

Sharon Craig

From: Adrian Dowd
Sent: 26 August 2022 10:38
To: Planning
Cc: Ben Taylor
Subject: Application 3/2022/0589 - 1 Ribble Lane Chatburn

Categories: To Upload

Hi Ben,

Application 3/2022/0589 1 Ribble Lane Chatburn

In my opinion, the linearity, integrity, materials and form of the boundary walling are an important element of the character and appearance of Chatburn Conservation Area. The loss of this section would be harmful to the character and appearance of Chatburn Conservation Area – see section 72 of the Act, NPPF (199, 200 and 202) and DME4 and DMG1. The harm to the conservation area (the designated heritage asset) is ‘less than substantial’ because it affects only part of the conservation area. NPPF paragraph 202 requires any public benefits (this includes contractor employment) to be considered in the ‘planning balance’.

<https://www.legislation.gov.uk/ukpga/1990/9/section/72>

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

The following may be of interest:

Buildings of Townscape Merit (making a positive contribution to the character and appearance of the conservation area) and intended Article 4 Directions (to remove PD)

<https://www.ribblevalley.gov.uk/downloads/file/42/chatburn-conservation-areas-map>

Architectural qualities - The historic buildings of Chatburn are relatively modest and conservative, but are attractive because of the homogeneity of the stone walls and roofs all built from local stone with boundary walls of the same material. Most are built of light-grey carboniferous limestone. Appraisal page 15

<https://www.ribblevalley.gov.uk/downloads/file/44/chatburn-conservation-areas-appraisal>

Boundary walls: built from the abundant local carboniferous limestone, these are a distinctive feature of the conservation area. The stone is laid in large, roughly squared off blocks, and the walls are generally 1 to 1.5 metres high or up to 2 metres high where they surround walled gardens and larger houses. Around some properties (for example, the churchyard and school) they are topped by a triangular coping stones. Walls defining the boundaries of former farm buildings and running along the banks of the Chatburn Brook are identical to field walls, topped by tall and short stones, alternately set on edge and set flat. Appraisal page 19.

Threats to CA - Continuing loss of original architectural details. Appraisal page 21.

Boundary Treatments – Traditionally, most boundaries in the Chatburn Conservation Area are defined by stone walls, of varying heights. Sometimes, soft hedging is located behind the wall to provide greater privacy or vertical iron railings may be set on a low stone wall. For new development in Chatburn, it is important that local materials and detailing are used and new boundaries following the historic precedent of stone will help development to fit in to its context. Management Guidance page 9 <https://www.ribblevalley.gov.uk/downloads/file/43/chatburn-conservation-areas-management-guidance>

The following Gardens Trust advice (paragraph 1.2) may be of interest:

<https://thegardenstrust.org/wp-content/uploads/2016/10/ghs-pcan-7.pdf>

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Regards,
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