

## Sharon Craig

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**From:** Thomas Whitfield <thomas@georgiangroup.org.uk>  
**Sent:** 01 June 2023 13:22  
**To:** Planning  
**Subject:** Case 3/2023/0132 - Former Punch Bowl Inn, Longridge Road, Hurst Green

### External Email

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Dear Lyndsey Hayes,

Apologies for the lateness of this response, I hope that it will still be considered admissible and acceptable.

Thank you for notifying The Georgian Group of application 3/2023/0132 to undertake a scheme of works at Grade II listed 'Former Punch Bowl Inn', Longridge Road, Hurst Green. The Group strongly objects to the application on the following grounds.

The former Punch Bowl Inn was a fine example of a set of 2no. late eighteenth-century cottages dated 1793 with attached barn to the west and with a mid-nineteenth-century addition, the building was latterly in use as a pub, and an Indian restaurant until 2015. The building was however unlawfully demolished in 2021.

The present application is to erect a building on the site of the former Punch Bowl Inn in a revised location and with significant internal and external deviations from the pre-demolition building plans to form 6no. holiday lets and 1no. managerial apartment.

#### **Fulfilment of Enforcement Notice.**

The Owners of the site were issued with an enforcement notice by Ribble Valley Borough Council (RVBC) on 2<sup>nd</sup> March 2022 to "Restore the building to its former state, as detailed in the existing elevation drawings and in the location shown on the location plan." The notice took effect from 4<sup>th</sup> April 2022 with 12 months allowed. We therefore immediately advise that the applicant has failed to fulfil this notice.

#### **Relocation of Building.**

The Group further advises that the present proposal also fails to fulfil the terms of the enforcement notice issued by RVBC by proposing to relocate and rotate the building further away from the road.

The Group advises that the form of the building with a distinctive curvature to the principal elevation is the result of the building's historic development in relationship to the road, we advise therefore that location and form of the building are intrinsically linked and that the building's relationship with the road should be considered as contributing to its setting and significance. The proposed relocation of the building moving it away from the road and rotating it would decontextualise this relationship causing some harm to the building's historical and evidential value.

The Group further echoes the comments of Historic Buildings & Places in their letter of 31<sup>st</sup> May 2023. *Viz.*

*Complete demolition or the relocation of a listed building would result in substantial harm. The form, setting, materials, location, and multiphase development of the Punch Bowl are all essential components of its architectural and historic significance. Unfortunately, this application does not address the requirements set out in paragraphs 200 and 201 of the NPPF (2021) that are needed to justify or substantiate this level of substantial harm.*

#### **Supporting Documentation**

The Group advises that the supporting documentation for the proposed works fails to provide adequate information regarding the proposed materials for use. We advise that the rebuilding should reuse as much salvageable original fabric as possible. We advise that historically and architecturally significant elements of the building such as the date stone should be reinstated.

The Georgian Group highlights the duty of the LPA under NPPF paragraph 199 viz. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* We must advise that we do not find that the applicant has given any due regard to the conservation of the asset in their proposal and therefore must fail to meet the above requirements.

### **Relation to application 3/2018/0362**

The Group advises that the proposed conversion to form 6no. holiday lets and 1no. managerial apartment should only be appropriately considered from the position of the listed building pre-demolition.

The Group recognises that consent was granted under application 3/2018/0362 for conversion of the building to form 5no. holiday lets and café. This consent has expired.

We advise therefore that the proposed conversion of the building to form holiday lets should be submitted as a separate application to alter the building after its restoration to its pre-demolition form. We recommend therefore that this element of the proposal is omitted from the present application and that this application focusses on reinstating the building to its pre-demolition form and appearance.

### **Conclusion**

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

The Group advises that the proposed scheme of works would cumulatively cause substantial harm to the special architectural and historical significance of the former Punch Bowl Inn as a Grade II listed heritage asset. We further advise that the proposals fail to fulfil the requirements of RVBC's enforcement notice due to the variances with the pre-demolition building.

The Group must therefore recommend that the applicant withdraws this application and revises it to first and foremost reinstate the building in fulfilment of the RVBC's enforcement notice. We advise that once this reinstatement has been completed may then apply for consent to convert the building to the proposed holidays let use. If the applicant is unwilling to do so, listed building consent should be refused.

Yours sincerely,

Thomas Whitfield, PhD, MLitt, BA (hons)  
Conservation Adviser, Northern England

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*In 2022 the Georgian Group began an annual Heritage at Risk list and we are now encouraging nominations for the 2023 edition. If you have any nominations for at risk buildings, structures, or landscapes dating from the period 1700-1837 (either designated or undesignated) please send them to: [atrisk@georgiangroup.org.uk](mailto:atrisk@georgiangroup.org.uk) with as much information as possible including photographs (deadline: 8 September). More information here: <https://georgiangroup.org.uk/2023/01/17/heritage-at-risk-2>*



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