

A National Amenity Society

Mr Adrian Dowd
Planning Case Officer
Ribble Valley Borough Council
By email: planning@ribblevalley.gov.uk

2nd February 2021

Dear Mr Dowd,

Lovely Hall, Lovely Hall Lane, Salesbury, Lancashire, BB1 9EQ. Application No. 3/2020/0853

Thank you for consulting the Council for British Archaeology (CBA) on the above case. Based on the information supplied with this application, we offer the following observations and advice to assist your authority in determining the application.

Summary

The CBA believe that more information is necessary about the specific areas of the building that would be directly impacted upon by this application; both the extant roof structure and potential impacts of introducing plumbing and drainage into the part of the building where a new bathroom is proposed.

Significance

The national importance of Lovely Hall is established by its designation as a Grade II Listed building (List number 1317677). It is a multi-phased high status building, dating from c.1600, or earlier, with high historical and evidential values associated with its built fabric. This will make a substantial contribution towards Lovely Hall's significance.

Comments

These proposals will primarily impact upon the historic roof structure of Lovely Hall. We would therefore expect the significance of the roof to be focused on within the heritage assessment. We suggest that supplementary information is necessary to understand the significance, condition and impact of the proposed works on the roof before any permissions are undertaken.

The submitted woodworm report suggests that the historic roof structure is largely intact. Although scant detail is provided. The historical and evidential values associated with the structure will contribute to the building's significance. In order to satisfy the requirements of paragraph 193 of the NPPF the CBA recommend that a scheme of works should be submitted which demonstrates a conservation led methodology for any works to the roof structure. An appropriate methodology should seek to repair and strengthen the extant timbers rather than replace them. This is likely to necessitate the use of contractors with experience of historic roof structures and

expertise in their conservation. As a result interventions can be minimised to those which are necessary and preserve as much of the existing structure, including the extant slates as possible.

The CBA advise that further information is also necessary in order to understand the potential impact of introducing plumbing and drainage runs to the proposed bathroom on the building's historic fabric. In this regard we recommend that paragraphs 193 and 194 of the NPPF will be pertinent.

Recommendation

The CBA recommend that a greater understanding of the potential impacts of introducing plumbing to the proposed en suite is necessary before determination of this aspect of this application.

We also recommend that a survey of the extant roof structure, evidencing its condition and informing its conservative repair should be required, although we acknowledge this may be achieved through conditions attached to any permissions your Authority may be minded to grant.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,



Catherine Bell. MA(cons), ACIfA
Assistant Listed Buildings Caseworker for England

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2015**.