

12th September 2023

Development Management
Council Offices
Church Walk
Clitheroe
Lancashire BB7 2RA

Our ref: ASHK100

By email only

Dear Sir/ Madam,

LISTED BUILDING CONSENT FOR DAMP WORKS AT ASHKNOTT FARMHOUSE/ DINKLING GREEN FARMHOUSE, DINKLING GREEN, WHITEWELL, BB7 3BN

On behalf of our client the Duchy of Lancaster, please find enclosed a listed building consent for damp works at Ash Knott Farmhouse, Whitewell. This application has been submitted via the Planning Portal (Ref: PP- 12395703) and comprises the following:

- TM23-0040 Ash Knott Farmhouse Whitewell – 04 Existing Staircase Elevations
- TM23-0040 Ash Knott Farmhouse Whitewell – 03 Proposed Floor Plans
- TM23-0040 Ash Knott Farmhouse Whitewell – 02 Existing Elevations
- TM23-0040 Ash Knott Farmhouse Whitewell – 01 Existing Floor Plans

The submission also includes various photos to illustrate the location of the proposed works and for additional context.

Site and Surroundings

Ash Knott Farm lies on little Bowland Road, comprising a group of farmhouses. The site consists of a Grade II listed buildings which are registered by Historic England under list entry number: 1308665. The 3no Farm House is registered as Farm Store to the south of Dinkling Green Farmhouse.

The access to the building is from a track road which is shared with the various other farm building at the site.

Relevant Planning History

The following applications comprise the building's planning history

3/2009/0587 – Alter or extend a Listed Building, replacement windows and internal alterations – Planning Permission Granted, July 2009

3/2009/0789 – Discharge of Conditions no.1 (amended proposal), condition no.2 (new stone/roof lights), condition no.3 (painting of windows and doors), condition no.4 (construction of walls) and condition no.5 (replacement windows/glazing) of planning consent 3/2009/0587.
Planning permission granted November 2009.

3/2012/0020 – Alter or Extend a Listed Building, proposed new porch to rear elevation.
Planning permission granted July 2012.

Listing Description

Bowland-with-Leagram Little Bowland Road, Dinkling Green Farm, Farm store to southeast of Dinkling Green Farmhouse.

Grade II store, formerly a house, late C17. Rubble, mainly sandstone, with slate roof. Three-unit plan. Two story. Windows mullioned with chamfered heads and sills and double chamfered jambs. The left-hand unit has four-light windows to the left of the door and a three-light window on the first floor. The doorway has chamfered jambs and a triangular head. To the left of the five-light window is a blocked fire window with a plain stone surround. The right-hand gable has a three-light window, a two-light window to an outshut, and a blocked first-floor window.

Interior: the left-hand unit has the remains of a chamfered stone fireplace against its internal wall. Backing onto it, in the middle unit, is a blocked-shouldered stone fireplace, with a chamfered and stopped firehood bressummer with a mortise for a heck post.

listing NGR: SD6401546906

Proposal & Methodology

To preserve the heritage asset, the proposal suggests conducting equivalent repairs when suitable. Throughout this process, manual tools will be used in order to minimise any adverse effects on the surrounding stonework.

The methodology for carrying out these damp works is firstly to chip off walls down to the bare brick. Next is to remove any doorframes and skirting boards, then clean all walls down with a wire brush. Apply 2 coats of anti-sulphate within a timescale of 12 hours then spray walls down with SPR. Afterward, an application of a 4-1 mix of sand and cement to fill any defects in the wall. Then apply a very thin coat of flat sand and cement and rub it up with a sponge.

This is then left to dry for approximately 24-48 hours depending on conditions. Then apply a chamfer over flexi barrier across the bottom between the wall and the floor and a spray of anti-sulfate again on the sand and cement. When dry, SPR the walls with a 40-1 mix. Applying K11 one way followed by the opposite way repeated 3-4 times. Then finally, leave to dry before applying the render lite plaster. This will be done thermal boarded or dot and dabbed.

It has been found that the proposed works of the described damp works will not result in any direct harm to the fabric of the listed building.

I trust that you have everything necessary to validate this application, I look forward to receiving confirmation shortly.

Yours Sincerely,

Thomas Schofield

