

From: Joanne Needham <joanne.needham@spab.org.uk>

Sent: 03 February 2021 12:18

To: Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>

Subject: RE: 3/2020/0853 Lovely Hall, Salesbury - SPAB Response

Dear Adrian,

Application ref: 3/2020/0853

Address: Lovely Hall. Lovely Hall Lane, Salesbury, Lancashire, BB1 9EQ

Proposal: Listed building consent - Re-roofing of existing building and installation of one en-suite shower room.

Our ref: SPAB/JN/163403/21

Thank you for consulting the SPAB on the above application. Having reviewed the documents on your Council's website we now offer the following observations and advice.

SPAB Advice

The Society notes the report of water ingress into the roof and therefore welcomes the proposition to undertake repairs. However, we advise that the current application does not contain sufficient information in respect of the existing roof, its make-up and significance, and details of the proposed works and their impact on it.

In respect of the proposed en-suite, the floor plans suggest that this use may be acceptable and possible with minimum harm to the building. However, as with the proposals for the roof, there is insufficient information to enable a full assessment of the impact of the proposals to be made. Details of the plumbing and drainage (and any loss/impact on historic fabric, and elevations) should be provided, together with details of what will happen to the existing door and steps to the store.

Lastly, in respect of the proposed treatment for woodworm, we note that the Peter Cox report states that evidence of common furniture beetle infestation was found but that this was found to be slight to moderate, and that no assurance could be given that it is inactive. We therefore remain to be convinced of the need for any chemical treatment at this stage. We include a link to guidance on our website on this subject (including advice to monitor for a year where signs of beetle activity are ambiguous, and steps to prevent/deter further infestation) -

[Wood-boring insects \(spab.org.uk\)](http://spab.org.uk)

We trust that this response is helpful.

Regards,

Joanne.

Joanne Needham

Casework Officer

07747 734390

(Usual working days: Mon, Tues,
Wed)

The Society for the Protection of
Ancient Buildings

37 Spital Square, London E1 6DY

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