

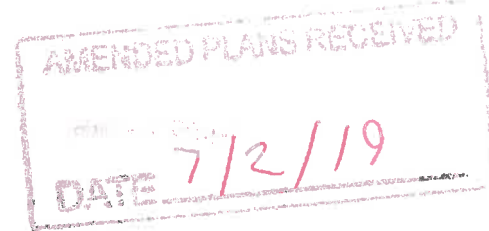
3120181014

Adrian Dowd

From: Matthew Fish <Matthew.Fish@sunderlandpeacock.com>
Sent: 07 February 2019 17:51
To: Adrian Dowd
Cc: hazel marchant; Philip Cottier
Subject: RE: Application 3/2018/1014 - 5 Gisburn Road, Bolton by Bowland
Attachments: Proposed Externals P-03 REV D.pdf; Proposed FF P-02 REV D.pdf; Proposed GF P-01 Rev D.pdf

Dear Adrian,

In response to your email dated Friday 1st February,



1. We would agree that the description should be altered to reflect our intentions as you have correctly stated in terms of ameliorating the harmful works that have been undertaken.
2. Regarding your comments relating to authenticity, we believe that the approach taken is the most appropriate. The elements which we are reinstating, i.e. partitions, first floor structure, ceilings etc, have been completely stripped out and removed as part of the unauthorised works. Had any part of them remained in-situ then it would be a simple case of like for like repair. However the use of lath and plaster etc, would now not be appropriate as the reinstatement of these features must be done honestly and not be confused with existing historic fabric and to use lath and plaster etc would contradict this and aspects of current conservation thinking and philosophy and be verging on restoration which is not recommended in today's conservation thinking. The proposal of vaulted ceilings will expose elements of roof structure i.e. timber beams and purlins and will help in revealing historic fabric and significance. We also have other requirements to comply such as the building regulations, which is particularly applicable to the reinstatement of the removed section of first floor. The new floor must be safe and fit for purpose, with new joists being able to take required loadings and span the required distance also. I note that this approach is similar to that what was used to ameliorate the unauthorised works at 1 Moor Lane, Clitheroe, in terms of partitions, floors and ceiling linings, which was subsequently approved. The walls are to be plastered using a lime plaster which would be authentic in this instance and all walls are to be plastered as part of the proposals with the unplastered walls are now omitted and will be plastered.
3. As mentioned at our last site meeting, the installation of the existing type of rooflight was not authorised by the client previously, even though the client had requested a conservation roof light. We are now proposing that this is changed to a flush fitting conservation rooflight (in black) of the same size as the existing, all to reduce visual impact. Proposing that a new conservation rooflight be the same size as the existing will require no further removal of historic fabric from this area of the roof. This particular landing area would otherwise have no means of natural light and ventilation. A glass slate was present to this location previously but did not provide any means of ventilation or method of cleaning of the glass.
4. The existing windows proposed for replacement are a modern intervention and are of poor quality and crudely made. It is the intention of the applicant to install new timber windows of similar appearance and with new single glazing of much higher performance and quality standards thus providing an enhancement to the appearance of the listed building and its performance i.e. energy efficiency. Our aim is to increase the amenity of the building and enhance the building in terms of its use and environment whilst providing a comfortable place to live. The new windows are traditional in appearance and sympathetic to the character of the listed building and conservation area. The ground floor window to the east facing elevation has been amended and will be a fixed window as a per existing.

To: Matthew Fish <Matthew.Fish@sunderlandpeacock.com>
Cc: Philip Cottier <Philip.Cottier@sunderlandpeacock.com>
Subject: Application 3/2018/1014 - 5 Gisburn Road, Bolton by Bowland

Dear Matthew,

Application 3/2018/1014
5 Gisburn Road, Bolton by Bowland

I write in respect to the above listed building consent application and following our site meeting and the receipt of additional information on Monday 28 January 2019.

NPPF paragraph 191 states *“Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”*. In my opinion, insufficient information (re: historic fabric removal) has been submitted to grant listed building consent ‘retrospectively’ for the implemented works. In order to move forward, I would therefore suggest that the application description be amended to reflect my understanding of your intention to ameliorate the unauthorised and harmful work undertaken. However, I note that not all work appears to be authentic replacement or repair (lath and plaster partition walls and ceilings; location of ceilings; re-plastering of all walls; First Flooring in Unit 05; retention of replacement uPVC roof light) and would also be grateful for your consideration and comment in this regard.

Little information has been submitted to describe or justify the proposed removal of existing (mainly front elevation) windows and replace with modern double-glazed side-opening casements. I also note that the ground floor window on the drawing ‘Proposed East Facing Elevation’ is proposed as a side-hung casement – is this opening mechanism like-for-like?

‘The SPAB Approach’ (Society for the Protection of Ancient Buildings, 2017) identifies *“Essential work only ... the Society encourages work which is no more – but no less – than is essential. Restricting work to these things helps ensure the maximum survival of historic fabric. As a secondary benefit it should also reduce effort and cost”* (page 12). ‘Making Changes to Heritage Assets’ (Historic England, 2016) identifies *“Original materials normally only need to be replaced when they have failed in their structural purpose”* (paragraph 11). Mindful of the proposal to replace all of the stone surrounds to windows and doors at the front elevation, I would be grateful for your confirmation that this work is in compliance with SPAB and HE advice. I would also be grateful for your confirmation as to the appropriateness of use of stone sealant in this case.

The proposal to remove the existing concrete flooring would appear an opportunity to consider sympathetic [NPPF paragraph 185a, 192a, 200, Conservation (for heritage policy) definition in Annex 2 and therefore 193 all require consideration to the enhancement of significance where appropriate] floor replacement and I would be grateful for your comment in this regard.

It was suggested at the site meeting that new painting of timber beams and joists might be considered and I would be grateful for further details of impact to the historic fabric in this regard (I note the previous intention to remove modern paint from timberwork in the pre-application enquiry of October 2017).

However, these are my opinions as an officer of the Borough Council which will not prejudice any formal decision of the Borough Council.

I would be grateful for your response and the receipt of any additional or revised information by Monday 4 February 2019. However, I would be happy to consider an extension of time [in accordance with article 34 of the Town and Country Planning (Development Management Procedure) (England) Order 2015] on application consideration should this be necessary.

Thank you,
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC
Principal Planning Officer
Ribble Valley BC

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D	MF	-	Amended in accordance with client comments	02/11/18
C	MF	-	Amended in accordance with client and conservation officer comments	02/11/18
B	MF	-	Amended in accordance with client comments	11/11/18
A	MF	-	Amended in accordance with client comments	11/11/18
no.	by	chk.	revision	date
Client				
Miss Hazel Marchant				

**PROPOSED ALTERATIONS TO
No 5 and 7 GISBURN ROAD
BOLTON BY BOWLAND
LANCASHIRE**

Drawing Title		
PROPOSED GROUND FLOOR PLAN		
Scale	Date	Drawn
Various @ A1	SEPT 2018	MF

