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Your ref: 3/2022/1143 and 1144

Our ref: 3_2022_1143-1144-LCC

Date: 25th January 2023

Dear Ms Hughes,

Planning Applications 3/2022/1143 and 1144: Proposed external and internal alterations including the replacement of a conservatory with a new extension. Resubmission of 3/2022/0839.

AND

Application for Listed Building Consent for proposed external and internal alterations including the replacement of a conservatory with a new extension. Resubmission of 3/2022/0889.

Waddington Hall, Clitheroe Road, Waddington BB7 3HP

Thank you for your consultation on the above applications. We commented on the previous (withdrawn) applications, and can see little change in the heritage implications to the scheme, indeed some of the documentation (e.g. the Heritage Statement by Sunderland Peacock Associates) appears to be the same. As such our comments are the same as before:

The potential impact of the proposals on buried remains appears to be limited to a site which has already been disturbed by the erection of the extant 1990s conservatory. As such it is not considered that any formal archaeological intervention will be necessary.

The majority of the works proposed appear to have only minor impacts on the architectural and heritage significance of the standing building. It is notable, however, that a full plan and elevations of the building showing the locations of all the proposed works, including a key to the proposed window and door works, has not been provided. No details of the proposed works to the rear north east facing gable windows has been provided, nor is it clear what date the existing window surrounds are. It is recommended that prior to any planning decision being made that these omissions are made good, rather than leaving some or all of them to a planning condition.

We would recommend that the existing internal entrance hall door and its frame are inspected in some detail to try to confirm the suggestion in the Heritage Statement (SPA 2022) that this door is of c.1900 date (section 6.1). If the door or the associated opening is considered to pre-date the 1900 refurbishment/rebuilding of the hall, then the impact

of its replacement on the structure and appearance of the building will need to be reconsidered.

Where the proposed secondary glazing panels will be placed across pre-1900 windows, it is recommended that the frames are not let into any dressed stonework and that as far as possible all fixings are made with non-corrosive materials (e.g. stainless steel) set into existing joints. The detailed design of the glazing units should seek to avoid causing any deterioration of the internal faces of historic stonework due to, for example, significant changes to temperatures or moisture levels in the gap between the extant windows and new units. These details should be agreed with the Conservation Officer.

The proposed use of mirrored glass in black metal 'Critall' framed doors and windows to the garage/car port (Heritage Statement 4.1, 6.1) will not directly impact historic fabric, but has the potential to make a significant adverse impact on the visual appearance and setting of the northern and western sides of the Listed Building when viewed from the adjacent public road, as well as to impact the appearance of the Conservation Area. It is recommended that this detail is reconsidered in consultation with the Conservation Officer and an alternative solution is found. If the main issue is that of security/privacy to the garage spaces as suggested in the Heritage Statement, then timber doors in a traditional style may be less obtrusive.

The Heritage Statement includes a section on mitigation (6.2). As noted above some further details will need to be provided and agreed with the Conservation Officer as part of any mitigation strategy. Some building recording is suggested in this section as mitigation of the changes proposed. Whilst we would not object to the limited photographic recording suggested (which may be required by an appropriate planning condition), it may be in the applicant's interest to have a full Level 3 record of the historic (1900 and earlier) section of the building, to inform the management and maintenance of the structure and any future development proposals. A copy of any record should, as a matter of course, also be submitted to the Council and to the Lancashire Historic Environment Record. This recording work should be undertaken prior to site works commencing and may be required by planning condition.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team