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Your ref: 3/2022/0978

Our ref: 3_2022_0978-LCC

Date: 18th November 2022

Dear Ms Hughes,

Application 3/2022/0978: Listed Building Consent for the internal re-ordering of listed building and later extensions to create a better 'flow' around the property. Alterations include: re-siting the kitchen, re-instating the former entrance doorway, changing the existing kitchen to a distinct entrance, boot room/utility, create third bedroom from large bathroom and circulation space, retain 'secret' doorway through original external gable, partial removal/demolition of internal wall to 18th century extension to allow a new small timber staircase. No alterations are proposed to the external appearance of the building. Little Blacksticks, Blacksticks Lane, Chipping PR3 2WL

Thank you for your consultation on the above planning application. Whilst we would defer to the expertise of your conservation team, we would agree with the conclusion of the Design, Access and Heritage Statement that accompanies the application (NWDC 2022) that there will be some impact on the heritage significance building, but that this is relatively low. We would not normally consider that the impact is sufficient for us to recommend that a formal record of the building is required.

We would note, however, that the photograph of the bathroom wall within the Statement (section 4.04, p.14) shows what appears to be an earlier truss exposed within the dividing wall. This would support the suggestion within section 4.03 (p.12) that the roof of this older part of the building has been raised at some time. Whilst it appears that the wall which is formed by this truss is to be retained in the new layout, it may be appropriate to make sure that this is the case and that the historic truss timbers will not be altered as part of the proposed works. If they are impacted and this impact cannot be avoided, then it would be appropriate for the council to require by means of a planning condition that a drawn and photographic record be made of them prior to any works commencing.

Yours sincerely

Peter Iles

Planning Officer (Archaeology), Historic Environment Team