhancement of the principal south facing elevation of the building and the retention of its aesthetic value. The proposed windows will follow the multi-paned arrangement which is prevalent amongst the existing fenestration to the front of the terraced row therefore minimizing visual impact.	The installation of the new windows would result in minor enhancement of the character and appearance of the Bolton By Bowland Conservation Area.	The installation of the new windows would result in minor enhancement of the settings of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Existing window to the rear north elevation of the rear outshot is to be refurbished.	The refurbishment of the existing window is required in order to improve its existing condition and retain this element of historic fabric as opposed to its replacement.	The refurbishment of the existing window would retain the existing fabric and provide a minor enhancement of the listed building.	The refurbishment of the existing window would result in minor enhancement of the character and appearance of the Bolton By Bowland Conservation Area.	The refurbishment of the existing window would result in minor enhancement of the settings of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.

Replacement of windows to ground floor unit 01.	The existing windows are in poor condition and are of crude construction and appear to be modern in age. Their replacement is required to provide a new, higher quality window in a style to match the existing. All new windows are to be in painted timber with slim double glazed units to reduce visual impact.	The installation of the new windows would result in the minor enhancement of the listed building.	The installation of the new windows would result in minor enhancement of the character and appearance of the Bolton By Bowland Conservation Area.	The installation of the new windows would result in minor enhancement of the settings of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Refurbishment of existing Window to the north side of ground floor unit 02.	The existing windows are in poor condition and are of crude construction and appear to be modern in age. Their refurbishment is the preferred option as opposed to replacement.	The refurbishment of the existing window would retain the existing fabric and provide a minor enhancement of the listed building.	The refurbishment of the existing window would result in minor enhancement of the character and appearance of the Bolton By Bowland Conservation Area.	The refurbishment of the existing window would result in minor enhancement of the settings of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Replacement of the existing stone door and window surrounds to the south elevation.	The stone door and window surrounds are in a decaying state and their replacement on a like for like basis in terms of profile and geology of those present to the GF of No.7, is required in order to maintain the current level of aesthetic value of the south facing principal front elevation.	Replacement would result in the loss of some historic fabric. However, some of the surrounds are considered to already be replacements. Would provide some minor enhancement to the appearance of the listed building.	Replacement would result in the minor enhancement of the Bolton By Bowland Conservation Area.	Replacement would result in a minor enhancement to the setting of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Replacement of the existing timber lintels to the windows to ground floor units 01A, 01B and unit 04.	Existing timber lintels currently show evidence of decay and replacement is required to prevent further decay and to maintain structural integrity.	The proposal would result in the loss of historic fabric of lesser significance but is required in order to maintain structural integrity above the door openings.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Installation of new 25mm timber cill boards with square edging throughout.	All existing cill boards have been removed as part of the unauthorised works and new cill boards are required to ameliorate the works.	Minor enhancement of the listed building through the reinstatement of an internal feature.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Installation of 25mm x 150mm rectangular profiled skirting boards throughout.	All existing skirting boards have been removed as part of the unauthorised works and new skirting boards are required to ameliorate the works.	Minor enhancement of the listed building through the reinstatement of an internal feature.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.

Existing external doors, frames and ironmongery are to be overhauled and repainted.	Existing doors are in a decaying state and refurbishment is required in order to retain this element of existing historic fabric as opposed to replacement.	Refurbishment of the existing external doors would result in the retention of historic fabric and provide a minor enhancement to the listed building.	The refurbishment of the existing window would result in minor enhancement of the character and appearance of the Bolton By Bowland Conservation Area.	The refurbishment of the existing window would result in minor enhancement of the settings of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
New timber stud partition wall to be constructed to ground floor unit 01 complete with timber door, frames, architraves and ironmongery.	The existing wall was removed as part of the unauthorised works and replacement of the wall is required to ameliorate this element of the works and restore an element of the plan form of the building.	The existing partition is likely to have been an indicator of plan form and the removal of this has resulted in harm and minor loss of plan form. The reinstatement of this will provide a minor enhancement to the listed building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Removal of existing concrete and ground floor and replacement with new concrete ground floor structure incorporating underfloor heating.	The concrete floor structure throughout the building is inadequate for use, is of poor workmanship and is not fit for purpose. A new concrete floor structure is required to resolve these matters and provide a certain standard of living within the building.	Minor potential for harm to historic resulting from the removal of the existing floor. The presence of any archaeological deposits is unlikely however historic flooring materials may be encountered if the existing slab has been poured over past flooring.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Care to be taken to not undermine the existing wall footings Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition. Works to be carried out under the supervision of an archaeologist and a watching brief implemented if considered necessary by the local planning authority. Trial holes to be dug to determine existing floor build up and feasibility of floor removal.
Retrospective consent required for removal of existing fireplace to ground floor unit 02. Fireplace to be plastered and closed off with a vent installed.	The existing mid to late 20 th century fireplaces from the ground floor of the building have been removed as part of the unauthorised works. applicant proposes to retain the chimney breast within unit 02 but not reinstate a heating appliance. This will ensure that an appliance can be reinstated at a later date if necessary.	The removal of the existing fireplace is considered to have a neutral impact on the listed building. The existing chimney breast is to be retained and a heating appliance can be reinstated at a later date if required.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Retrospective consent required for removal of existing fireplace to ground floor unit 03 and installation	The existing mid to late 20 th century fireplaces from the ground floor of the building have been removed as part of the unauthorised works and	Removal of the modern fireplace to this unit and its proposed replacement with a new wood	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric.

of flexible flue liner. Proposed woodburning stove to be installed.	the installation of a flexible flue liner has been installed to the flue of ground floor unit 03. The applicant proposed to install a wood burning stove whilst retaining the existing recess of the previous fireplace.	burning stove will have a neutral impact on the proposed works.			Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
New timber stud partition wall to be constructed to ground floor unit 03 with full height opening widened opening.	The existing wall was removed as part of the unauthorised works and replacement of the wall is required to ameliorate this element of the works and restore an element of the plan form of the building.	The existing partition is likely to have been an indicator of plan form and the removal of this has resulted in harm and minor loss of plan form. The reinstatement of this will provide a minor enhancement to the listed building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Ceiling lining ground floor unit 04 to be reinstated with plaster skim finish.	The past lath and plaster ceiling has been removed as part of the unauthorised works and a new plasterboard lining with skim finish has been proposed to ameliorate this element of the works. Plasterboard has been proposed as a replacement ceiling as all of the past historic ceiling fabric has been removed and any attempt to replicate this would not be ethical and could be considered as harmful restoration which would not be an honest intervention in respect of the listed building. Plasterboard will be fixed between the joists on timber battens to exposed the bottom of the floor joists.	The unauthorised removal of the lath and plaster ceiling has resulted in harm through the loss of historic fabric. However, its reinstatement, through modern methods, will have a small beneficial impact and enhancement on the interior of the building and instill a small sense of completeness which it currently lacks through the removal of the ceiling.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Retrospective consent required for the removal of the chimney breast and flue to the east wall of Ground floor unit 04 and the exposing and removal of the flue from the east wall of first floor unit 08.	The chimney breast was removed as part of the unauthorised works and retrospective consent is required as the applicant does not intend to reinstate this feature. It is expected that the chimney breast was a later modern feature and is not original to the building as no chimney breast and stack are present above and at roof level.	Removal of the chimney breast has had a neutral impact on the significance of the listed building and the removal of a non-significant element of the building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	N/A. No mitigation required.
FIRST FLOOR					
Replacement of the existing stone window surrounds to the south elevation. New stone mullions to be inserted to first floor windows to units 05 and 08.	The stone door and window surrounds are in a decaying state and their replacement on a like for like basis in terms of profile and geology to match those to the GF of No.7, is required in order to maintain the current level of aesthetic value of	Replacement would result in the loss of some historic fabric. However, some of the surrounds are considered to already be replacements. Would provide some minor enhancement to the appearance of the listed building.	Replacement would result in the minor enhancement of the Bolton By Bowland Conservation Area.	Replacement would result in a minor enhancement to the setting of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.

	the south facing principal front elevation.				Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Installation of new 25mm timber cill boards with square edging throughout.	All existing cill boards have been removed as part of the unauthorised works and new cill boards are required to ameliorate the works.	Minor enhancement of the listed building through the reinstatement of an internal feature.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Installation of 25mm x 150mm rectangular profiled skirting boards throughout.	All existing skirting boards have been removed as part of the unauthorised works and new skirting boards are required to ameliorate the works.	Minor enhancement of the listed building through the reinstatement of an internal feature.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Ceiling linings to be reinstated. Existing exposed rafters are to be lined with plasterboard and plaster skim finish to first floor units 05, 07, 08 and 09.	The past lath and plaster ceilings have been removed along with the ceiling joists as part of the unauthorised works and a new plasterboard lining with skim finish has been proposed to ameliorate this element of the works. Plasterboard has been proposed as a replacement ceiling as all of the past historic ceiling fabric has been removed and any attempt to replicate this would not be ethical and could be considered as harmful restoration which would not be an honest intervention in respect of the listed building. The ceiling joists have also been removed in their entirety and will not be reinstated as per the reasons already given. Purlins to remain exposed as previous.	The unauthorised removal of the lath and plaster ceiling has resulted in harm through the loss of historic fabric. However, its reinstatement, through modern methods, will have a small beneficial impact and enhancement on the interior of the building and instill a small sense of completeness which it currently lacks through the removal of the ceiling.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Ceiling lining to be reinstated to exposed timber rafters and ceiling joists to first floor unit 06.	The past lath and plaster ceilings have been removed as part of the unauthorised works and a new plasterboard lining with skim finish has been proposed to ameliorate this element of the works. Plasterboard has been proposed as a replacement ceiling as all of the past historic ceiling fabric has been removed and any attempt to replicate this would not be ethical and could be considered as harmful restoration which would not be an honest intervention in respect of the listed building. Existing joists to be retained and purlins to remain exposed as previous.	The unauthorised removal of the lath and plaster ceiling has resulted in harm through the loss of historic fabric. However, its reinstatement, through modern methods, will have a small beneficial impact and enhancement on the interior of the building and instill a small sense of completeness which it currently lacks through the removal of the ceiling.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Existing windows first floor unit 09 to the rear outshot are to be refurbished.	The existing windows are in poor condition and are of crude construction and appear to be	Refurbishment of the existing external windows would result in the retention of historic fabric and	The refurbishment of the existing windows would result in minor enhancement of the character and	The refurbishment of the existing windows would result in minor	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out

	modern in age. Their refurbishment is the preferred option as opposed to replacement.	provide a minor enhancement to the listed building.	appearance of the Bolton By Bowland Conservation Area.	enhancement of the settings of nearby heritage assets.	with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Existing window to first floor unit 07 is to be replaced.	The existing windows are in poor condition and are of crude construction and appear to be modern in age. Their replacement is required to provide a new, higher quality window in a style to match the existing. All new windows are to be in painted timber slim double-glazed units to reduce visual impact.	The installation of the new windows would result in the minor enhancement of the listed building.	The installation of the new windows would result in minor enhancement of the character and appearance of the Bolton By Bowland Conservation Area.	The installation of the new windows would result in minor enhancement of the settings of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Retrospective consent required for the removal of the existing first floor structure to first floor unit 05. First floor structure to be reinstated to first floor unit 05.	The floor structure has been removed as part of the unauthorised works and a new floor structure is required to ameliorate the works and for this room to be reinstated as a usable space. The previous floor structure was removed due to the significant decay present to the floor joists.	Reinstates function and usable space to this particular area and will provide a minor enhancement to the listed building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Edge of ridge beam to first floor unit 05 is to be repaired via reinforcement / splicing.	The end of the ridge beam is in a decaying state where it has been built into the masonry wall and it is recommended that the ridge beam is repaired rather than replaced in order to retain as much historic fabric as possible.	Conservative repair – minor loss of historic fabric required in order to maintain and retain this element of historic fabric.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Plank and batten door to be refurbished and reinstated to first floor units 05.	Refurbishment of the plank and batten door is required in order to retain this element of existing historic fabric as opposed to replacement.	Refurbishment would retain the existing historic fabric and provide a minor enhancement to the interior of the building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
New timber stud partition wall to be constructed to first floor unit 08.	The existing wall was removed as part of the unauthorised works and	The existing partition is likely to have been an indicator of plan form and	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors /

Plank and batten door to be refurbished and reinstated to this wall.	replacement of the wall is required to ameliorate this element of the works and restore an element of the plan form of the building. Refurbishment of the plank and batten door is required in order to retain this element of existing historic fabric as opposed to replacement.	the removal of this has resulted in harm and minor loss of plan form. The reinstatement of this will provide a minor enhancement to the listed building. Existing historic door to be reinstated.			workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.
Re-plastering works throughout the first floor of the building with the exception of the east wall to first floor unit 05 and the west walls to first floor units 06 and 07 as these are to remain as exposed stonework and will be repointed.	The existing plaster wall finish has been removed as part of the unauthorised works and the reinstatement of the plaster all finish will ameliorate the works. All internal repointing and plastering is proposed to be carried out with a traditional hot lime mix as per the provided specifications and will be implemented in accordance with the provided method statements.	The removal of the plaster to the walls has allowed for the removal of harmful cement / gypsum-based plaster and a new traditional lime plaster will. A lime plaster will help to restore the breathability to the stone walls and help to resolve dampness issues as well as control internal humidity. Plastering works will considerably enhance the existing internal appearance of the interior of the building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
New timber door to be installed to partition wall to first floor unit 06.	New door required to replace the previous door which was removed as part of the unauthorised works. The previous door consisted of a single plank type door which was of no historic significance and did not contribute to the overall significance of the building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Retrospective consent required for the installation of a roof light to the rear north east corner of first floor unit 08.	A roof light was installed to the rear north east corner of the room in order to provide natural lighting to the rear of the room as only a single window is present to the south side of the room. The roof light replaced a previous glass slate / tile located to this position.	No significant impact to the significance of the listed building. The siting of the roof light within the roof valley reduces its visible impact from the site and surrounding area.	N/A. No obvious significant impact. The siting of the roof light within the roof valley reduces its visible impact from the site and surrounding area.	N/A. No obvious significant impact. The siting of the roof light within the roof valley reduces its visible impact from the site and surrounding area.	N/A. No mitigation measures required.
Retrospective consent required for the reinforcement of the timber ridge, rafters and purlins to the rear outshut roof structure over unit 09.	The existing timber have been reinforced with additional timbers bolted in order to strengthen them. This is the preferred option as opposed to their whole replacement with new timbers and allow for the retention of historic fabric.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	N/A. No mitigation measures required.
EXTERNALS					
Construction of a French Drain to the rear of the property with inspection chambers.	Required to address penetrating dampness issues to the rear of the property particularly to the rear	No obvious significant impact on the listed building. The presence of any archaeological deposits is unlikely	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out

	elevation of the outshut where the external ground level is considerably higher than the internal floor level.	given that the building is thought to be first to occupy the site.			with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Care to be taken not to undermine the existing wall footings. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition. Works to be carried out under the supervision of an archaeologist and a watching brief implemented if considered necessary by the local planning authority. Trial holes to be dug prior to commencement.
Installation of geo-drain membrane below ground level to the rear north elevation of the outshut.	A geo drain is to be installed to prevent water from entering through the wall rather than applying a membrane internally which would allow water to enter and a method of drainage would then be required, making the external membrane the least invasive. Would prevent further penetrating dampness to the building.	No historic fabric is required to be removed and the geo-drain will address an existing weakness and vulnerability to the building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Repointing of the external and internal stonework throughout.	The external stone walls to the property contains cementitious mortar pointing both internally and externally	Repointing would result in the removal of harmful cementitious materials which are incompatible with traditionally built historic buildings. The introduction of lime mortar both internally and externally would result in the restored breathability of the wall fabric. This would also assist in rectifying internal dampness issues.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Retrospective consent required for re-roofing of the main roof to the building and rear outshut.	Re-roofing has been carried out on a like for like basis to address an existing weakness and vulnerability to the building in the form of water ingress through the slate roof covering.	The existing slates were used in the re-roofing of the building and no significant impact has been caused.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Installation of chimney cowl to disused flue and chimney breast / fireplace to the ground floor unit 02.	A chimney cowl would be required to the disused flue outlet to prevent water ingress through rainfall. The cowl would allow for the flue to be used at a later date should a heating appliance be installed, rather than fully sealing off the flue outlet.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision.

					Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Making good existing rainwater goods throughout with like for like repairs where required. Installation of new black aluminium down pipe to the front elevation of the building.	The existing rainwater goods currently suffer from overflowing in heavy periods of rainfall and to prevent potential penetrating dampness the existing gutters are to be tested (falls) and reseated / fixed in order to allow for the sufficient discharge of surface water from the roof and to prevent overflowing. Any defective elements are to be replaced like for like. The existing gutter to the building cannot be replaced due to its nature and profile matching those of the rest of the row and in order to prevent further overflowing a new black aluminium downpipe is proposed to the front of the building.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Installation of security alarm box to the east gable end elevation.	Security alarm required as a preventative security measure to deter potential intruders.	The alarm box /sounder will be coloured grey and will be sited on the west elevation gable end of the building in order to reduce its visual impact.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Retrospective consent required for the removal of the timber roof structure and profiled asbestos sheet roof covering. Re-roofing of the rear outbuilding with new timber roof structure and natural slate finish.	The roof to the rear outbuilding was removed as part of the unauthorised works and a new roof will be required in order to ameliorate the works. The previous roof covering was a harmful profiled asbestos sheet roof covering. The roof is to be comprised of a new timber roof structure with a new natural slate roof covering.	The construction of a new roof would provide a minor enhancement to the listed building through the reinstatement of a removed element of the rear outbuilding.	The proposed re-roofing would result in minor enhancement of the character and appearance of the Bolton By Bowland Conservation Area.	The proposed re-roofing would result in minor enhancement of the setting of nearby heritage assets.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.
Installation of 2no. discreet light LED light fittings, coloured black, to be installed to each entrance door to the front south facing elevation (4no. in total).	The building fronts directly onto Gisburn Road and new lighting is required by the applicant from a health, safety and visibility point of view. Only the door ways are to be lit in order to reduce visual impact and lighting will only be switched on when required by the applicant. The lighting fixtures are to be discreet and small in size and black in colour to reduce the visual impact.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	N/A. No obvious significant impact.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to be carried out carefully and under supervision. Details / material specification to be submitted to local planning authority for approval through a suitably worded planning condition.

